

RETAIL SPACE AVAILABLE

Shops at Conover

1217 N NC 16 Business, Conover, NC 28613



2,967 +/- SF SPACE AVAILABLE

PROPERTY HIGHLIGHTS



- **Lease Price: \$27 PSF (NNN)**
- Approximately 45' deep x 66' wide
- Hood system in place
- Walk-in freezer & cooler
- Flexible lease terms
- End-cap
- 0.5 miles from I-40
- Traffic count: 10,000

LOCATION OVERVIEW



Nice end-cap restaurant space available in a Walmart shadowed center located on N Hwy NC-16 in Conover, North Carolina. Great demographics and traffic count.

	<u>2 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>
Population	9,259	45,530	142,695
HH Income	\$74,412	\$69,856	\$76,901
Households	3,804	17,875	57,897

MARKET AERIAL



FLOORPLAN

1217 NC Hwy 16 (business) Conover, NC 28613

Total Sq Ft 2,967 (+/-)



