

AVAILABLE

SE CORNER OF HWY 70 / HWY 221 BYP • MARION • NORTH CAROLINA

NEW RETAIL DEVELOPMENT

*Approximately 10,000 SF located at
fully signalized intersection*

SEE INSIDE FOR MORE INFORMATION!



SE Corner of Hwy 221 and Hwy 70 Marion, NC 28752

“The Landlord, through G/M Property Group, LLC, as its exclusive agent, is soliciting offers for the leasing opportunity located at at the southeast corner of Hwy 221 Bypass and Hwy 70”

EXECUTIVE SUMMARY

OFFERING TERMS

Offering terms: Great Meadows seek offers from qualified tenants for long-term leasing opportunities.

INVESTMENT HIGHLIGHTS

- New, Class A retail development featuring two buildings:
 - Building 1 +/- 6,000SF
 - Building 2 +/-4,000SF
- Buildings to be delivered in 4Q 2026

- Delivered as a Cold Dark Shell with tenant allowances
- Single or multitenant configuration
- Parking ratio +/-7:1,000
- Neighboring tenants include Food Lion, Lowe’s Hardware, T-Mobile, McDonald’s, Verizon, Wendy’s, Harbor Freight, Taco Bell, etc.

LOCATION

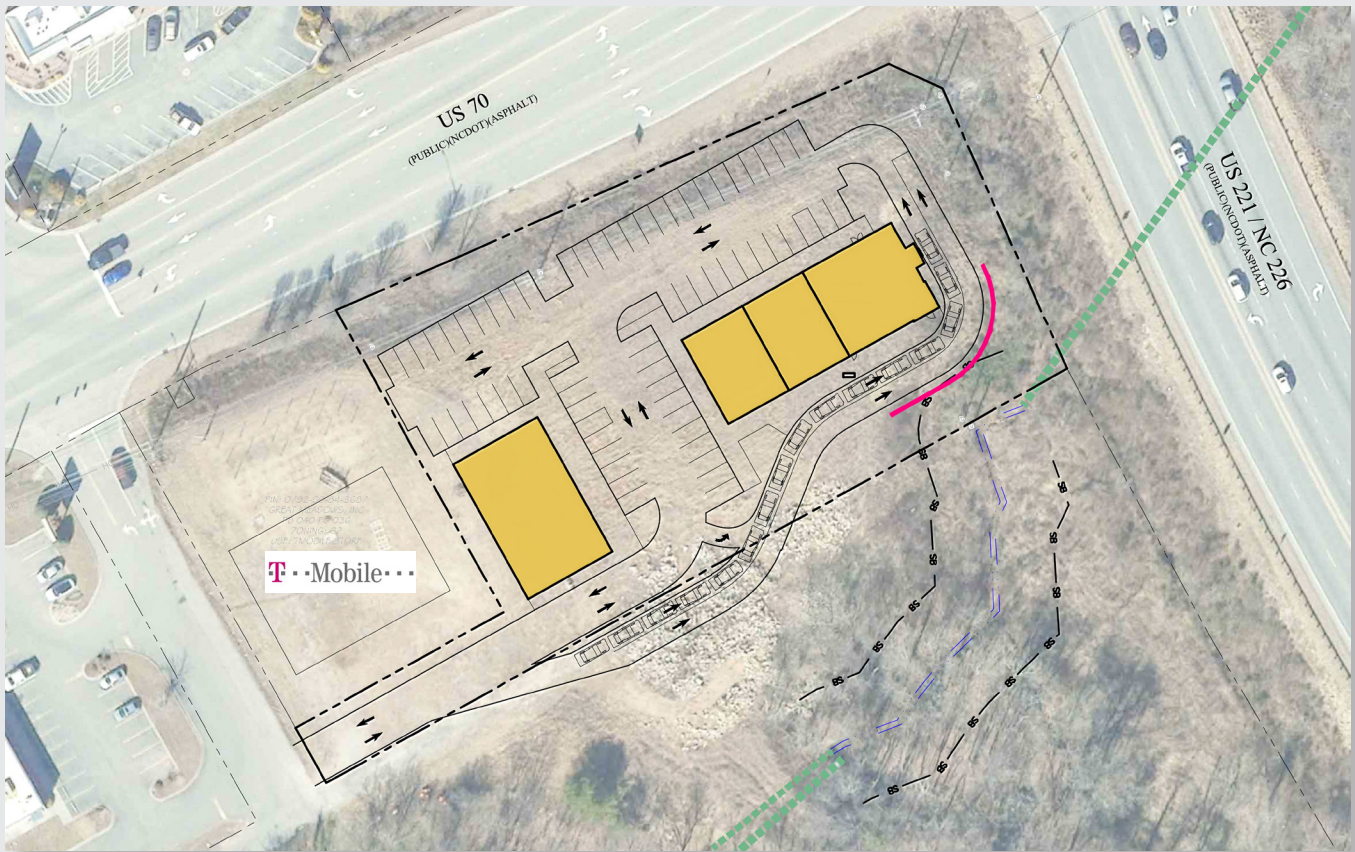
- Located at the southeast corner of Hwy 70 and the Hwy 221 Bypass

- Less than one mile from McDowell Middle and McDowell Highschool
- US 70 (14,000 AADT) & US 221 Byp (15,500 AADT)
- Situated within a growing retail corridor

UTILITIES

- Water: public – Town of Marion
- Sewer: public – Town of Marion
- Electricity – Duke Progress
- Gas – Enbridge





INVESTMENT SUMMARY

RENTAL RATE
\$40.00 PSF NNN

BUILDING SIZE
+/-6,000SF & +/-4,000SF

CONFIGURATION
Single or Multi-tenant

DEMISING
1,600sf – 6,000sf

GROSS LAND AREA
1.6 acres

PARKING
7+ per 1,000SF

SITE DESCRIPTION

- LOCATION**
- Marion, NC
 - Hard Corner, Fully signalized intersection
 - Primary retail corridor for Marion

ACCESS
Hwy 70 or Hwy 221bypass

- SITE ATTRIBUTES**
- Graded and compacted site
 - Availability of utilities
 - New class A construction
 - Prime retail corridor

TOPOGRAPHY
Flat, compacted, building ready site

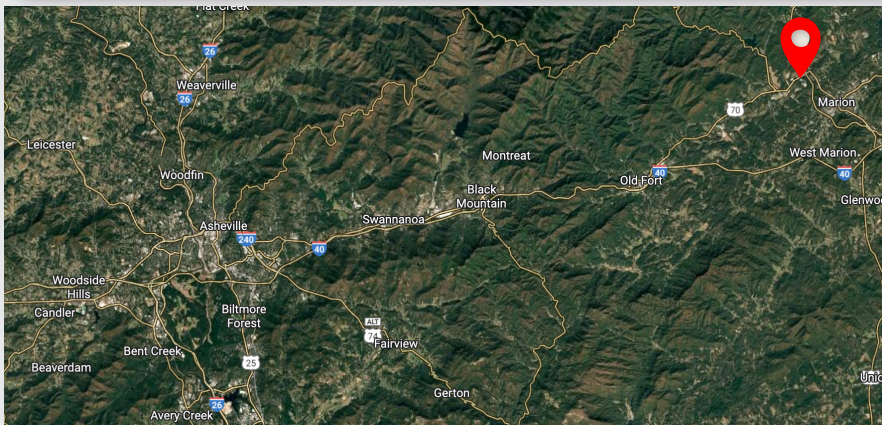
ROAD FRONTAGE
: Approximately 350ft

- TRAFFIC COUNTS**
- Hwy 70: 14,000 AADT
 - Hwy 221 Byp: 15,500 AADT

- UTILITIES**
- Water: public – Town of Marion
 - Sewer: public – Town of Marion
 - Electricity – Duke Progress
 - Gas – Enbridge



Boundary Lines Are Approximate



LOCATION

ADDRESS

SE Corner of Hwy 221 and Hwy 70
Marion, NC 28752

GPS COORDINATES

35.693089, -81.9909079

All information is from sources deemed reliable. No warranty nor representation is made as to the accuracy thereof and all information above is subject to errors, omissions or change without notice.



Keaton Edwards

FOR MORE INFORMATION

Please contact Keaton Edwards at G/M Property Group, LLC

G/M PROPERTY GROUP, LLC
P.O. Box 18723
Asheville, NC 28814
(828) 281-4024 (Main)

kedwards@gmproperty.com
(828) 774-5191 (Direct)
(828) 289-8400 (Cell)



YOUR COMMERCIAL REAL ESTATE EXPERTS SINCE 2001.

