



BIG LOTS

LOCATION HIGHLIGHTS

DUNHAM'S SPORTS

- Central Location - draws from Hickory, Boone, Lenoir, Morganton, and Wilkesboro
- Google opened a \$600 million data facility in Lenoir
- 45,000 Sq. Ft. Bo's Entertainment Center next door, draws a customer base from more than 20 miles away

CATO

DEMOGRAPHICS

SHOE SHOW MEGA

- 2024 estimated population in primary retail trade area - 76,032*
- 2024 estimated average household income in primary retail trade area - \$70,246*

**Obtained from Esri*

FREESTANDING CVS!

PROPERTY HIGHLIGHTS

CURRENTLY AVAILABLE

- Space B6 +/- 5,000
- Space C4 +/- 14,480

- Great visibility off Hwy. 321
- Average daily traffic counts on Hwy. 321: up to 29,886 cars per day**
- Popular retailers include Big Lots, CVS, Dunham's Sports, Shoe Show Mega, Cato, and many more...

***Traffic counts obtained from Esri*



LEASING CONTACT

Henry Cline
 hcline@gfdinc.com
 222 Cloister Ct
 Chapel Hill, NC 27514



MORE INFO
www.gfdinc.com
919.636.2351



Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.

NORTH HILL PLAZA LENOIR, NORTH CAROLINA

MANAGED AND LEASED BY
GFD MANAGEMENT INC.

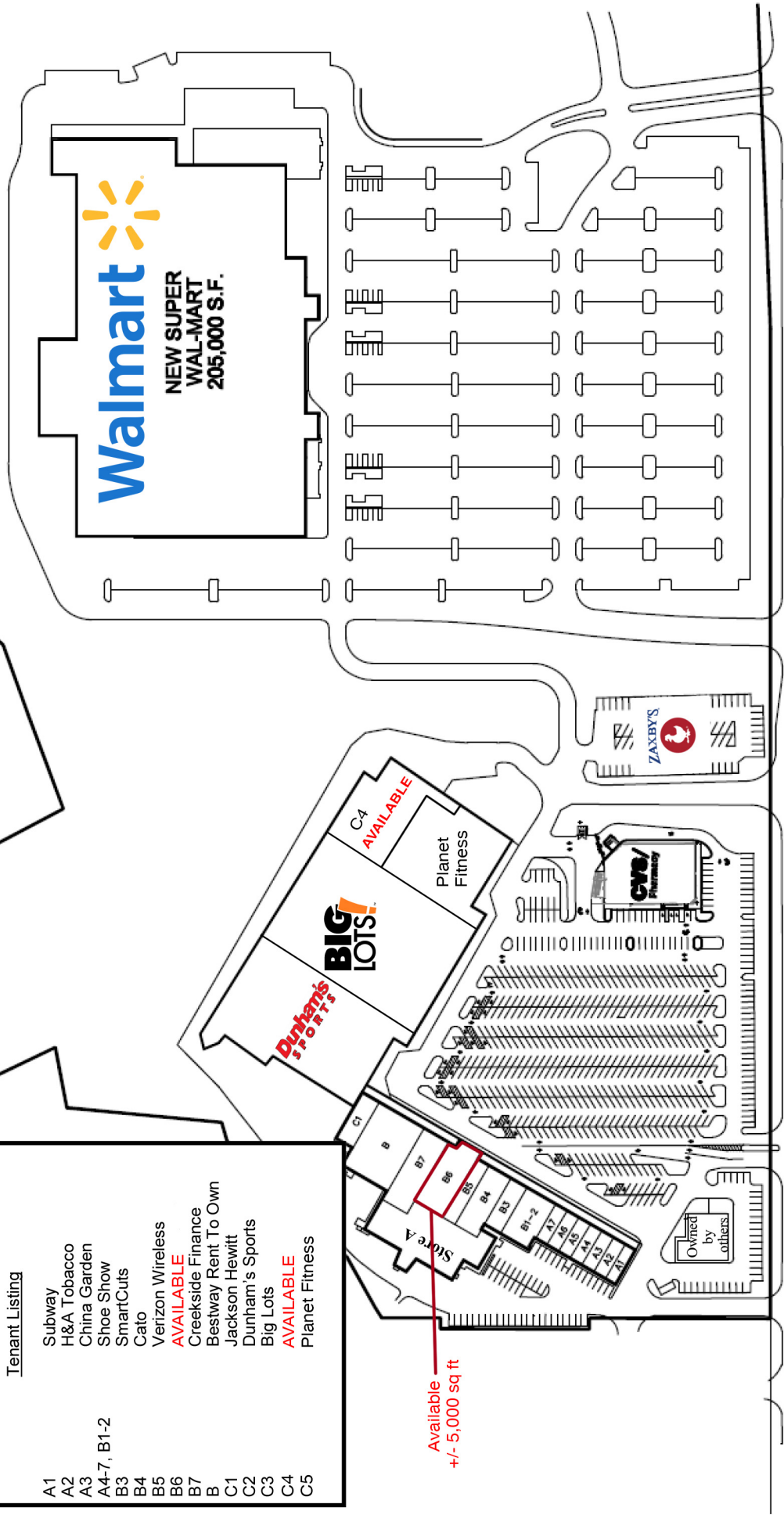
Tenant Listing

- A1 Subway
- A2 H&A Tobacco
- A3 China Garden
- A4-7, B1-2 Shoe Show
- B3 SmartCuts
- B4 Cato
- B5 Verizon Wireless
- B6 **AVAILABLE**
- B7 Creekside Finance
- B Bestway Rent To Own
- C1 Jackson Hewitt
- C2 Dunham's Sports
- C3 Big Lots
- C4 **AVAILABLE**
- C5 Planet Fitness



2505 Middle Parkway, Durham, N.C. 27713
Phone: 919.344.0087
Fax: 919.344.0369

THIS DRAWING IS THE PROPERTY
OF THE ARCHITECT AND MAY NOT
BE REPRODUCED OR USED
WITHOUT HIS WRITTEN PERMISSION



Available
+/- 5,000 sq ft

BLOWING ROCK BOULEVARD
(U.S. HIGHWAY 267)

NORTH HILL PLAZA

LENOIR, NORTH CAROLINA

B6 +/- 5,000 Sq. Ft.
Available

AVAILABLE
C4

Durham's

BIG
LOTS!

Planet
Fitness

J. Hewitt
Bestway
Rental

Creekside
Entrance

B6
Verizon

Cato

Smartcuts

Shoe
Show
Mega
Store

Chinese
Tobacco
Subway

AT
&T
Fast
med

CVS
pharmacy

ZAXBY'S

Murphy
Gas

FATZ
Cafe

Walmart

Blowing Rock Boulevard

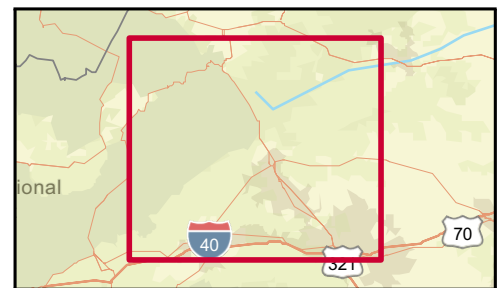
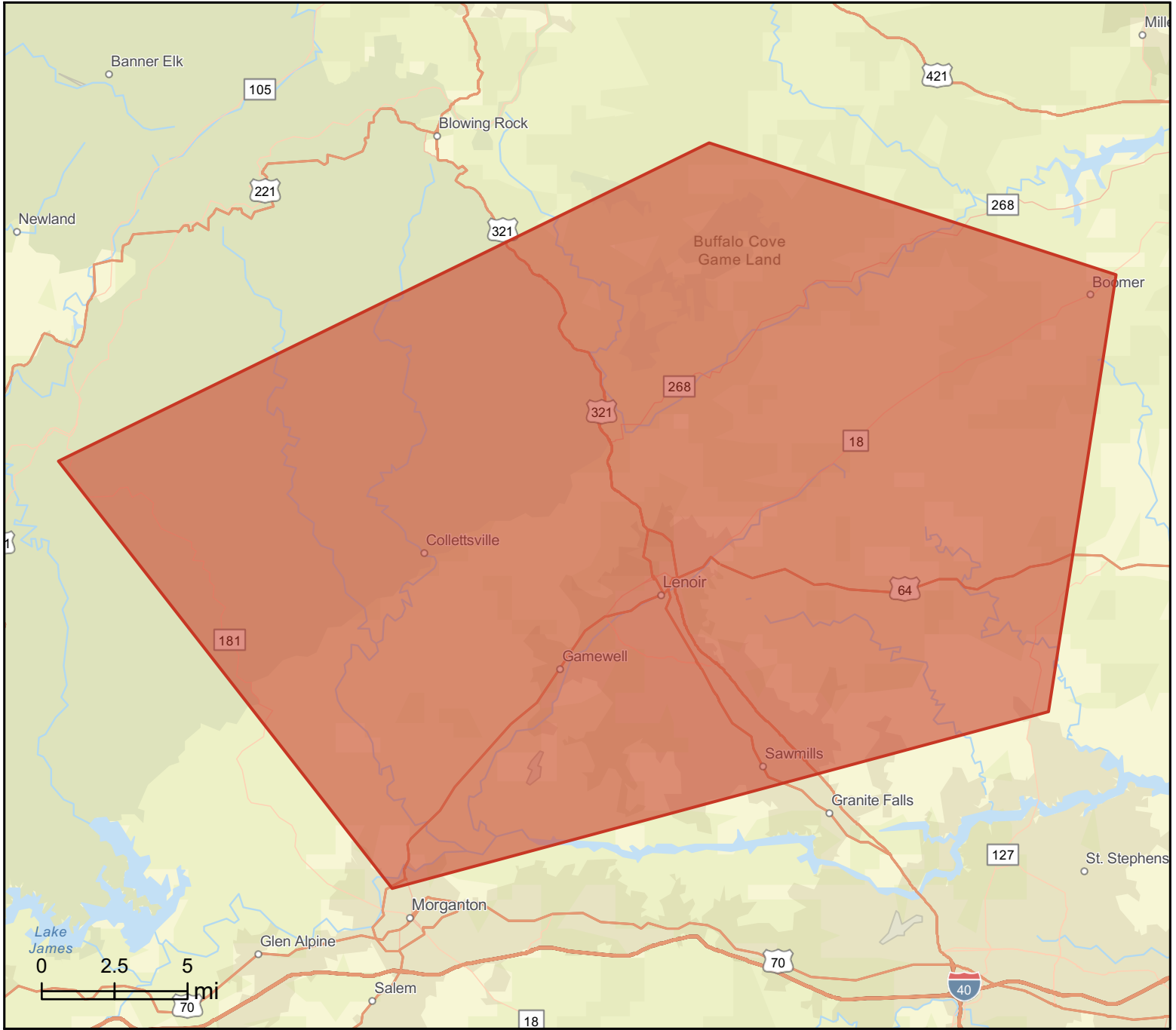
*Proposed parking configuration shown adjacent to available anchor space.

NORTH HILL PLAZA
LENOIR, NORTH CAROLINA
 Tenant List

<u>SPACE</u>	<u>TENANT</u>	<u>SQUARE FEET</u>
C2	Dunham's Sports	42,820
C3	BIG LOTS	38,660
C4	AVAILABLE	14,480
C5	Planet Fitness	19,698
D	CVS	11,945
A	A Bushel and A Peck Vintage Rentals	11,291
A1	Subway	1,200
A2	H & A Tobacco Shop 1	1,200
A3	China Garden	1,200
B	Bestway Rent to Own	8,470
A4-A7, B1-B2	Shoe Show Mega	8,800
B3	SmartCuts	2,000
B4	Cato	4,000
B5	Verizon Wireless	1,600
B6	AVAILABLE	5,000
B7	Creekside Finance	5,000
C1	Jackson Hewitt	2,240
Kiosk	Bank of America	0



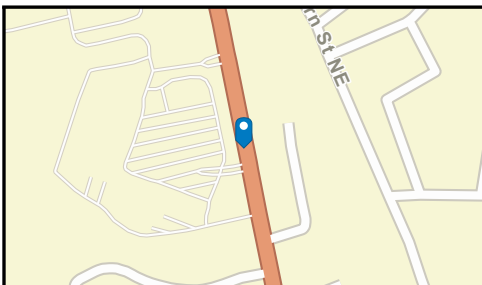
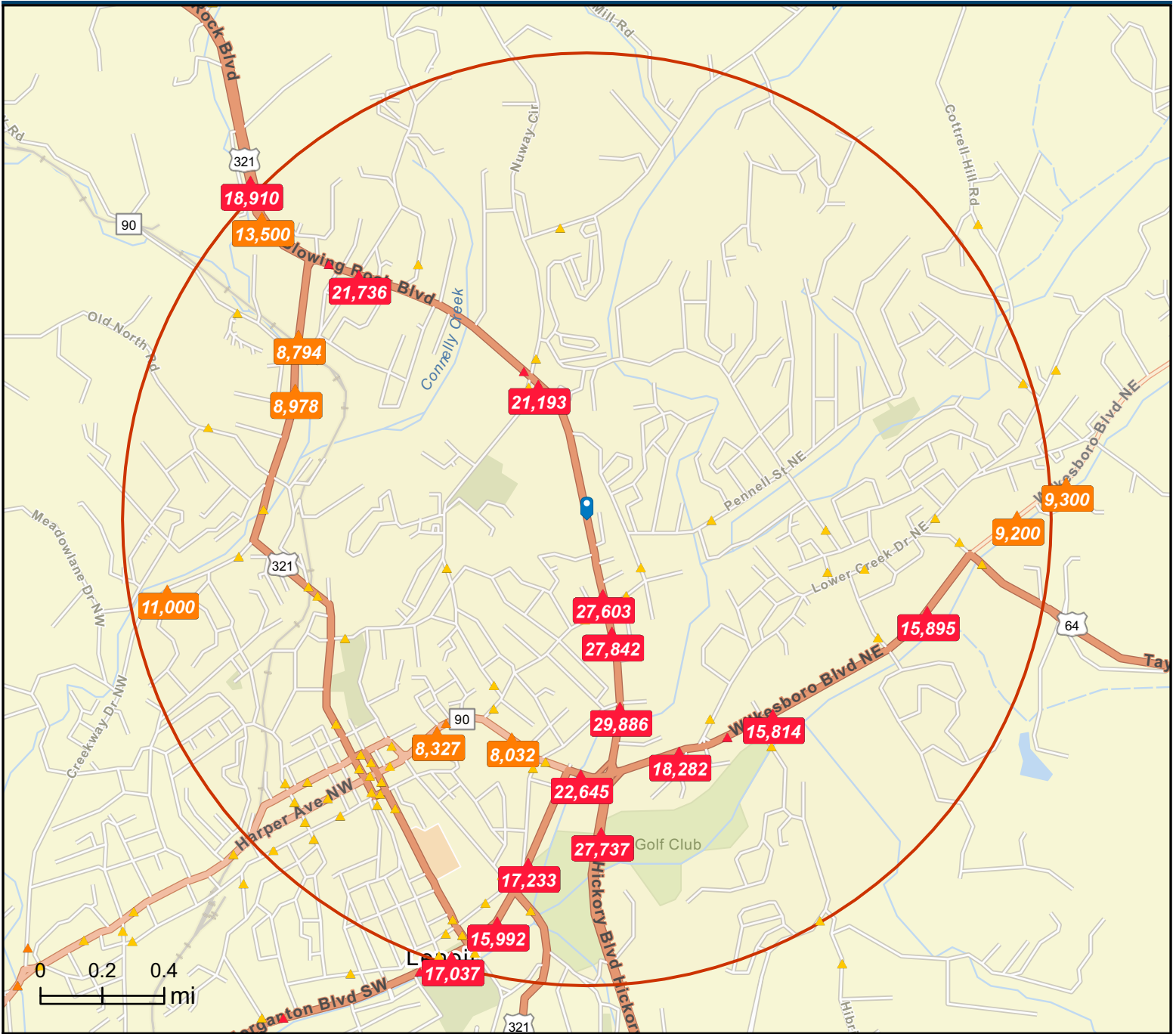
SITE



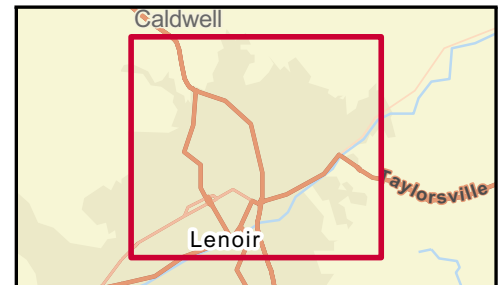
Traffic Count Map

321 Church St at, North Hill Street, Raleigh, NC 27609
 845 Blowing Rock Blvd, Lenoir, North Carolina, 28645
 Rings: 1.5 mile radii

Prepared by Esri
 Latitude: 35.92598
 Longitude: -81.52639



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

January 24, 2025

Summary	Census 2010	Census 2020	2024	2029
Population	79,785	76,626	76,032	75,377
Households	32,366	31,769	31,846	32,122
Families	22,525	21,071	20,871	20,969
Average Household Size	2.43	2.37	2.35	2.31
Owner Occupied Housing Units	23,279	22,587	23,129	24,141
Renter Occupied Housing Units	9,086	9,182	8,717	7,980
Median Age	41.7	45.4	46.0	46.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.17%	0.75%	0.38%
Households	0.17%	0.98%	0.64%
Families	0.09%	0.91%	0.56%
Owner HHs	0.86%	1.22%	0.97%
Median Household Income	2.88%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,961	9.3%	2,529	7.9%
\$15,000 - \$24,999	3,861	12.1%	2,976	9.3%
\$25,000 - \$34,999	3,523	11.1%	3,041	9.5%
\$35,000 - \$49,999	4,749	14.9%	4,359	13.6%
\$50,000 - \$74,999	6,182	19.4%	6,203	19.3%
\$75,000 - \$99,999	4,163	13.1%	4,640	14.4%
\$100,000 - \$149,999	3,871	12.2%	4,885	15.2%
\$150,000 - \$199,999	1,676	5.3%	2,357	7.3%
\$200,000+	860	2.7%	1,131	3.5%

Median Household Income	\$52,285	\$60,257
Average Household Income	\$70,246	\$82,722
Per Capita Income	\$29,337	\$35,148

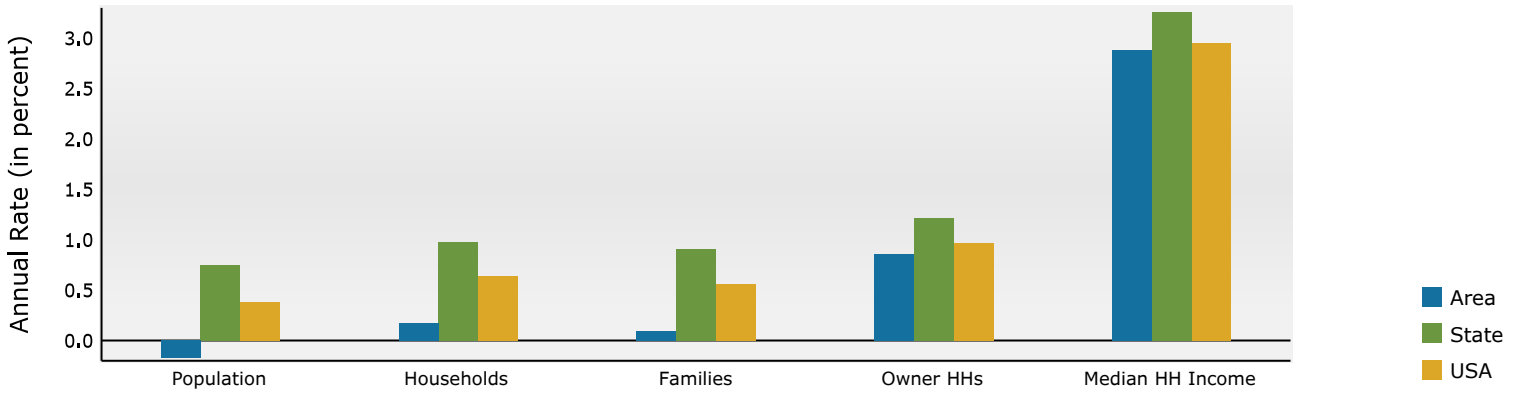
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,379	5.5%	3,785	4.9%	3,682	4.8%	3,661	4.9%
5 - 9	4,809	6.0%	4,090	5.3%	3,972	5.2%	3,595	4.8%
10 - 14	5,377	6.7%	4,546	5.9%	4,263	5.6%	4,011	5.3%
15 - 19	5,404	6.8%	4,628	6.0%	4,316	5.7%	3,860	5.1%
20 - 24	4,137	5.2%	4,070	5.3%	4,131	5.4%	3,720	4.9%
25 - 34	8,347	10.5%	8,314	10.9%	8,385	11.0%	8,754	11.6%
35 - 44	11,441	14.3%	8,468	11.1%	8,394	11.0%	8,812	11.7%
45 - 54	12,141	15.2%	10,838	14.1%	10,074	13.2%	9,121	12.1%
55 - 64	10,994	13.8%	11,532	15.0%	11,404	15.0%	10,746	14.3%
65 - 74	7,443	9.3%	9,563	12.5%	9,744	12.8%	10,465	13.9%
75 - 84	3,936	4.9%	5,164	6.7%	5,800	7.6%	6,459	8.6%
85+	1,377	1.7%	1,629	2.1%	1,869	2.5%	2,171	2.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	70,996	89.0%	64,766	84.5%	63,457	83.5%	62,074	82.4%
Black Alone	4,690	5.9%	4,242	5.5%	4,374	5.8%	4,505	6.0%
American Indian Alone	262	0.3%	372	0.5%	391	0.5%	412	0.5%
Asian Alone	497	0.6%	511	0.7%	577	0.8%	621	0.8%
Pacific Islander Alone	27	0.0%	24	0.0%	29	0.0%	35	0.0%
Some Other Race Alone	2,049	2.6%	2,558	3.3%	2,777	3.7%	2,983	4.0%
Two or More Races	1,265	1.6%	4,153	5.4%	4,427	5.8%	4,746	6.3%
Hispanic Origin (Any Race)	3,658	4.6%	4,844	6.3%	5,266	6.9%	5,649	7.5%

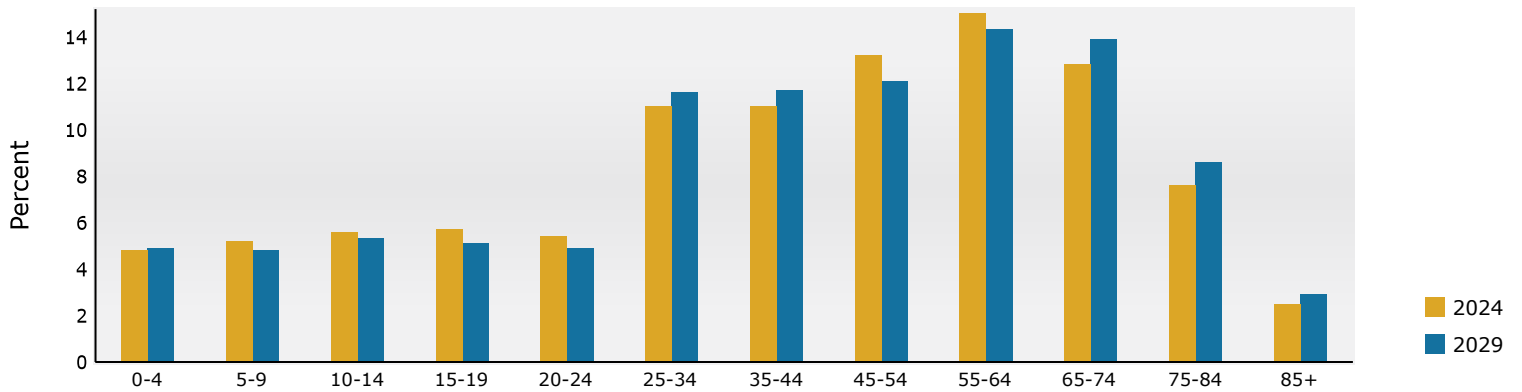
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

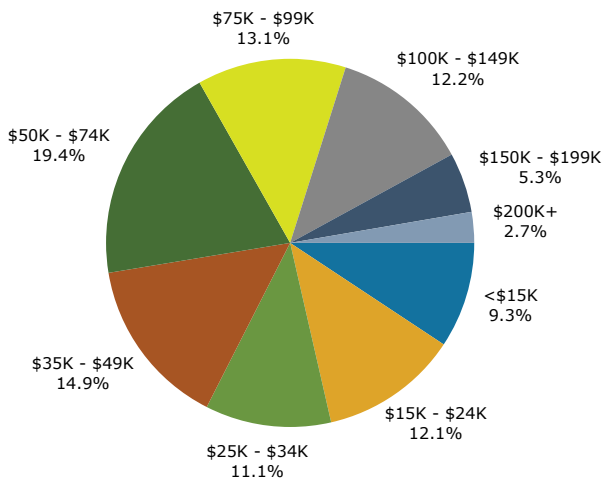
Trends 2024-2029



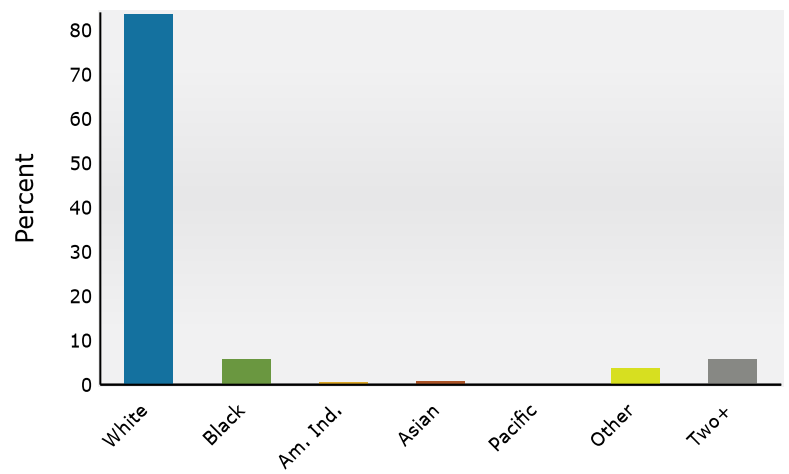
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.