



ARDOR COMMERCIAL  
ADVISORS, LLC



# Marketplace Shopping Center

Multiple Leasing Opportunities

# LISTING BROKERS

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# EXECUTIVE SUMMARY

Ardor Commercial Advisors is pleased to present for lease several retail spaces in the Marketplace Center located in Newton, NC. Marketplace Center, was constructed in 1988 and sits on approx. 15.80 acres. The property is occupied with national and local tenants including Big Lots, Burke's Outlet, Rent-A-Center, Papa Johns, H&R Block, and more.

Approximately 17,000 vehicles pass by Marketplace Center each day. Businesses surrounding the property include Sonic Drive- In, Bojangles', Walgreens, Hardee's, Advance Auto Parts, North Newton Elementary School, and the Conover City Park. Additional points of interest near Marketplace Center include Walmart Neighborhood Market, Southern Furniture Company, WestRock Conover, NC Works Career Center, Lee Industries, the Hickory American Legion Fairgrounds.

The city of Newton is located in Catawba County in NC. Newton is strategically located in the Hickory Metropolitan Area. The City has a diverse industrial base, with companies producing fiber optic cable, automotive parts, baked goods, medical supplies, telecommunications technology, as well as traditional industries such as furniture and textiles. Major transportation in the city include Interstate 40, US Highway 321, US Highway 70, NC Highway 70, North Carolina Highway 10 and 16, the Hickory Regional Airport (12 miles) and the Charlotte-Douglas International Airport (38 miles).



Growing  
Market Area



Many Local and  
National Retailers  
Nearby





Property Name

**Marketplace Center**

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Address

**2725 Northwest Blvd  
Newton, NC 28658**

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Available Units

**6 Retail | 1 Anchor**

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Year Built

**1988**

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Gross Leasable Area

**126,435**

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Parking Spaces

**640+**

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Zoning

**PD-SC-M**



# MARKETPLACE CENTER

2725 Northwest Boulevard | Newton, NC 28658

SPACE	TENANT	SQ. FT.
OUT 1	Bank of America	
00010	First Nail	1,440 SF
00020	China Bistro	2,160 SF
00030	Piedmont Associates Insurance	600 SF
00040	AVAILABLE	1,800 SF
00050	AVAILABLE	33,000 SF
00060	AVAILABLE	7,840 SF
00070	Rent-a-Center	3,600 SF
00090	Jiffy Mart 3	1,220 SF
00100	Liberty Tax Service	1,200 SF
00110	AVAILABLE	2,400 SF
00120	Tosaka II Authentic Japanese	2,900 SF
00140	Ice Cream Shop	1,200 SF
00150	Papa John's Pizza	1,400 SF
00160	AVAILABLE	1,400 SF
00170	AVAILABLE	2,450 SF
00180	321 Cafe	2,800 SF
00190	RC Games	2,625 SF
00200	MetroPCS	2,400 SF
00250	Big Lots	35,000 SF
00300	Burkes Outlet	19,000 SF
<b>TOTAL SQ. FT.</b>		<b>126,435</b>

## SITE LEGEND

- Available
- Leased (not occupied)
- Owned by Others
- Site Boundary
- Occupied



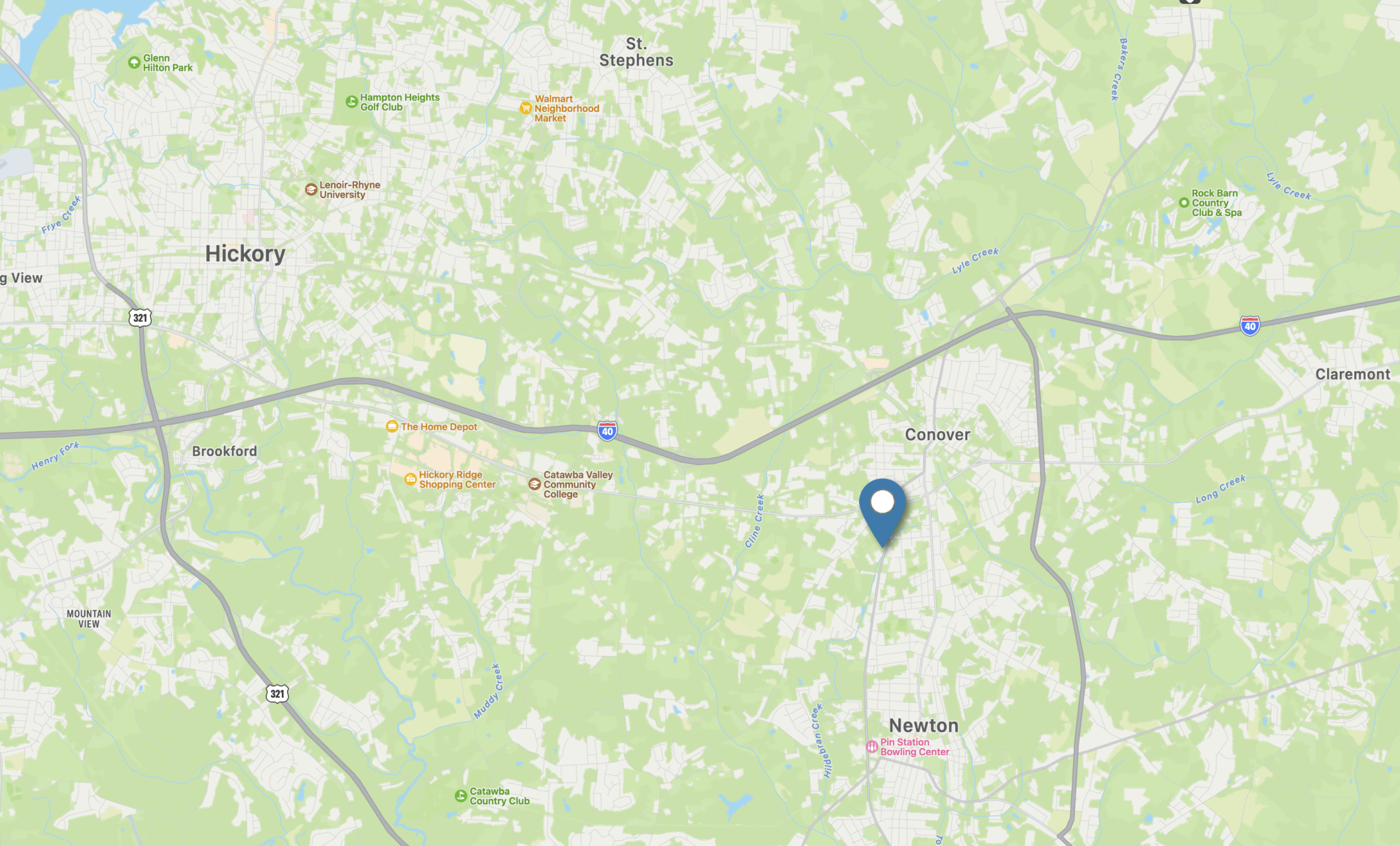
# NEWTON

Marketplace Center is located along a corridor in Newton, NC populated with many national and local retailers generating approx. 21,413 vehicles per day (VPD) along Conover Boulevard and 21,738 VPD along Old Conover Startown Road. Marketplace Center is also located near three apartment complexes: Bradbury apartments (40 units), Heritage Village Apartments (67 Units), & Oakwood Apartments (140 Units), as well as a large residential neighborhood.

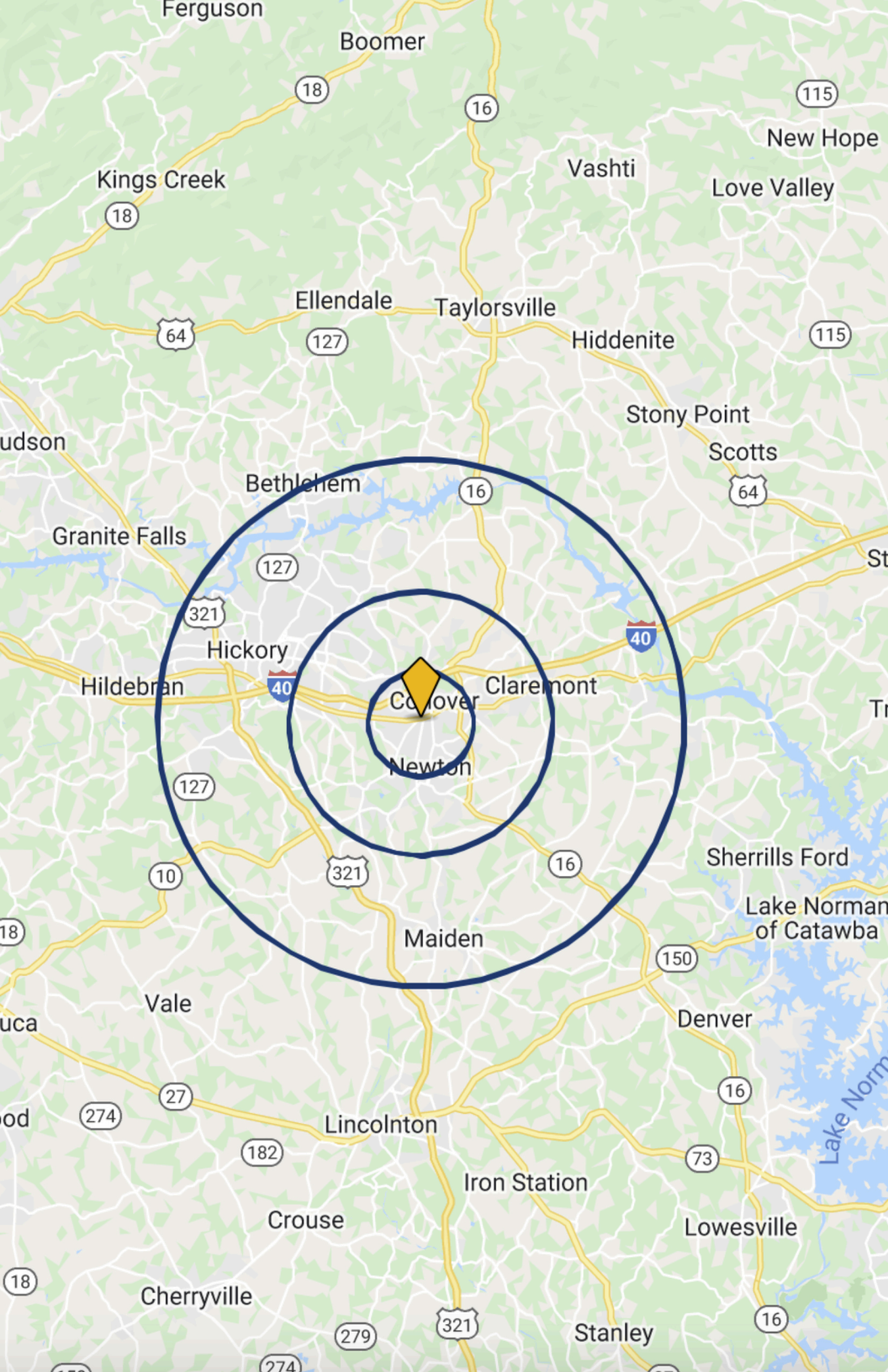


# MAJOR TRANSPORTATION

Major transportation in the city includes Interstate 40, US Highway 321, US Highway 70, NC Highway 70, North Carolina Highway 10 and 16, the Hickory Regional Airport (12 miles) and the Charlotte-Douglas International Airport (38 miles). Also nearby are US Highway 77 and US Highway 85







# DEMOGRAPHICS

POPULATION	2 MILE	5 MILES	10 MILES
Total Population	11,265	46,081	147,785
Median Age	41.4	40.1	41.3

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,583	17,885	58,247
# Of Persons per HH	2.4	2.5	2.5
Average HH Income	\$60,582	\$64,026	\$69,301
Median House Value	\$140,460	\$150,871	\$164,342

\*Demographic data derived from CoStar

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