



PLANET FITNESS LOCATION HIGHLIGHTS

DUNHAM'S SPORTS

CATO

SHOE SHOW MEGA

FREESTANDING CVS!

CURRENTLY AVAILABLE

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

AVAILABLE SOON

Space C3-C4
+/-22,000- 57,100 Sq. Ft.

LEASING CONTACT

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

- 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

DEMOGRAPHICS

- 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*

PROPERTY HIGHLIGHTS

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

***Traffic counts obtained from Esri*



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

B6 +/- 5,000 Sq. Ft.

Dubman's

C3-C4
+/-22,000-
57,100
Sq. Ft.

Planet
Fitness

J. Hewitt
Bestway
Rental

Creekside
Finance

B6

Vernon

Cato

Smartcuts

Shoe
Show
Mega
Store

Chinco
Tobacco
Subway

AT
&T
Fast
ned

CVS
pharmacy

ZAXBY'S

Murphy
Gas

Walmart

Blowing Rock Boulevard



NORTH HILL PLAZA

LENOIR, NORTH CAROLINA

Tenant List

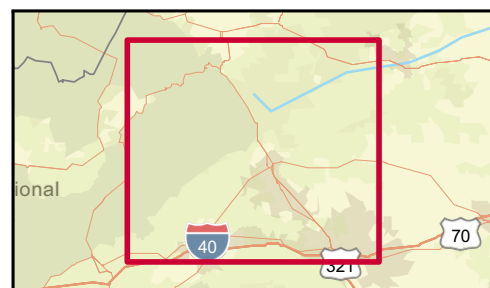
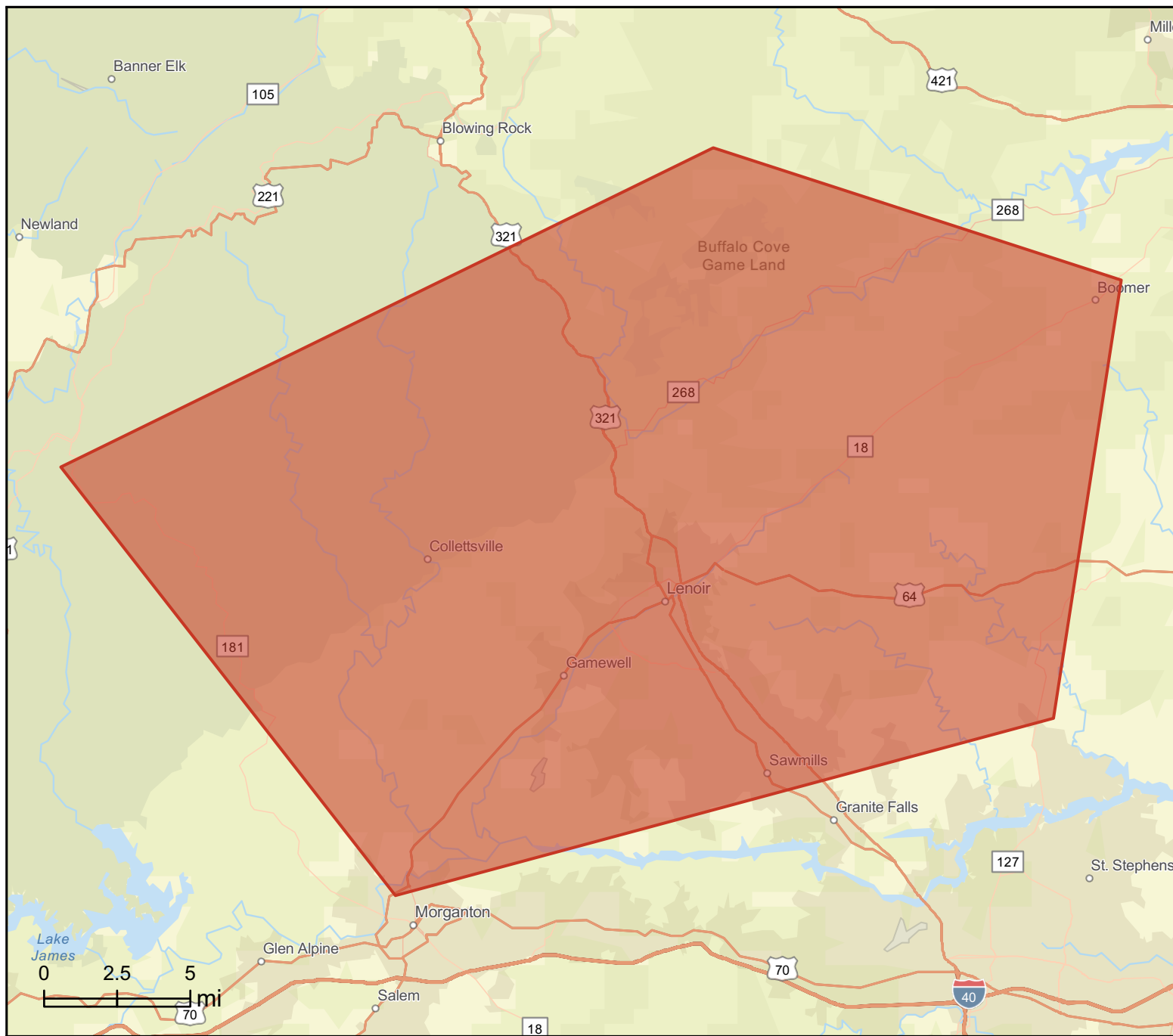
<u>SPACE</u>	<u>TENANT</u>	<u>SQUARE FEET</u>
C2	Dunham's Sports	42,820
C3-C4	AVAILABLE SOON	57,100
C5	Planet Fitness	19,698
D	CVS	11,945
A	A Bushel and A Peck Vintage Rentals	11,291
A1	Subway	1,200
A2	H & A Tobacco Shop 1	1,200
A3	China Garden	1,200
B	Bestway Rent to Own	8,470
A4-A7, B1-B2	Shoe Show 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 Map

North Hill Plaza
Area: 586.74 square miles

Prepared by Esri

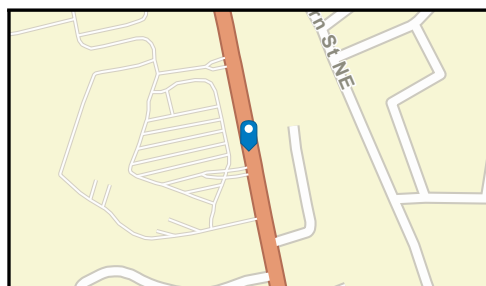
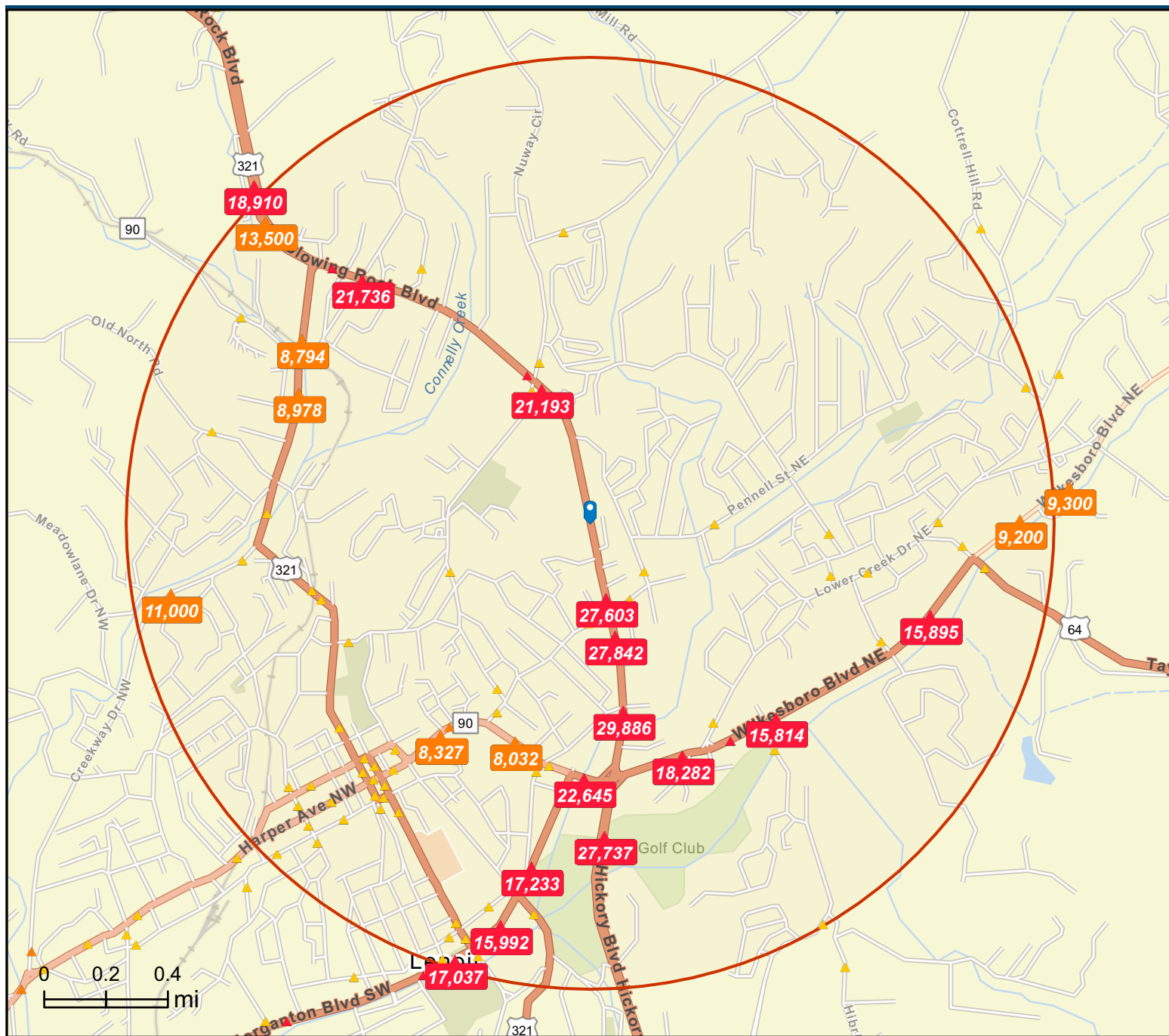


January 24, 2025

Traffic Count Map

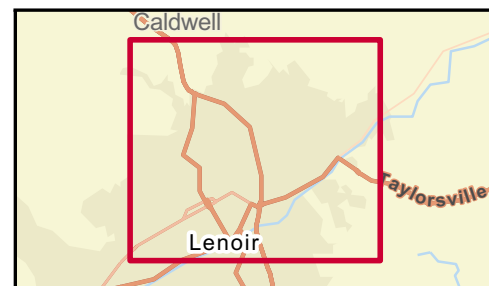
321 Church St at, North Hill Street, Raleigh, NC 27609
845 Blowing Rock Blvd, Lenoir, North Carolina, 28645
Rings: 1.5 mile radii

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).

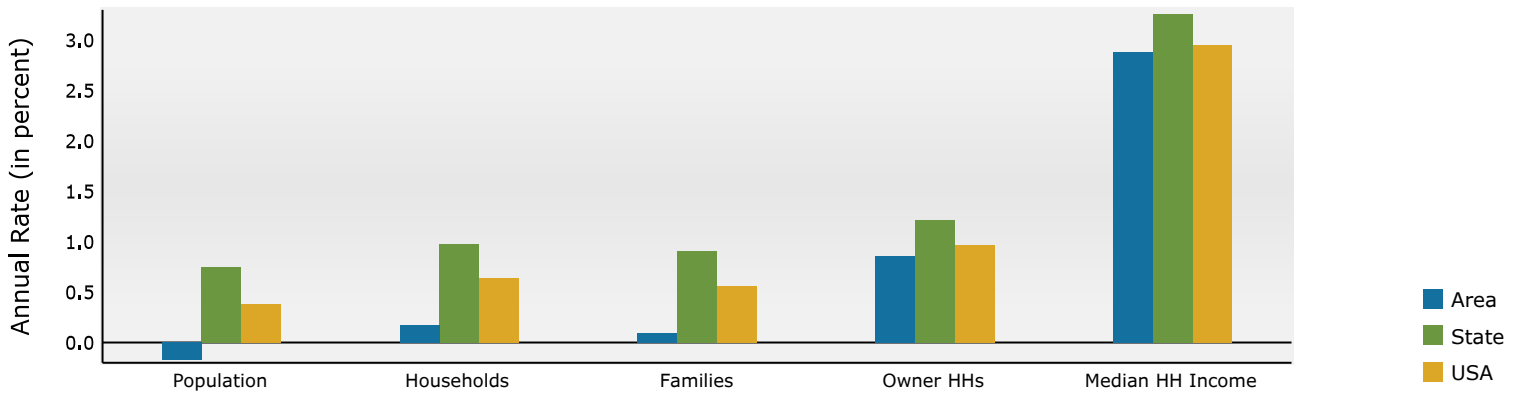
January 24, 2025

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%

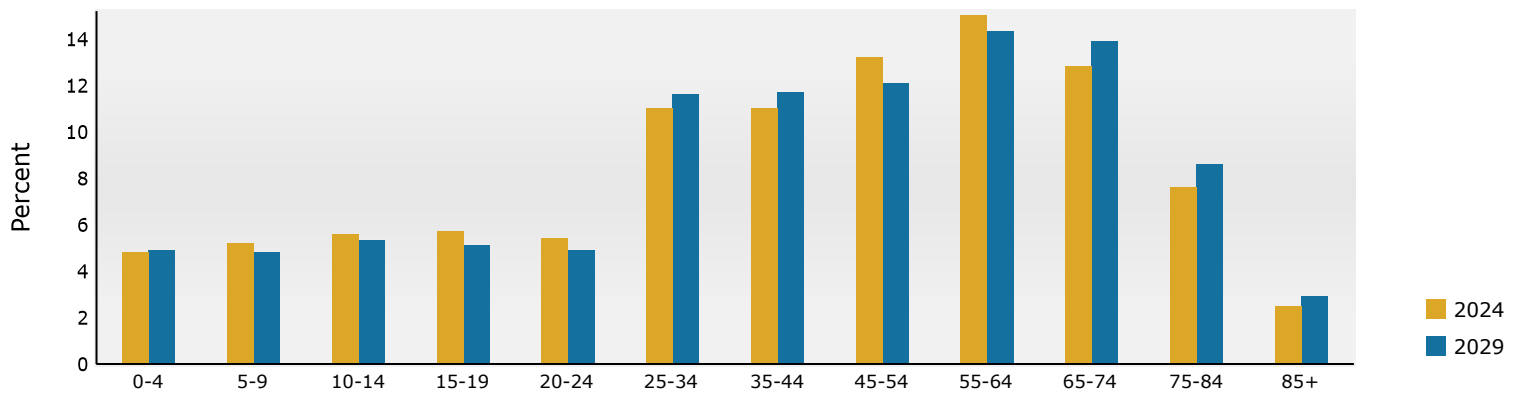
Data Note: Income is expressed in current dollars.

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

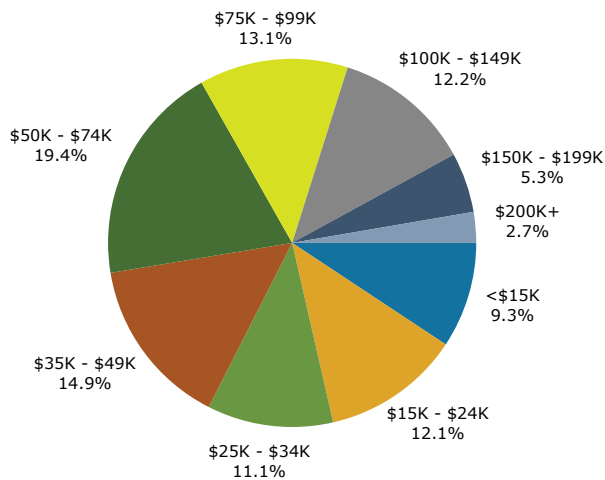
Trends 2024-2029



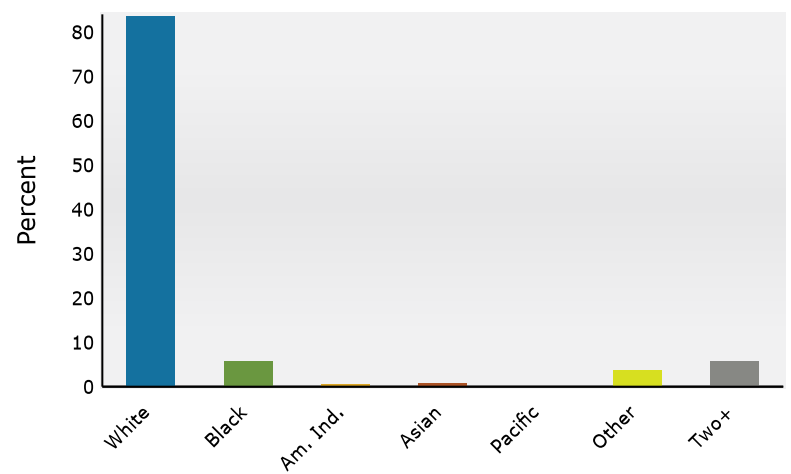
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.9%