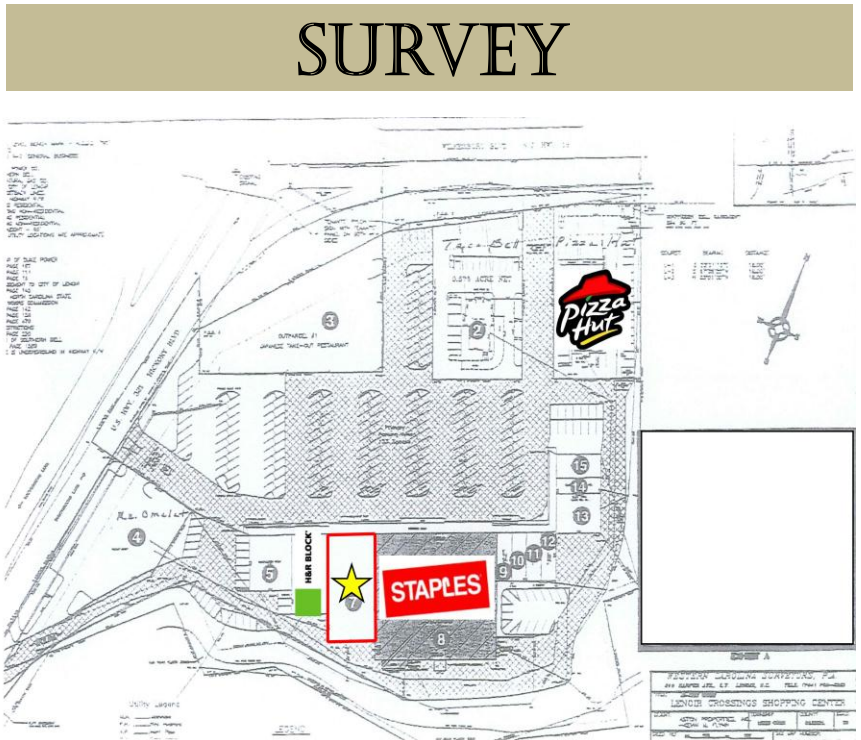


LENOIR, NC – COMMERCIAL SPACE FOR LEASE



**INTERSECTION OF HWY 18 / HWY 321 LENOIR, NC
8,640 SQ FT FOR LEASE**

- Space is 8,640 Sq Ft.
- Anchored by Staples and H&R Block.
- Other Tenants include: Nail Salon, Fumiyoshi Express, Bark Mobile, Security Finance, Party Supply, Hair Salon, Meedo's Italian and Pizza Hut.
- Hwy 18 and Hwy 321 carry over 50,000 ADT.
- Incentives available to credit worthy prospects.
- Located in Caldwell County, Lenoir sits just:
 - 16 Miles from Morganton
 - 18 Miles from Hickory
 - 27 Miles from Boone



FEATURES

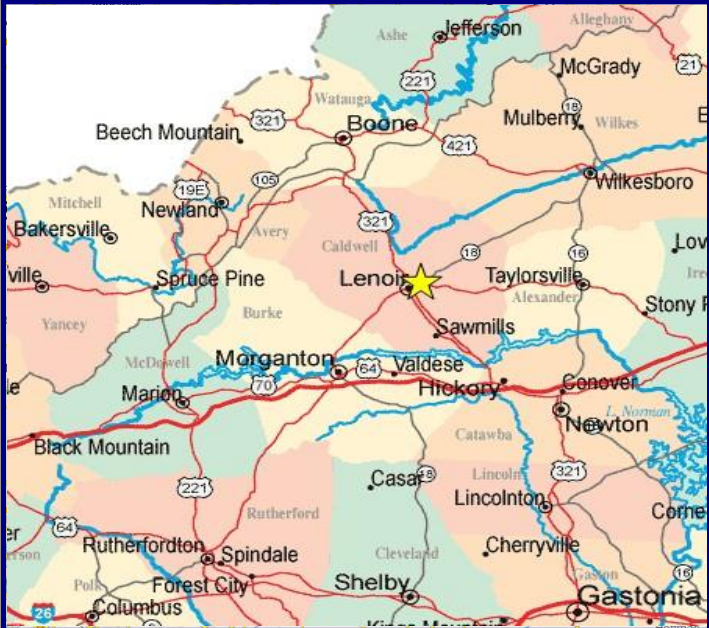


Venture Properties
 PO Box 843 ~ Wilkesboro, NC 28697 ~ (336) 667-8000 ~ Fax (336) 667-8001
 Aaron Edwards ~ (336) 667-8000 ext.18~ www.VPDevelopment.com

LENOIR, NC – COMMERCIAL SPACE FOR LEASE



| Demographic Summary / Population (2011) | | | |
|---|---------------|---------------|---------------|
| City of Lenoir, NC | 17,890 | | |
| Total Caldwell County | 80,059 | | |
| | 1 Mile | 3 Mile | 5 Mile |
| POPULATION | 3,967 | 17,095 | 31,433 |
| | | | |
| | | | |
| | | | |
| HOUSEHOLDS | | | |
| Total Households | 2,021 | 8,280 | 14,718 |
| Median Home Value* | \$82,222 | \$81,056 | \$81,416 |
| Average HH Income | \$48,989 | \$48,285 | \$48,036 |



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