



FOR LEASE | RETAIL

# MOUNTAIN VIEW MARKETPLACE

2653 S NC 127 Hwy | Hickory, NC 28602



## PRESENTED BY:

### THOMAS MCMAHON, CCIM

Managing Director  
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NC #170307

## PROPERTY HIGHLIGHTS

- 1,200 - 5,100 SF End-Cap Space for Lease
- Lowes Foods Anchored Center
- Convenient Access to Hwy. 321 & I-40
- Option to Subdivide if Desired
- 28,000 VPD





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## LEASE OVERVIEW

**AVAILABLE SF:** 1,200 - 5,100 SF

**LEASE RATE:** \$15.00 - 18.00 SF/YR  
(NNN)

**NNN:** \$2.75/SF/YR

**BUILDING SIZE:** 54,627 SF

**ANCHOR TENANT:** Lowes Foods

## PROPERTY DESCRIPTION

Incredible retail opportunity! 5,100 SF of retail/office space available in the beautiful Mountain View Marketplace. This end-cap unit is demisable, and can accommodate anywhere from 1,200 to 5,100 SF. Lowes Foods recently invested in major renovations/improvements to their space, showcasing the chain's commitment to the market and further increasing the value of the center.

Note: Please see floor plans for demising options

## LOCATION OVERVIEW

Mountain View Marketplace is located on Highway 127 in Hickory, NC. Right off of Highway 321 and minutes from I-40, a highway that runs from California to Wilmington, NC. This Lowes Foods anchored center has great visibility along a main retail artery and sees traffic counts of 28,000 VPD. Situated in an affluent and growing area of Catawba county, and only an hour drive to Charlotte, this center is prime for retail/office.



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## Available Spaces

**Lease Rate:** \$15.00 - 18.00 SF/YR (NNN)      **Total Space** 1,200 - 5,100 SF  
**NNN:** \$2.75/SF/YR      **Lease Term:** Minimum 3 YR

SPACE	LEASE RATE	SIZE (SF)	COMMENTS
8	\$15.00 - \$18.00 SF/YR	1,200 - 5,100 SF	Space is Demisable



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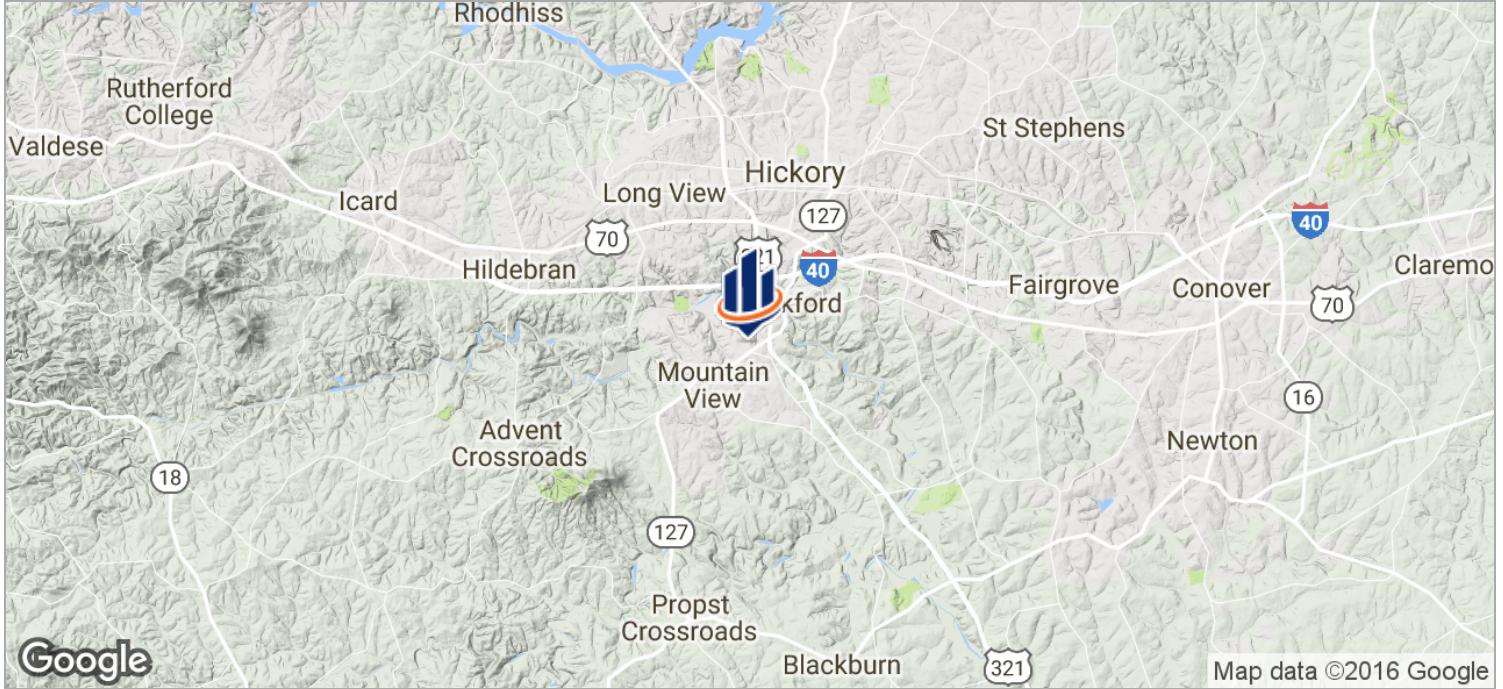




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## Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA
Great Clips	1	1,200	2.2
Studio 127 Nail Salon	2	1,200	2.2
China Garden Chinese	3 & 4	2,400	4.39
Smoker Friendly	5	1,200	2.2
Wykes Cleaners	6	1,200	2.2
H&R Block	7	1,200	2.2
AVAILABLE	8	5,100	9.34
Lowe's Foods	9	41,127	75.29
<b>Totals/Averages</b>		<b>54,627</b>	



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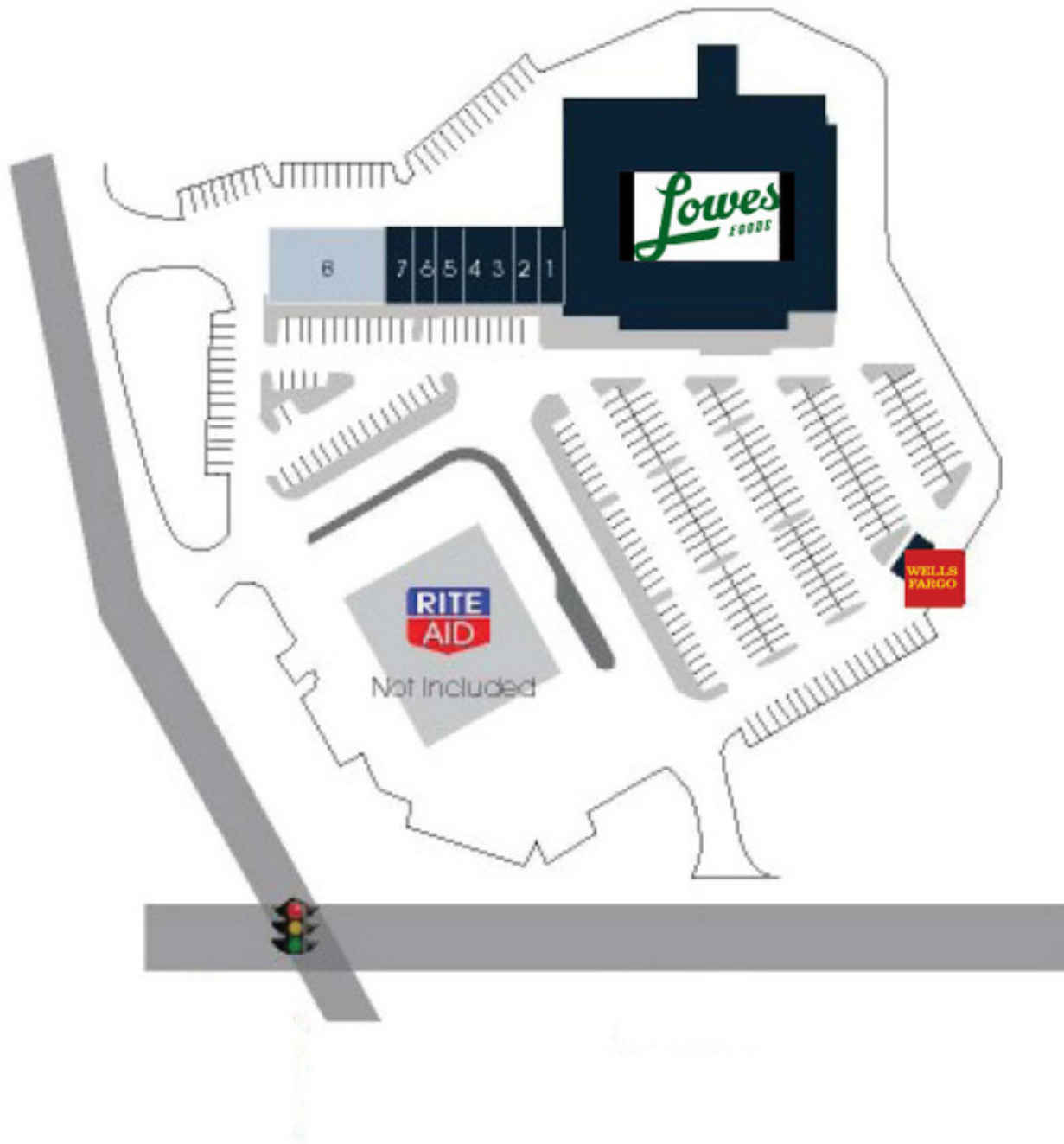


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Site Plan



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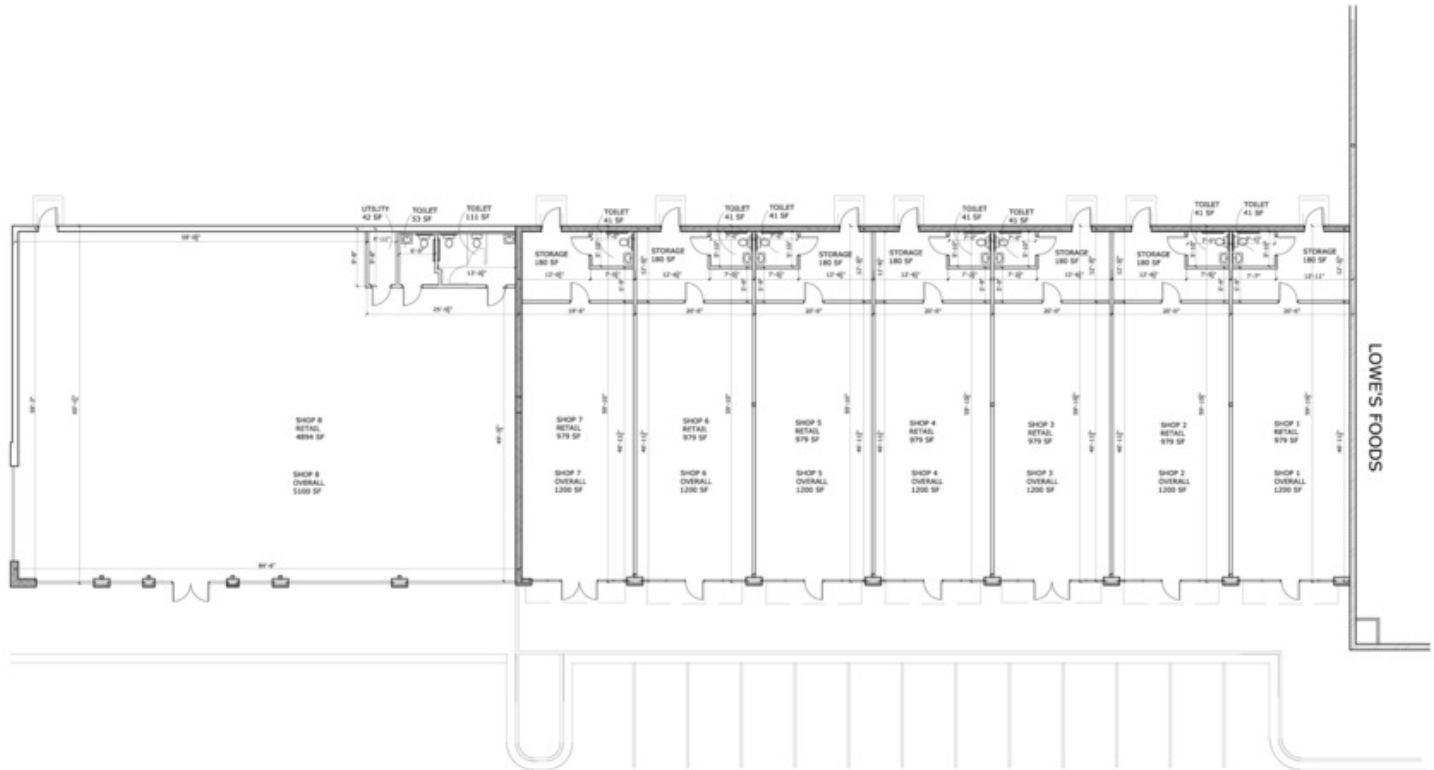




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# MOUNTAIN VIEW MARKETPLACE

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## MOUNTAIN VIEW MARKETPLACE LEASING PLAN EXISTING CONDITIONS



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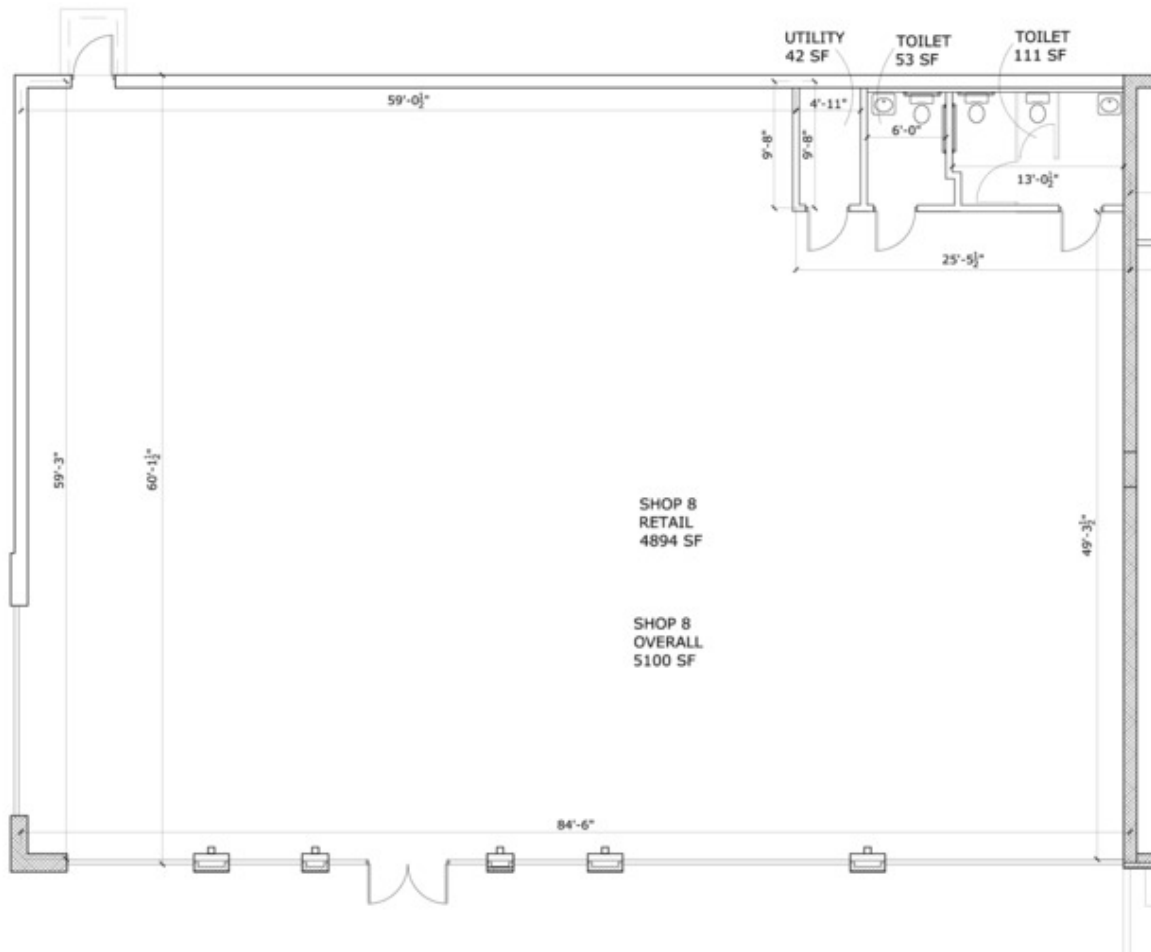
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# MOUNTAIN VIEW MARKETPLACE

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MOUNTAIN VIEW MARKETPLACE  
L.O.D. PLAN  
SHOP 8 (EXISTING CONDITIONS)



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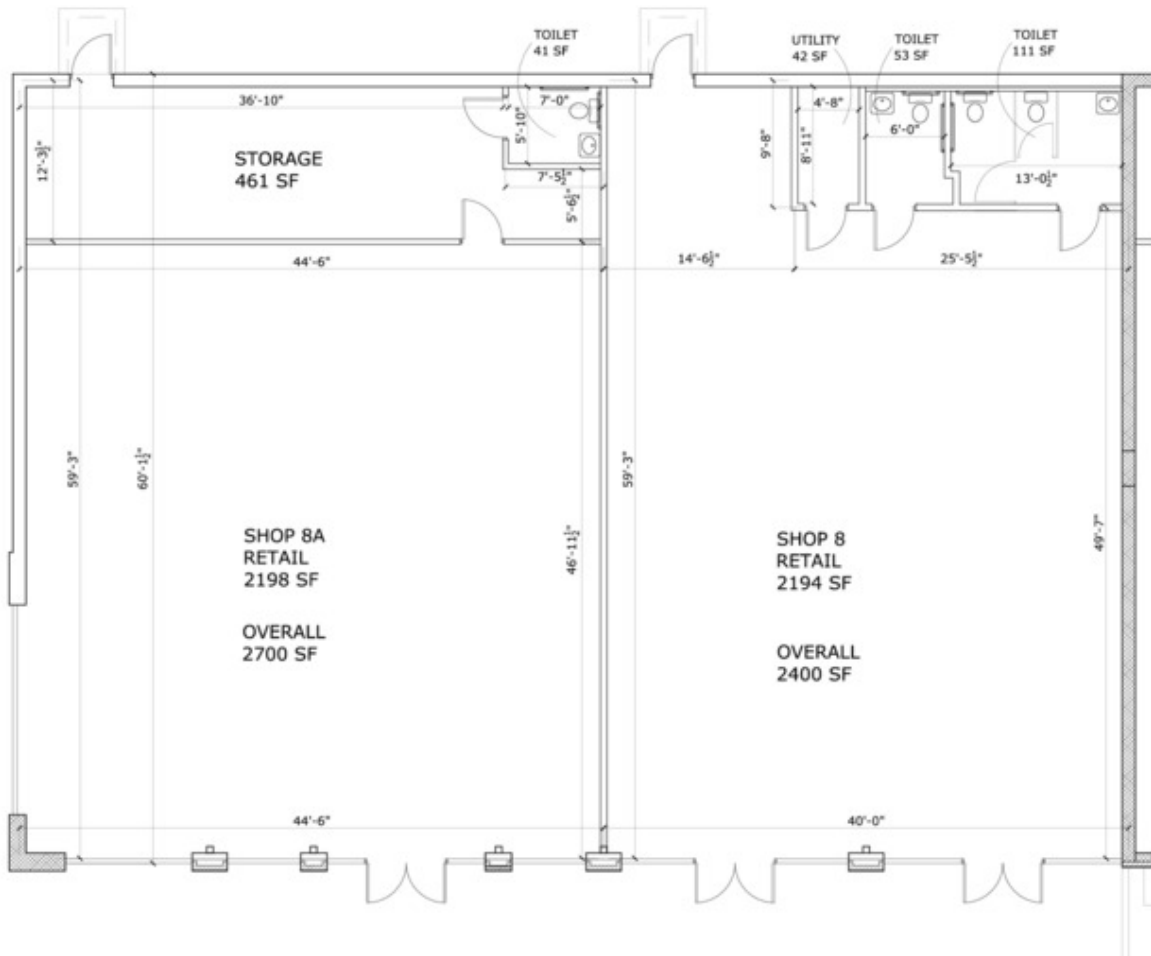
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MOUNTAIN VIEW MARKETPLACE  
L.O.D. PLAN  
SHOP 8 OPTION 2



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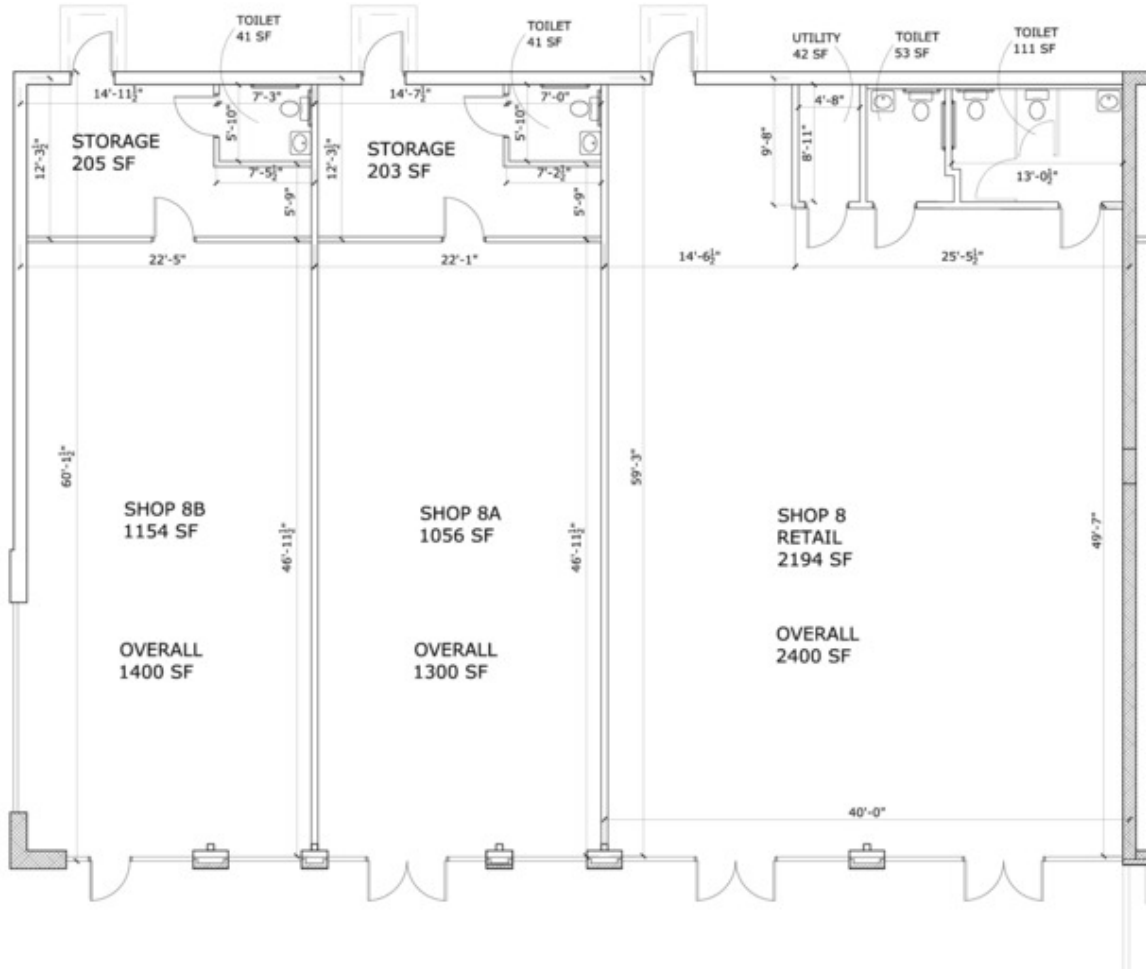




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# MOUNTAIN VIEW MARKETPLACE

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MOUNTAIN VIEW MARKETPLACE  
L.O.D. PLAN  
SHOP 8 OPTION 3



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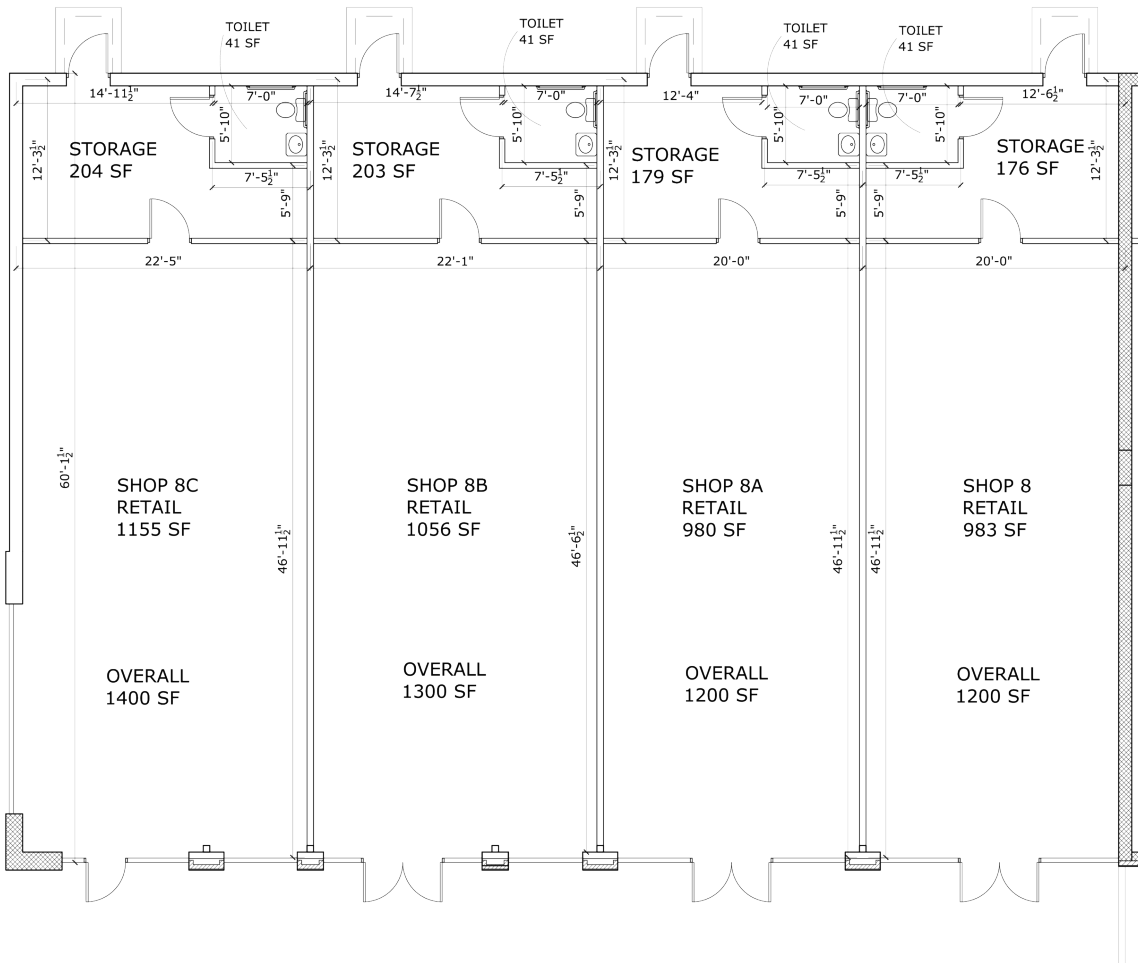
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MOUNTAIN VIEW MARKETPLACE  
L.O.D. PLAN  
SHOP 8 OPTION 4



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Retailer Map



Map Data | Terms of Use



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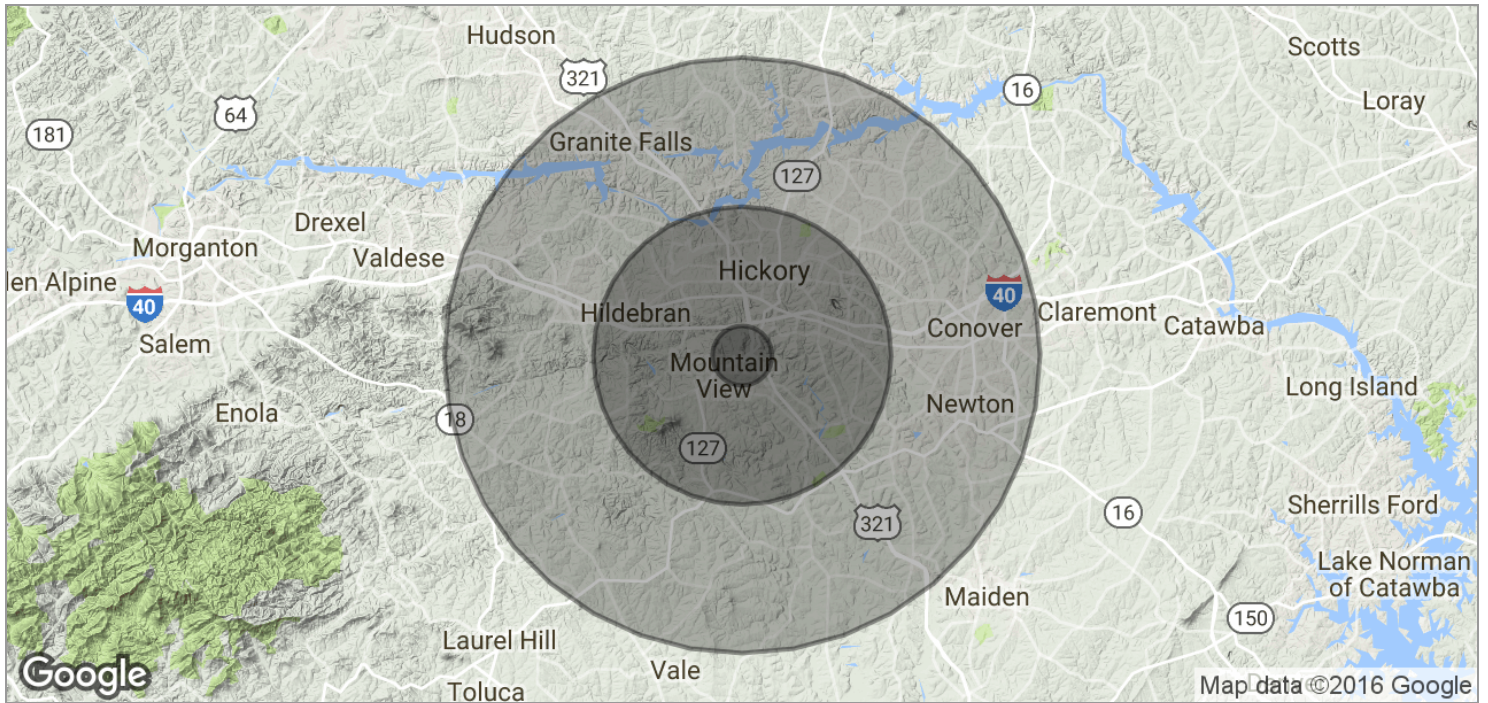


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## Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,488	50,564	146,929
MEDIAN AGE	38.7	38.0	38.9
MEDIAN AGE (MALE)	38.8	37.3	37.8
MEDIAN AGE (FEMALE)	38.7	39.1	40.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	574	19,993	56,955
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$56,135	\$52,640	\$56,853
AVERAGE HOUSE VALUE	\$134,515	\$168,917	\$167,109



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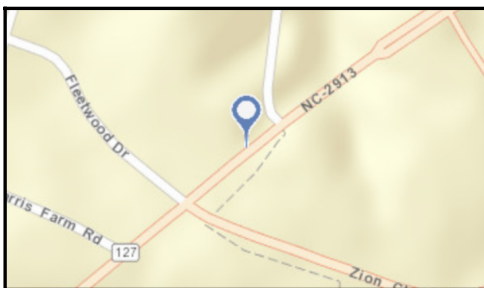
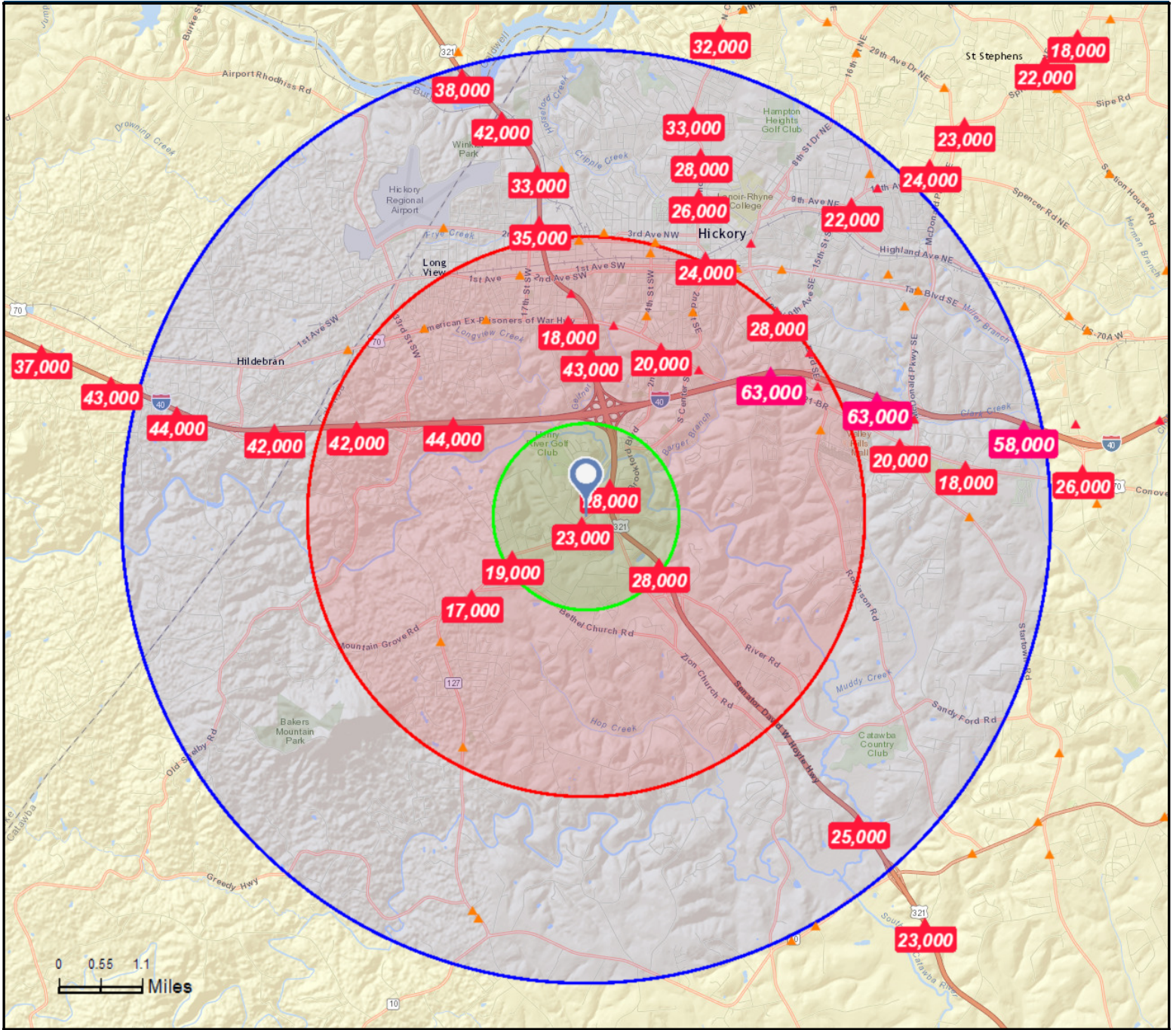
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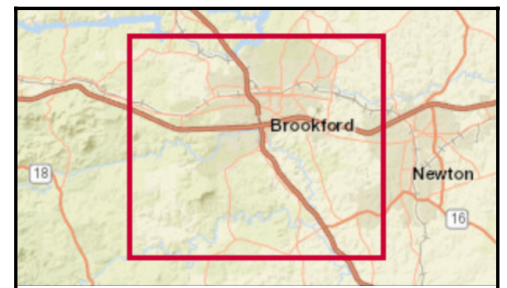


2653 S NC 127 Hwy, Hickory, North Carolina, 28602 2  
 2653 S NC 127 Hwy, Hickory, North Carolina, 28602  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.69180  
 Longitude: -81.35687



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies





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## Thomas McMahon, CCIM

Managing Director  
SVN | Commercial Real Estate Advisors

Tom McMahon, CCIM & Managing Director of Sperry Van Ness Commercial Real Estate Advisors, has 33 years of experience in the real estate industry and a career transaction volume that exceeds \$800 million.

Prior to affiliating with Sperry Van Ness, McMahon started and owned another regional CRE company, and was a pioneering top residential agent with Allen Tate.

Throughout his career, McMahon's unsurpassed passion for CRE has driven much success and recognition. McMahon has been named one of Charlotte's Top 20 Power Brokers and the Lake Norman Business Person of the Year. He is an educator, teaching a number of classes each year, and is a true industry visionary. According to his clients, whether large or small, there is a consistent belief that he is an upfront, honest advisor with integrity and an unrivaled level of service.

Sperry Van Ness Commercial Real Estate Advisors is a full service commercial real estate brokerage firm with offices in Cornelius and South Charlotte. The firm emphasizes its goal to listen, collaborate, and serve commercial real estate needs with character, competency, and certainty. All SVN offices are independently owned and operated.

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