



## OVERVIEW

Located on the high traffic count, highly visible East Main Street on a corner with easy access from either Main or Newbold Street. Former Family Video, owner seeking a new business with something new to offer Lincolnton.

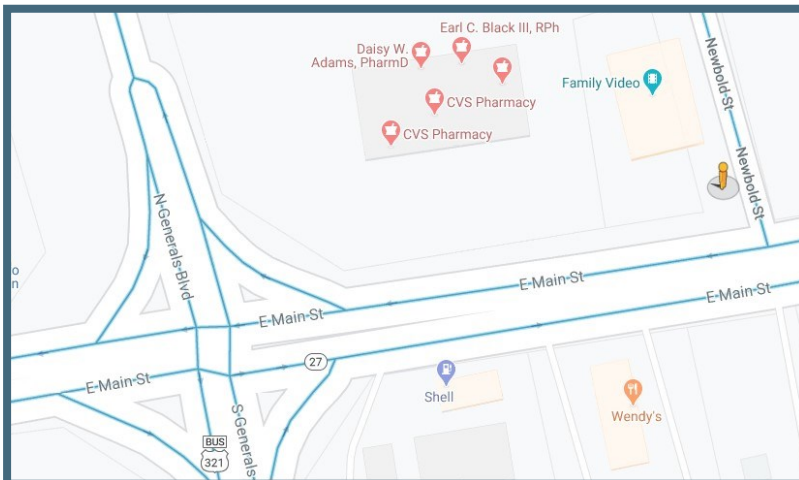
**For Lease: \$8.50 SF ~ 4,264 SF**

## UTILITIES:

<b>Water/Sewer:</b>	<b>City of Lincolnton</b>
<b>Cable/Internet:</b>	<b>Charter/ AT&amp;T</b>
<b>Phone:</b>	<b>AT&amp;T/Charter</b>
<b>Electrical:</b>	<b>City of Lincolnton</b>
<b>Natural Gas:</b>	<b>Piedmont Natural Gas</b>

## HIGHLIGHTS:

- Excellent retail opportunities on the high traffic count corner of East Main Street.
- Near the intersection of Hwy 321 Business Route.
- Large glass front windows, excellent for display.
- Lighted parking lot located on corner access from Main Street or Newbold Street.
- Heat/Air: HVAC System.



### Contact Information:

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