

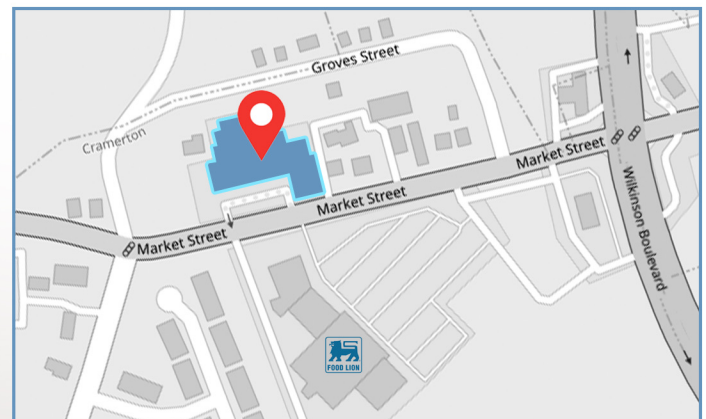


THE MARKET PLACE

225 Market Street
Cramerton, NC 28032

Situate your business at The Market Place, situated at the cross-roads of Cramerton, McAdenville and Belmont, in the heart of an expanding residential and commercial area around Cramer Mountain. In the area where people shop and live, with a well established client base that is expanding. Cramerton is set to expand its population by 50% over the next 5 years.

- *Well situated renovated in-line spaces for lease in vibrant Cramerton market*
- *Close proximity to Highway 74 - Wilkinson Blvd and I-85*
- *Highly visible and local to become part of the community*



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Suite	TENANT	SF	RATE
Suite A	Studio Elite Dance	3,279 sf	
Suite B	Teacher's Box/ Libby Lou's Gifts	6,007 sf	
Suite C1	AVAILABLE	3,401 sf	Call For Quote
Suite C2	AVAILABLE	4,343 sf	Call For Quote

Suite	TENANT	SF	RATE
Suite D	Studio Elite Dance	5,072 sf	
Suite E	AVAILABLE	3,445 sf	Call For Quote
Suite F	AVAILABLE	4,388 sf	Call For Quote
Suite G	AVAILABLE (Late 2025)	2,172 sf	Call For Quote



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Great visibility from Food Lion-anchored shopping center across the street, on a main thoroughfare Market Street, just a block away from Highway 74-Wilkinson Blvd.

The Market Place has been refurbished and re-imagined for any restaurant, retail, office, or general consumer stores. Each unique suite is a customer facing blank canvas, ready to be upfit for your business.

Located within sight of Highway 74 (Wilkinson Blvd) and new landmarks including Caromont Health hospital, walking distance from vibrant downtown Cramerton and McAdenville. Join other great retail businesses such as Teacher Box, Libby Lous Gifts, and Studio Elite Dance.

Easy access to I-85 (1 mile away), Highway 74 (1 block away), I-485 (6 miles away) and downtown Gastonia (7 miles away).

Area attractions include cute Cramerton and Belmont downtowns with unique walkable areas along the rivers, McAdenville downtown ½ mile away, new Caromont hospital, and Cramer Mountain area

MILES	1 MI	3 MI	5 MI
Population (2023)	4,628	38,124	94,230
Population age 25+	3,316	27,117	66,023
Household Income (Average)	84,837	94,466	99,350
Median Age, in years	42	40	39
Median Home Value (2023)	\$260,174	\$269,843	\$269,632



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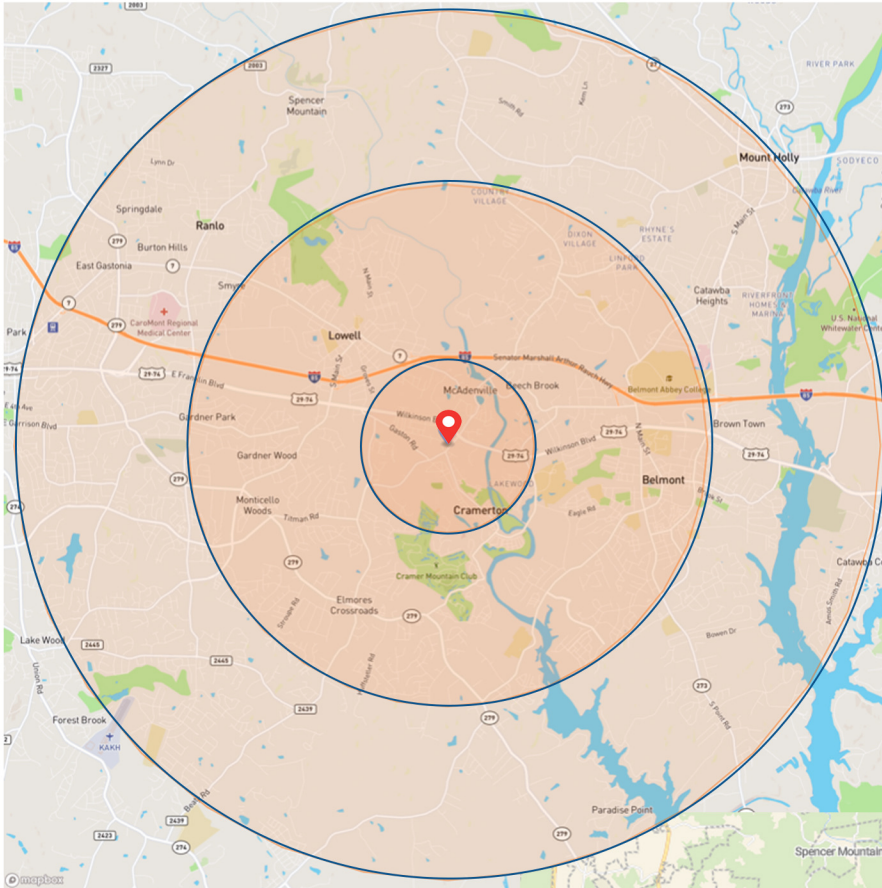
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- Renovated 32,140 SF Community Shopping Center, Retail or Office
 - Approx. 17,781 SF Available
 - Shell Condition
 - NNN Leases 5 to 10 years initial term
 - B-2 General Retail Zoning
 - Two End-Cap retail suites now available
 - Suite F: 4,388 SF
 - Suite G: 2,172 SF (late 2026 delivery)
 - Suite C1, C2 available for Retail
 - Suite E suitable for Office,
 - Suite G available late 2026
- TI available
- Located on Market Street in Cramerton, in the Wilkinson Blvd- Highway 74 commercial corridor between Gastonia and Charlotte
- Strong current demographics and HH income, with co-tenants including Libby Lou's Gifts, Teacher Box educational store, and Studio Elite DanceProductions.
- Expanding parking and exterior renovations
- New monument signage
- **Residential Expansion Nearby:** Cramerton's residential population is planned to double by 2031, based on housing units under construction and for sale. Exploding homeowner population with growing family households in a low cost of living suburb
- Retail Nearby: Food Lion, Dollar General, Burger King, across Market street;
- Easy to access from I-85 exit 23 (1 mile), Wilkinson Blvd, and New Hope Road
- **Coordinates:**
Lat: 35.249465
Long: -81.081816



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**15 minute
drive range**

1-3-5 mile radii

