

PLANET FITNESS LOCA

DUNHAM'S SPORTS

CATO

SHOE SHOW MEGA

FREESTANDING CVS!

CURRENTLY AVAILABLE

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

Space C3-C4

+/-22,000-55,000 Sq. Ft.

Space B3

Available March 2026 +/- 2,000 Sq. Ft.

LEASING CONTACT

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

LOCATION HIGHLIGHTS

- 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 Tenant List

<u>SPACE</u>	<u>TENANT</u>	SQUARE FEET
C2	Dunham's Sports	42,820
C3-C4	AVAILABLE	55,000
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
В	Bestway Rent to Own	8,470
A4-A7, B1-B2	Shoe Show Mega	8,800
В3	SmartCuts	2,000
B4	Cato	4,000
B5	Verizon Wireless	1,600
В6	AVAILABLE	5,000
В7	Creekside Finance	5,000
C1	Jackson Hewitt	2,240
Kiosk	Bank of America	0



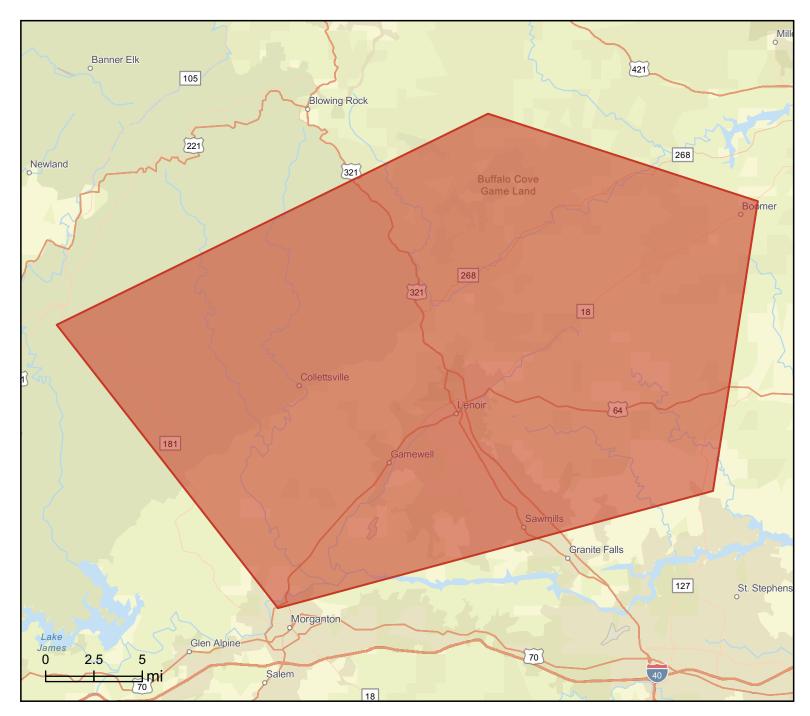


Site Map

North Hill Plaza

Area: 586.74 square miles

Prepared by Esri







January 24, 2025

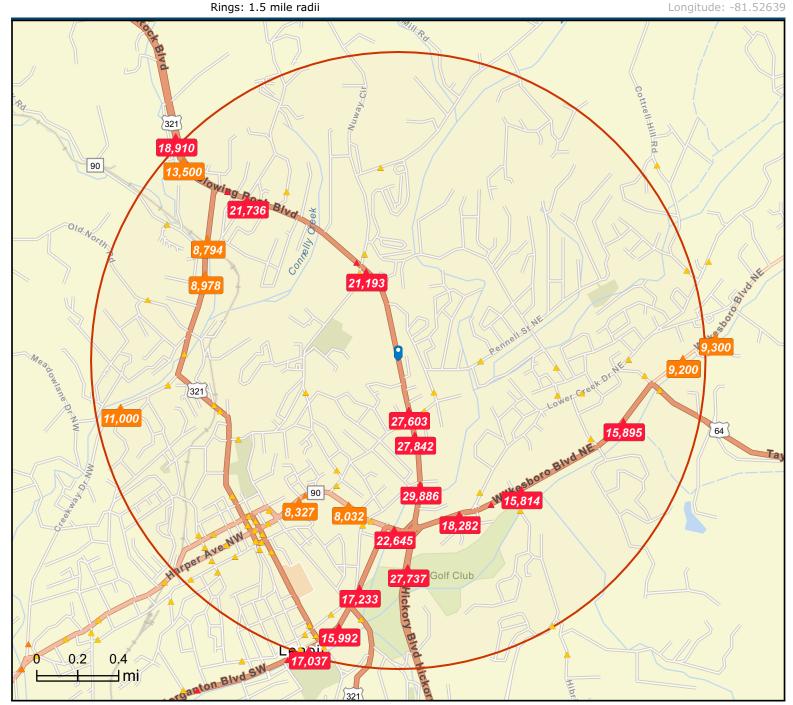
©2025 Esri Page 1 of 1

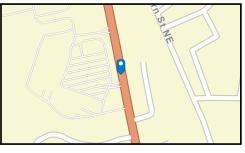


Traffic Count Map

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





Source: ©2024 Kalibrate Technologies (Q3 2024).

Average Daily Traffic Volume

Lup 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



January 24, 2025



Demographic and Income Profile

North Hill Plaza Prepared by Esri

Summary		Census 2	2010	Census 202	20	2024		20
Population		79	,785	76,62	26	76,032		75,3
Households		32	,366	31,76	59	31,846		32,1
Families		22	,525	21,07	71	20,871		20,9
Average Household Size			2.43	2.3	37	2.35		2
Owner Occupied Housing Units		23	,279	22,58	37	23,129		24,1
Renter Occupied Housing Units	•	9	,086	9,18	32	8,717		7,9
Median Age			41.7	45	.4	46.0		4
Trends: 2024-2029 Annual Ra	te		Area			State		Natio
Population			-0.17%			0.75%		0.3
Households			0.17%			0.98%		0.6
Families			0.09%			0.91%		0.5
Owner HHs			0.86%			1.22%		0.9
Median Household Income			2.88%			3.26%		2.9
						2024		20
Households by Income				Nu	mber	Percent	Number	Perd
<\$15,000				2	2,961	9.3%	2,529	7.
\$15,000 - \$24,999				3	3,861	12.1%	2,976	9.
\$25,000 - \$34,999				3	3,523	11.1%	3,041	9.
\$35,000 - \$49,999					,749	14.9%	4,359	13.
\$50,000 - \$74,999					5,182	19.4%	6,203	19.
\$75,000 - \$99,999					,163	13.1%	4,640	14.
\$100,000 - \$149,999					3,871	12.2%	4,885	15.
\$150,000 - \$199,999					,676	5.3%	2,357	7.
\$200,000+					860	2.7%	1,131	3.
Median Household Income				\$52	2,285		\$60,257	
Average Household Income					,246		\$82,722	
Per Capita Income					,337		\$35,148	
·	Ce	nsus 2010	Cer	sus 2020		2024		20
	Number	Percent	Number	Downont	Number	Percent	Number	Perc
Population by Age				Percent			Number	
Population by Age 0 - 4	4,379	5.5%	3,785	4.9%	3,682		3,661	4.
			3,785 4,090			4.8%		
0 - 4	4,379 4,809 5,377	5.5%	•	4.9%	3,682	4.8% 5.2%	3,661	4.
0 - 4 5 - 9	4,809 5,377	5.5% 6.0%	4,090 4,546	4.9% 5.3%	3,682 3,972 4,263	4.8% 5.2% 5.6%	3,661 3,595 4,011	4. 5.
0 - 4 5 - 9 10 - 14	4,809 5,377 5,404	5.5% 6.0% 6.7%	4,090 4,546 4,628	4.9% 5.3% 5.9%	3,682 3,972	4.8% 5.2% 5.6% 5.7%	3,661 3,595 4,011 3,860	4. 5. 5.
0 - 4 5 - 9 10 - 14 15 - 19	4,809 5,377 5,404 4,137	5.5% 6.0% 6.7% 6.8%	4,090 4,546 4,628 4,070	4.9% 5.3% 5.9% 6.0%	3,682 3,972 4,263 4,316 4,131	4.8% 5.2% 5.6% 5.7% 5.4%	3,661 3,595 4,011 3,860 3,720	4. 5. 5. 4.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24	4,809 5,377 5,404	5.5% 6.0% 6.7% 6.8% 5.2%	4,090 4,546 4,628	4.9% 5.3% 5.9% 6.0% 5.3%	3,682 3,972 4,263 4,316	4.8% 5.2% 5.6% 5.7% 5.4% 11.0%	3,661 3,595 4,011 3,860	4. 5. 5. 4. 11.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34	4,809 5,377 5,404 4,137 8,347 11,441	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3%	4,090 4,546 4,628 4,070 8,314 8,468	4.9% 5.3% 5.9% 6.0% 5.3% 10.9% 11.1%	3,682 3,972 4,263 4,316 4,131 8,385 8,394	4.8% 5.2% 5.6% 5.7% 5.4% 11.0%	3,661 3,595 4,011 3,860 3,720 8,754 8,812	4. 5. 5. 4. 11.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54	4,809 5,377 5,404 4,137 8,347 11,441 12,141	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2%	4,090 4,546 4,628 4,070 8,314 8,468 10,838	4.9% 5.3% 5.9% 6.0% 5.3% 10.9% 11.1%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 11.0%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121	4. 5. 5. 4. 11. 12.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532	4.9% 5.3% 5.9% 6.0% 5.3% 10.9% 11.1% 14.1%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 13.2% 15.0%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746	4. 5. 5. 4. 11. 12. 14.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563	4.9% 5.3% 5.9% 6.0% 5.3% 10.9% 11.1% 14.1% 15.0% 12.5%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 13.2% 15.0% 12.8%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465	4. 5. 5. 4. 11. 12. 14.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443 3,936	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3% 4.9%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563 5,164	4.9% 5.3% 5.9% 6.0% 5.3% 10.9% 11.1% 14.1% 15.0% 12.5% 6.7%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744 5,800	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 13.2% 15.0% 12.8% 7.6%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465 6,459	4. 5. 5. 4. 11. 12. 14. 13.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443 3,936 1,377	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3% 4.9%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563 5,164 1,629	4.9% 5.3% 5.9% 6.0% 5.3% 10.9% 11.1% 14.1% 15.0% 12.5% 6.7% 2.1%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 13.2% 15.0% 12.8% 7.6% 2.5%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465	4. 5. 5. 4. 11. 12. 14. 13. 8.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443 3,936 1,377 Ce	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3% 4.9% 1.7%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563 5,164 1,629	4.9% 5.3% 6.0% 5.3% 10.9% 11.1% 14.1% 15.0% 12.5% 6.7% 2.1%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744 5,800	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 13.2% 15.0% 12.8% 7.6% 2.5% 2024	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465 6,459 2,171	4. 5. 5. 4. 11. 12. 14. 13. 8.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443 3,936 1,377 Ce Number	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3% 4.9% 1.7% nsus 2010 Percent	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563 5,164 1,629 Cer	4.9% 5.3% 6.0% 5.3% 10.9% 11.1% 14.1% 15.0% 12.5% 6.7% 2.1% Percent	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744 5,800 1,869	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 11.0% 13.2% 15.0% 12.8% 7.6% 2.5% 2024 Percent	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465 6,459 2,171 Number	4. 5. 5. 4. 11. 12. 14. 13. 8. 2. Perco
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443 3,936 1,377 Ce Number 70,996	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3% 4.9% 1.7% nsus 2010 Percent 89.0%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563 5,164 1,629 Cer Number 64,766	4.9% 5.3% 6.0% 5.3% 10.9% 11.1% 14.1% 15.0% 12.5% 6.7% 2.1% nsus 2020 Percent 84.5%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744 5,800 1,869 Number 63,457	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 11.0% 13.2% 15.0% 12.8% 7.6% 2.5% 2024 Percent 83.5%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465 6,459 2,171 Number 62,074	4. 4. 5. 5. 4. 11. 12. 14. 13. 8. 2. 20 Perce 82. 6.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443 3,936 1,377 Ce Number 70,996 4,690	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3% 4.9% 1.7% nsus 2010 Percent 89.0% 5.9%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563 5,164 1,629 Cer Number 64,766 4,242	4.9% 5.3% 6.0% 5.3% 10.9% 11.1% 14.1% 15.0% 12.5% 6.7% 2.1% nsus 2020 Percent 84.5% 5.5%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744 5,800 1,869 Number 63,457 4,374	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 11.0% 13.2% 15.0% 12.8% 7.6% 2.5% 2024 Percent 83.5% 5.8%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465 6,459 2,171 Number 62,074 4,505	4. 5. 5. 4. 11. 12. 14. 13. 8. 2. 20 Perco
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443 3,936 1,377 Ce Number 70,996 4,690 262	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3% 4.9% 1.7% Percent 89.0% 5.9% 0.3%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563 5,164 1,629 Cer Number 64,766 4,242 372	4.9% 5.3% 6.0% 5.3% 10.9% 11.1% 14.1% 15.0% 12.5% 6.7% 2.1% Percent 84.5% 5.5% 0.5%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744 5,800 1,869 Number 63,457 4,374 391	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 13.2% 15.0% 12.8% 7.6% 2.5% 2024 Percent 83.5% 5.8% 0.5%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465 6,459 2,171 Number 62,074 4,505 412	4. 5. 5. 4. 11. 12. 14. 13. 8. 2. 20 Perc 82. 6.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443 3,936 1,377 Ce Number 70,996 4,690 262 497	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3% 4.9% 1.7% nsus 2010 Percent 89.0% 5.9% 0.3% 0.6%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563 5,164 1,629 Cer Number 64,766 4,242 372 511	4.9% 5.3% 6.0% 6.0% 10.9% 11.1% 14.1% 15.0% 12.5% 6.7% 2.1% Percent 84.5% 5.5% 0.5% 0.7%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744 5,800 1,869 Number 63,457 4,374 391 577	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 11.0% 13.2% 15.0% 12.8% 7.6% 2.5% 2024 Percent 83.5% 5.8% 0.5% 0.8%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465 6,459 2,171 Number 62,074 4,505 412 621	4. 5. 5. 4. 11. 12. 14. 13. 8. 2. 20 Perc 82. 6. 0.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443 3,936 1,377 Ce Number 70,996 4,690 262 497 27	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3% 4.9% 1.7% nsus 2010 Percent 89.0% 5.9% 0.3% 0.6% 0.0%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563 5,164 1,629 Cer Number 64,766 4,242 372 511 24	4.9% 5.3% 6.0% 6.0% 10.9% 11.1% 14.1% 15.0% 12.5% 6.7% 2.1% nsus 2020 Percent 84.5% 5.5% 0.5% 0.7% 0.0%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744 5,800 1,869 Number 63,457 4,374 391 577 29	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 11.0% 13.2% 15.0% 12.8% 7.6% 2.5% 2024 Percent 83.5% 5.8% 0.5% 0.8% 0.0%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465 6,459 2,171 Number 62,074 4,505 412 621 35	4. 5. 5. 4. 11. 12. 14. 13. 8. 2. 20 Perco 82. 6. 0. 0.
0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	4,809 5,377 5,404 4,137 8,347 11,441 12,141 10,994 7,443 3,936 1,377 Ce Number 70,996 4,690 262 497	5.5% 6.0% 6.7% 6.8% 5.2% 10.5% 14.3% 15.2% 13.8% 9.3% 4.9% 1.7% nsus 2010 Percent 89.0% 5.9% 0.3% 0.6%	4,090 4,546 4,628 4,070 8,314 8,468 10,838 11,532 9,563 5,164 1,629 Cer Number 64,766 4,242 372 511	4.9% 5.3% 6.0% 6.0% 10.9% 11.1% 14.1% 15.0% 12.5% 6.7% 2.1% Percent 84.5% 5.5% 0.5% 0.7%	3,682 3,972 4,263 4,316 4,131 8,385 8,394 10,074 11,404 9,744 5,800 1,869 Number 63,457 4,374 391 577	4.8% 5.2% 5.6% 5.7% 5.4% 11.0% 11.0% 13.2% 15.0% 12.8% 7.6% 2.5% 2024 Percent 83.5% 5.8% 0.5% 0.8%	3,661 3,595 4,011 3,860 3,720 8,754 8,812 9,121 10,746 10,465 6,459 2,171 Number 62,074 4,505 412 621	4. 5. 5. 4. 11. 12. 14. 13. 8. 2. 20 Perc 82. 6. 0.

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.

January 24, 2025

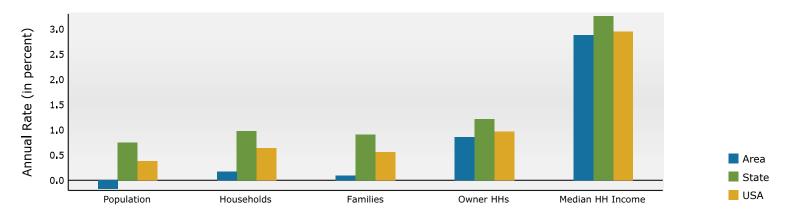


Demographic and Income Profile

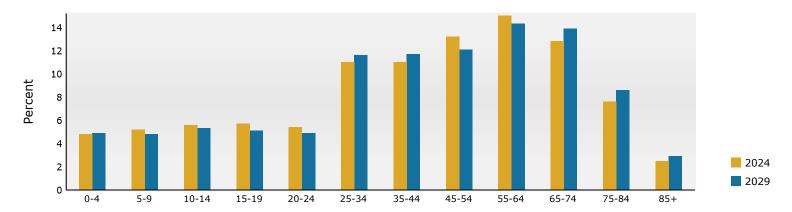
North Hill Plaza

Prepared by Esri Area: 586.74 square miles

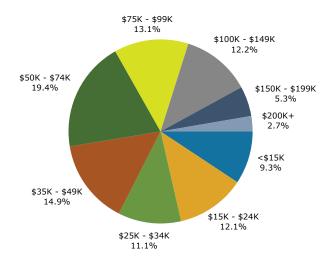
Trends 2024-2029



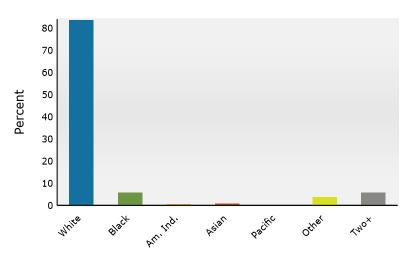
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.9%

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

©2025 Esri