



OVERVIEW

This building is located on East Main Street. A high traffic count area just blocks away from Downtown Lincolnton. Has a large open space for retail store or showroom, has two large offices, two small offices, lobby area, breakroom, 2 restrooms and storage room. Owner willing to work with you if you would want to remove any of these spaces and really open the floor plan for a larger retail area. Tenant would be responsible for interior up-fitting changes. All utilities on one meter, a monthly utility fee of \$300 is added to tenant's monthly rent.

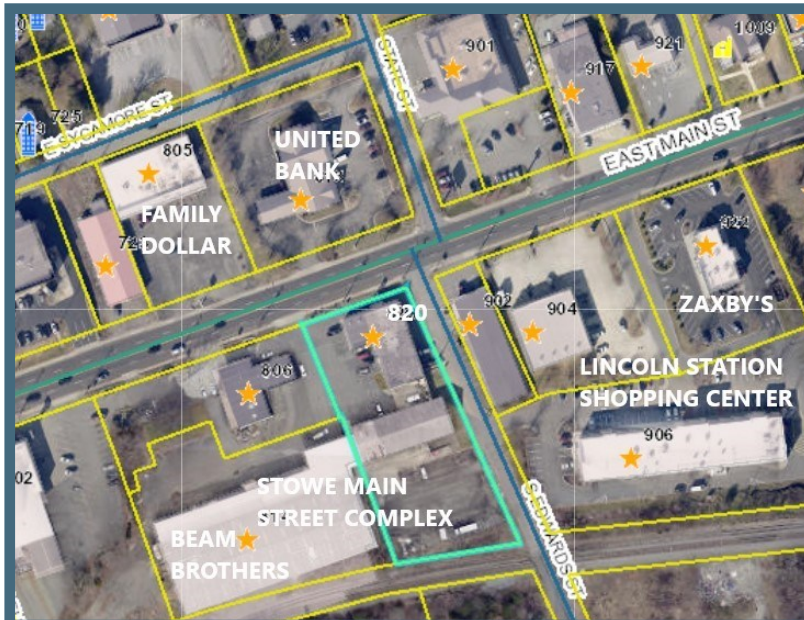
FOR LEASE: \$7.06 SF TRIPLE NET ~ 3228 SF

UTILITIES:

Water/Sewer:	City of Lincolnton
Phone/Internet:	Charter or AT&T
Electrical:	City of Lincolnton
Natural Gas:	Piedmont Natural Gas

HIGHLIGHTS:

- 10 ft 120 in. Clear Height in retail space
- Lobby, two large and two small offices
- 2 Restrooms, Breakroom and Storage
- Ample Parking Spaces on both sides of building
- Block/Brick Construction
- Gas Heat/Central Air
- All utilities on one meter, a monthly utility fee of \$300 is added to tenant's monthly rent.
- Two successful tenants in same building; toy store and creative painting studio.



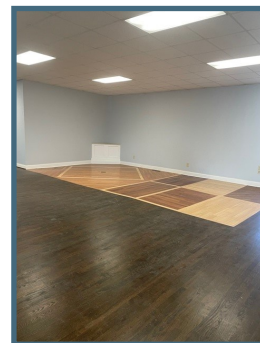
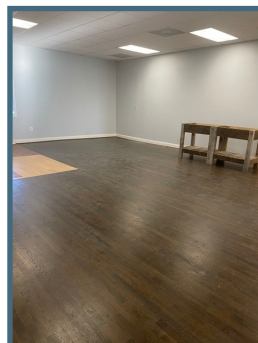
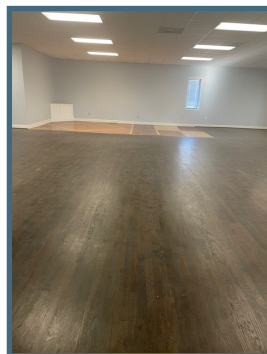
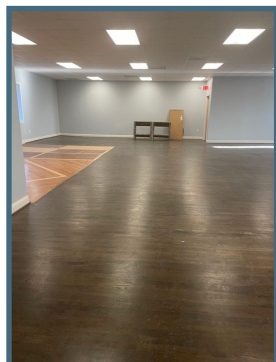
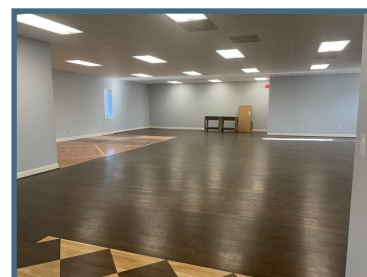
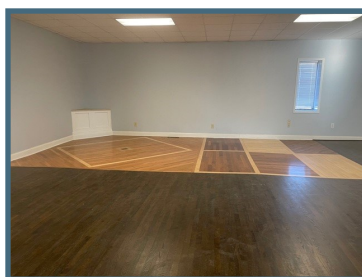
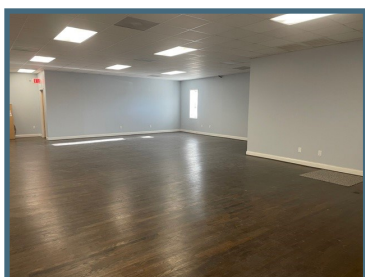
Contact Information:

Rhonda Hunter, Entrepreneur Specialist

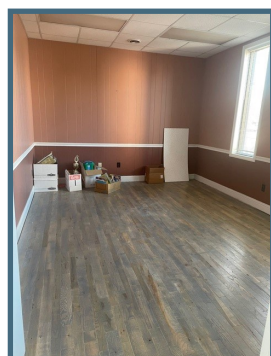
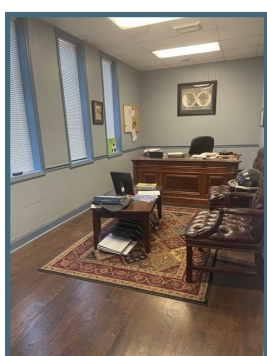
Phone: (704) 732-1511 Ext. 6

Email: rhonda@lincolneda.org

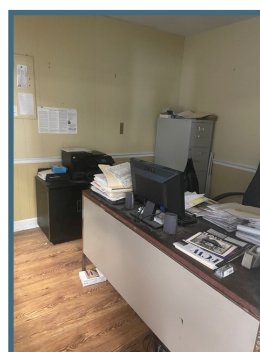
**LARGE OPEN
SPACE FOR
RETAIL OR
SHOWROOM**



TWO LARGE OFFICES



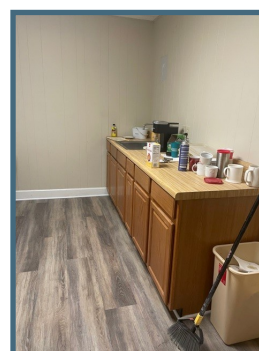
TWO SMALL OFFICES



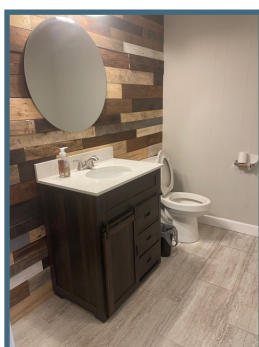
**STORAGE
ROOM**



BREAKROOM



**TWO
BATHROOMS**



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



**CREATOR'S TOUCH
PAINT STUDIO
2100 SF
50 X 42**

**3228 SF
AVAILABLE
SPACE
50 X 66**



**NEEDLESS TOYS
AND
COLLECTIBLES
1300 SF
42 X 31**