



OVERVIEW

Located on North Aspen Street, in a prime location. A Gateway from the North to Downtown Lincolnton where you will find multiple restaurants: 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.



**For Lease: 2500 SF ~ Utilities Included ~ Total \$2600 Monthly—500 SF is the Shared Spaces,
OR ~ Two Available 1000 SF \$1500 Each Monthly +Shared Space 500 SF, Utilities Included**

UTILITIES:

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

- **Lease Includes: Rent, Power, Gas Heat, Air, Wi-Fi, Water/Sewer, Trash, and Alarm. All inclusive except: Provide own Phone Service.**
- **Options: Lease entire 2500 SF, or lease either 1000 SF spaces with access to shared spaces**
- **Shared Spaces: 3 Restrooms, Kitchen, Interior Hallway-With Lock-Offs.**
- **Curb appeal, small outdoor courtyard, separate entrances for each suite. All interior has been freshly remodeled.**
- **Abundance of Parking, front, side and back all paved marked spaces.**
- **Owner Office on-site in 500 SF space.**

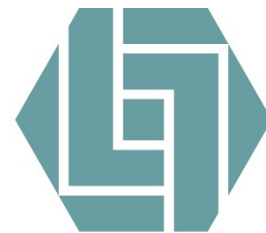
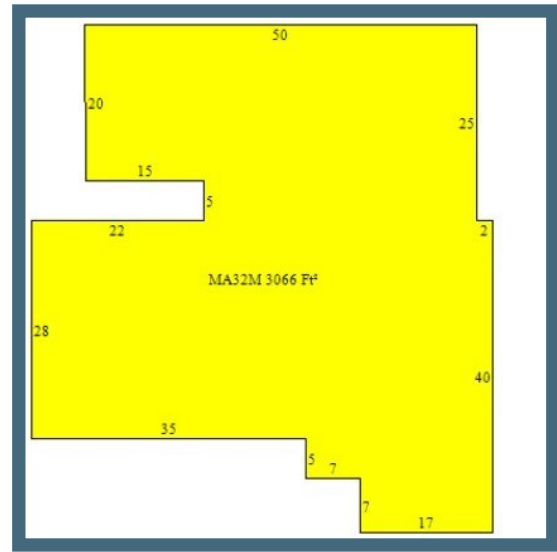


Contact Information:

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**SMALL BUSINESS &
ENTREPRENEURS**
LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION

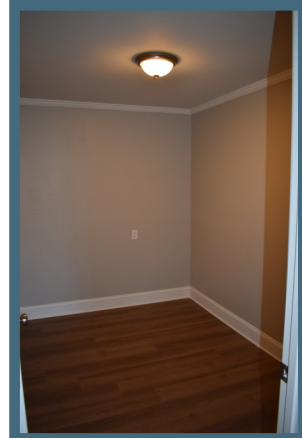


**1000 SF
SUITE**

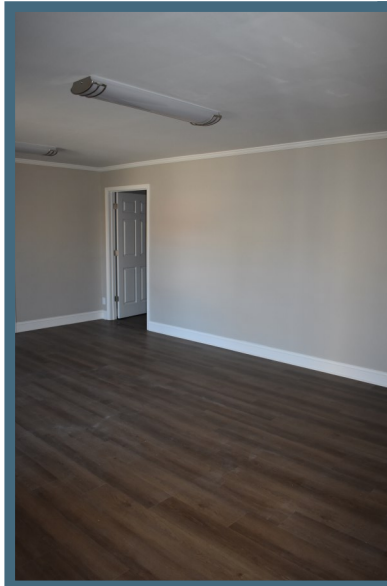
**FRONT
ENTRANCE
1-FROM
INTERIOR**



**FIRST
LARGE
OPEN
SPACE
WITH TWO
PRIVATE
SPACES**



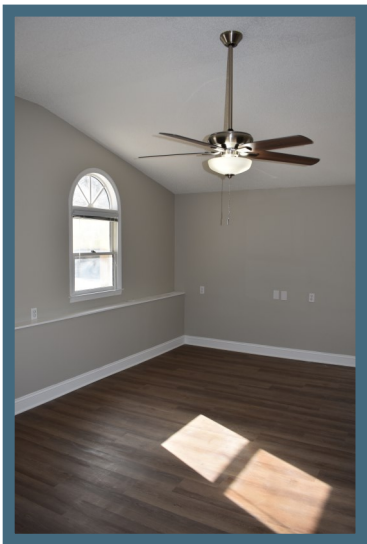
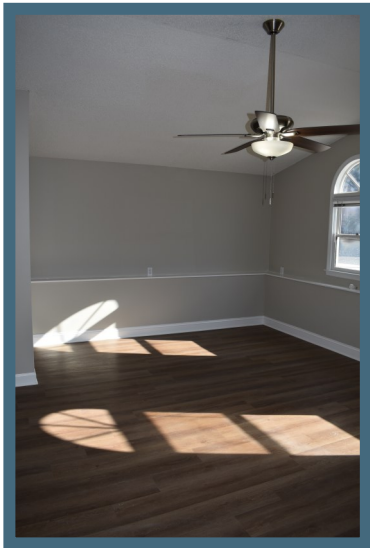
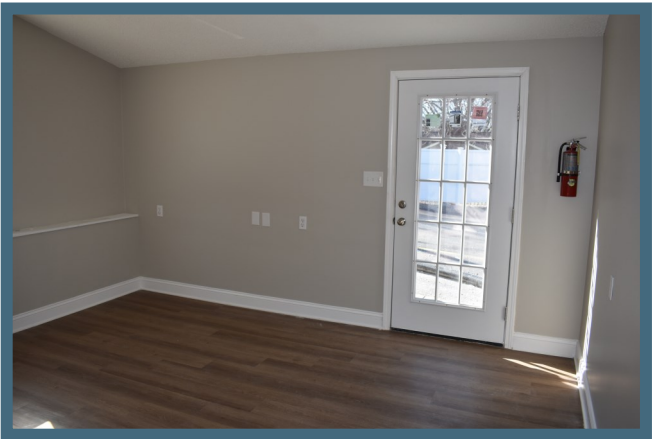
SECOND EVEN LARGER OPEN SPACE WITH A SECOND OUTSIDE ENTRANCE



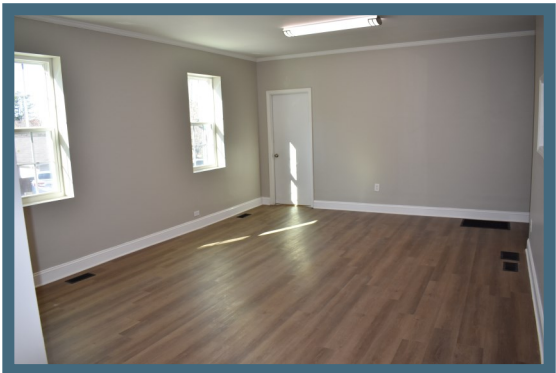
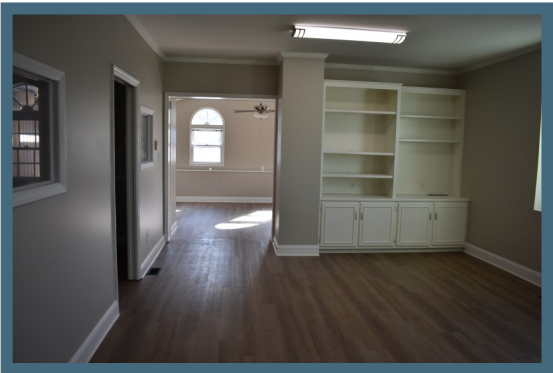
**SEPARATE ENTRANCE IN BACK
FOR THIS SUITE**

1000 SF SUITE

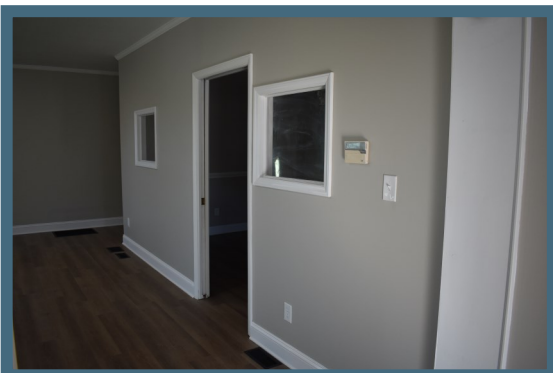
**LARGE OPEN SPACE
AT ENTRANCE**



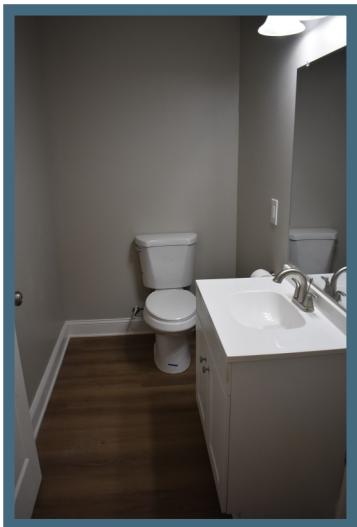
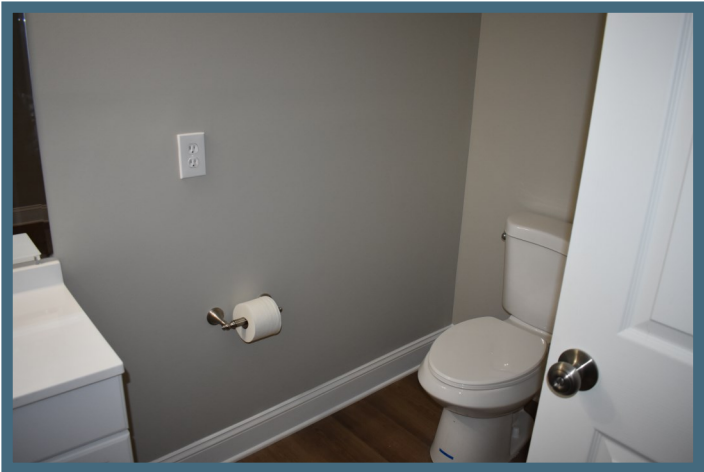
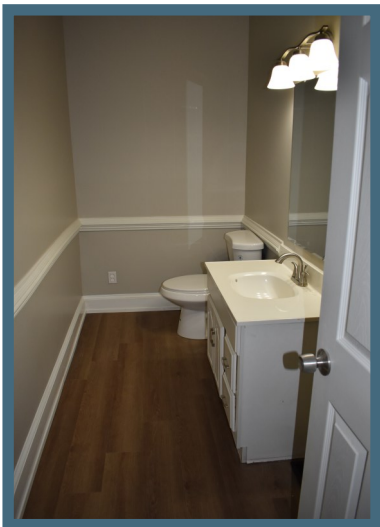
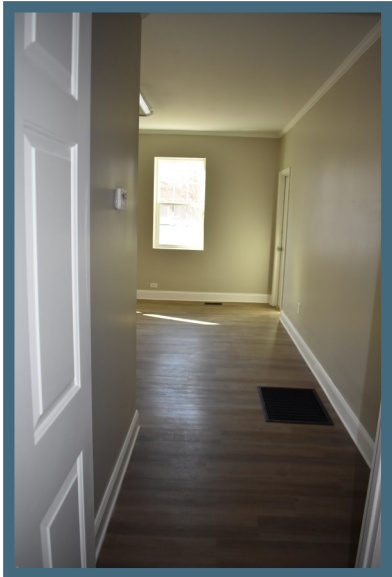
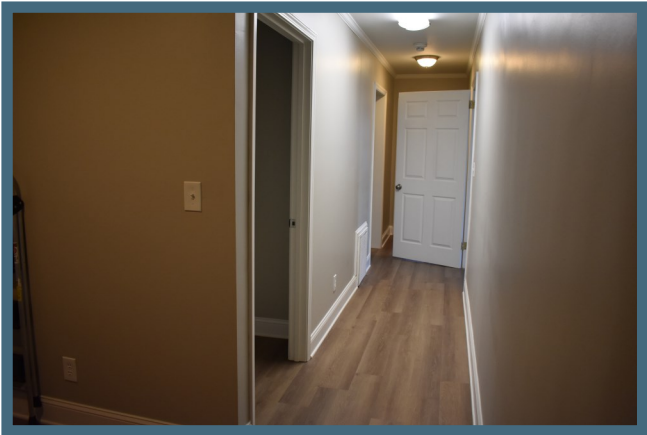
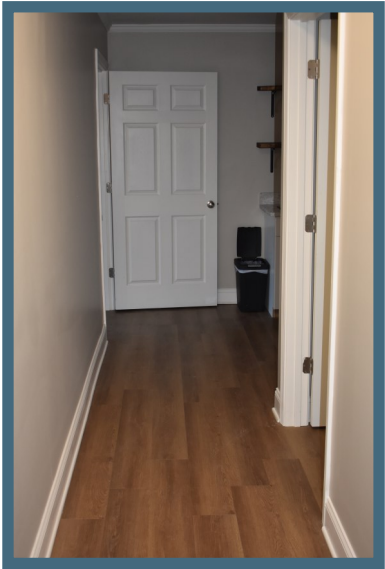
**CONNECTED
SECOND
OPEN SPACE**



**ONE PRIVATE
OFFICE**



500 SF SHARED SPACE—3 RESTROOMS, KITCHEN AND INTERIOR HALLWAYS -WITH LOCK OFFS



GENEROUS PAVED AND MARKED PARKING, IN FRONT, BACK AND SIDE

