

CENTURY 21

TRIANGLE GROUP-FLANAGAN CRE TEAM

21

Mary Lyn's
EVENT CENTER

FOR LEASE

615 N MAIN ST

TROUTMAN, NC 28166



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PROPERTY OVERVIEW



DESCRIPTION

This 7,112 SF freestanding commercial building is located directly on N Main Street in Troutman. The open floor plan provides room for customization and can accommodate commercial uses including restaurant, event venue, retail, entertainment, church, fitness, office, medical, or specialty commercial concepts. The property offers visibility, access, and exposure to local residents and commuters.

KEY PROPERTY DETAILS

- Type: Freestanding commercial building
- Building Size: 7,112 Sq. Ft.
- Zoning: HB
- Year Built: 1965
- Lease Rate: \$10.00 NNN
- Gross Lease

ZONING

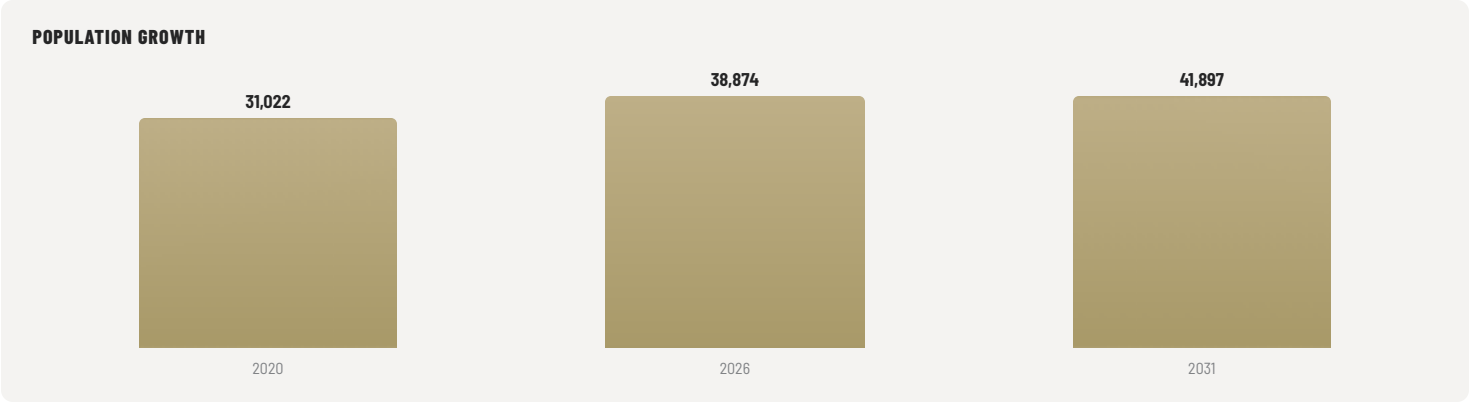
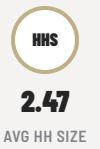
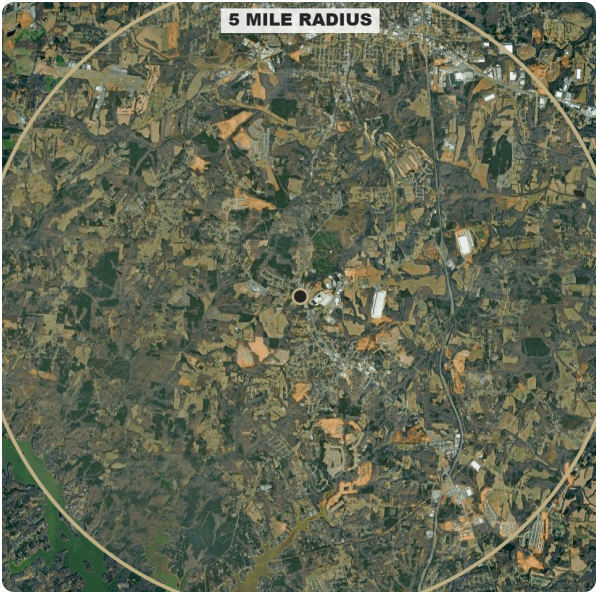
Zoning: HB. Troutman's HB (Highway Business) district is intended for a broad range of retail and service businesses serving the larger local and traveling market, generally on sites with arterial or collector-road access. Examples include freestanding restaurants, retail stores, and shopping centers; some higher-intensity uses may require additional standards or special approval.

MARKET PROFILE

MARKET AREA SNAPSHOT

5 MILE RADIUS	
Population	38,874
Households	15,708
Avg HH Income	\$110,015
Businesses	1,303
Employees	14,809

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RACE & ETHNICITY



AREA OVERVIEW



SURROUNDING BUSINESSES & COMMERCIAL CONTEXT

The area surrounding 615 N Main St is characterized by a convenient neighborhood commercial mix anchored by everyday retail, dining, and service-oriented destinations. Nearby offerings include casual restaurants, a convenience store, Dollar Tree, and the Iredell County Fairgrounds, creating a recognizable local activity cluster. This blend supports steady visibility and accessibility within a community-focused retail corridor.

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