

CATAWBA VILLAGE

NEWTON-CONOVER, NORTH CAROLINA



PRICE: \$1,500,000

±59,950 SQ FT NET RENTABLE AREA (NRA)

27.9 % OCCUPIED

IN PLACE NOI: \$60,641

±9.63 ACRES TOTAL LAND AREA

GOOD HIGHWAY VISIBILITY WITH EASY ACCESS

- Neighborhood shopping center east of Hickory, NC serving the Newton-Conover municipalities.
- 40,500 sq. ft. contiguous block of vacant space (entire rear building).
- Located along US Highway 70/321 (Conover Blvd.), a major five-lane undivided thoroughfare.
- 21,000 vehicles daily at the main entrance to the center.
- 2.3 miles from Interstate 40 Exit 128.
- Located in the Hickory-Morganton-Lenoir MSA with over 356,000 people.
- 43,500 people live within 5 miles of the center with average household incomes of \$51,500.
- Create significant value by redeveloping or releasing existing vacant space.

**FOR A CONFIDENTIAL OFFERING MEMORANDUM,
PLEASE CALL JEREMY GOLDSTEIN OR JOHN MENKES AT (828) 281-4024.**