



OVERVIEW

Located on West Court Square in Downtown Lincolnton a prime location in a busy area. Very walkable area, multiple restaurants all within walking distance: Court Street Grille, Goodwood Pizza, Zhay's, The Meating Place, City Lunch, Local Roots and Vittles. There is a great selection of shopping Ladies & Men's Boutiques, Bakery, Home Décor, Florists, Coffee, Ice Cream, Yogurt, Palm Berries, Butcher Shop, The Christmas Haus, Scrapbooks, Antiques, Art, Book Store, Gift Consignment, Beauty Needs and a variety of other Stores, including a new Toy Store. All located in beautiful Downtown Lincolnton. Bring us something different and new.

For Lease: \$600 Monthly— 400 SF

UTILITIES:

Water/Sewer:	City of Lincolnton
Cable/Internet:	Spectrum or AT&T
Electrical:	City of Lincolnton



HIGHLIGHTS:

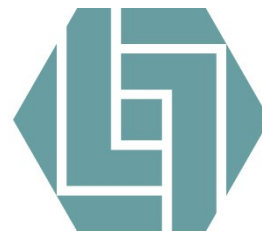
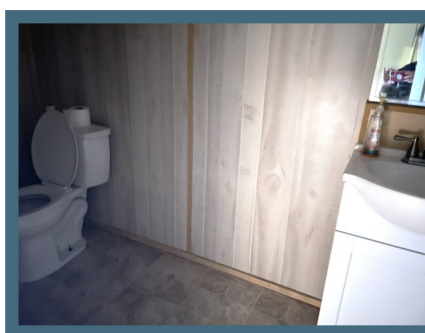
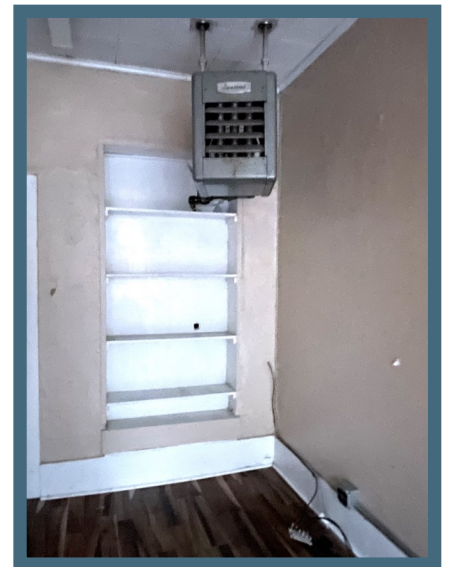
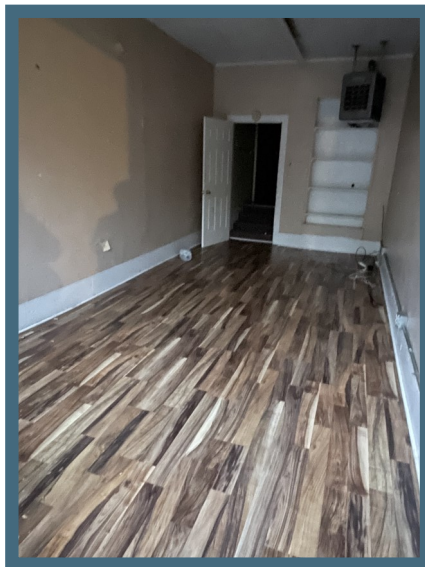
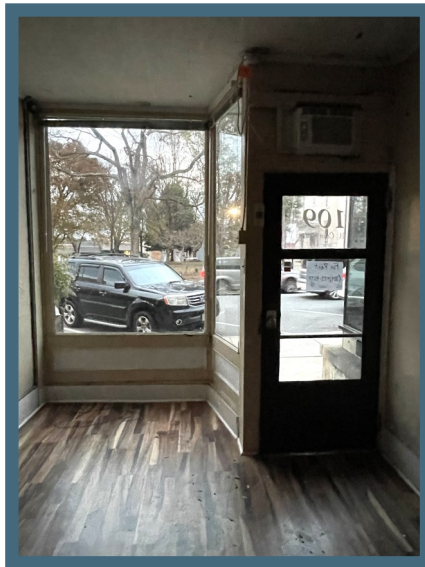
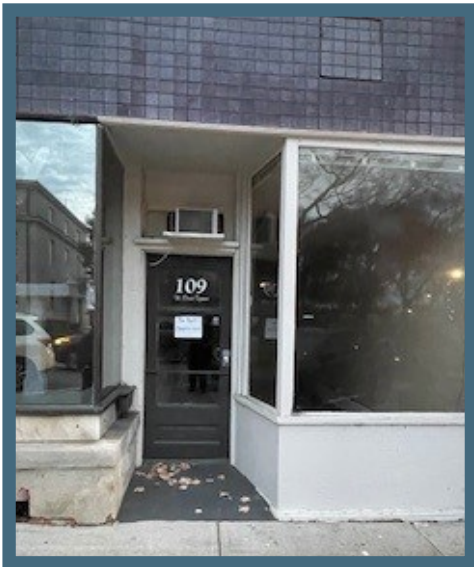
- Prime Shopping Area Downtown
- One private parking space behind bldg. / loading dock.
- All Walkable Area
- On Street Parking/ 2 City Parking Lots
- Between Greene Law Office and Court Street Grille.
- Month to Month Rental—leaser responsible for all maintenance.
- 2 Months rent to use towards painting, fixing up. Matching City Façade Grant Available.

Contact Information:

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ENTREPRENEURS**
LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION