

GFD

MANAGEMENT INC.

222 CLOISTER COURT CHAPEL HILL, NC 27514

Welcome to

NORTH HILL PLAZA LENOIR, NC



■ LOCATION HIGHLIGHTS

- Central Location - draws from Hickory, Boone, Lenoir, Morganton, and Wilkesboro
- Google opened a \$600 million data facility in Lenoir
- 45,000 S/F Bo's Entertainment Center next door, draws a customer base from more than 20 miles away
- 2025 estimated population in primary retail trade area - 49,403*
- 2025 estimated average household income in primary retail trade area- \$84,995*

* Demographics obtained from Esri

■ CURRENTLY AVAILABLE

- Space B6 +/- 5,000 S/F
- Space C3-C4 +/- 22,000-55,000 S/F
- Space B3 +/- 2,000 S/F



Scan this QR code to learn more about this property as well as others available for lease.

CALL US TODAY :

(919) 636-2351

HENRY CLINE • hcline@gfdinc.com



GET MORE INFO HERE :

WWW.GFDINC.COM

NORTH HILL PLAZA

LENOIR, NORTH CAROLINA



▶ TENANT LIST

SPACE

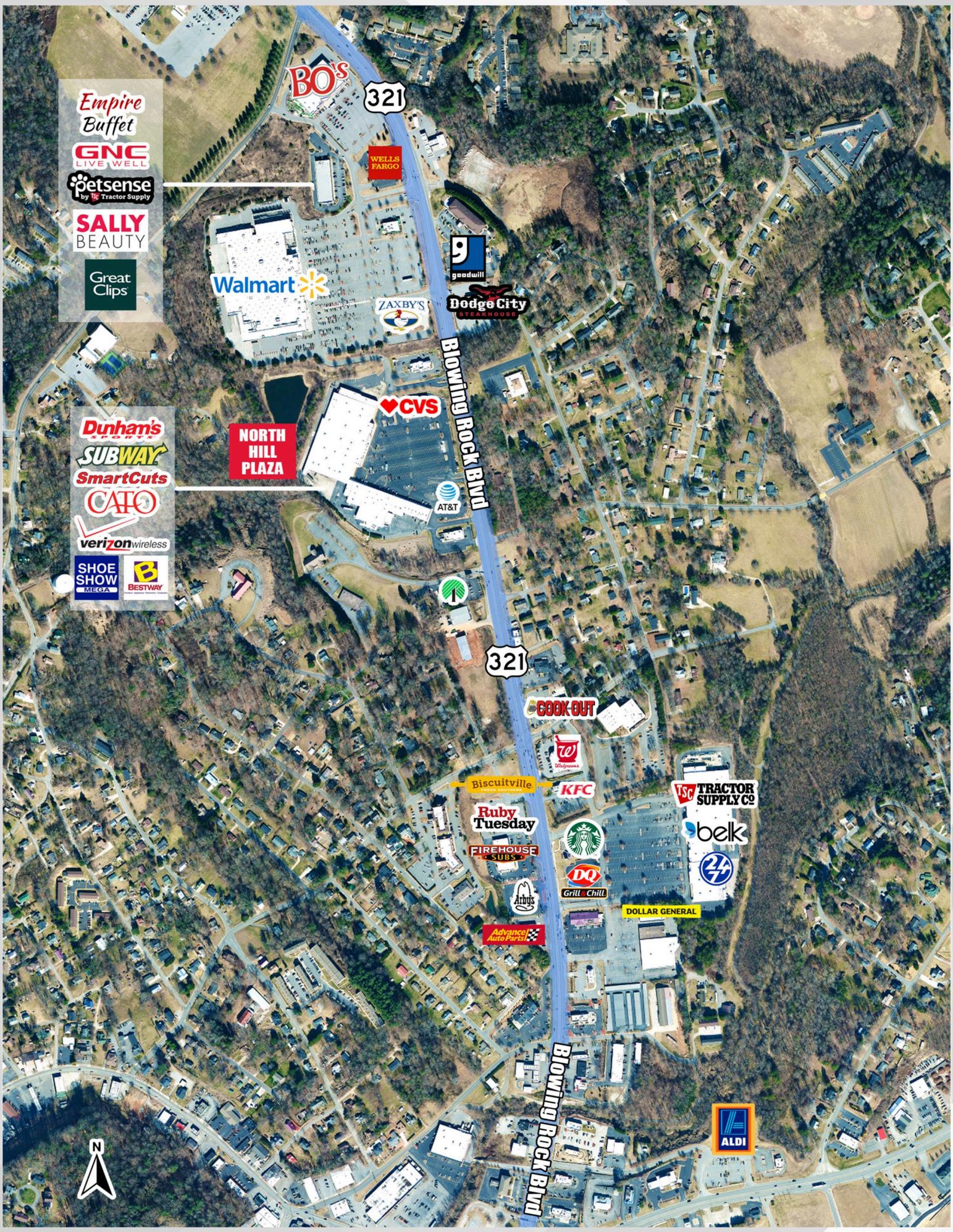
C2
 C3-4
 C5
 D
 A
 A1
 A2
 A3
 B
 A4-7, B1-2
 B3
 B4
 B5
 B6
 B7
 C1
 KIOSK

STORE

Dunham's Sports
AVAILABLE
 Planet Fitness
CVS
 A Bushel and A Peck Vintage Rentals
 Subway
 H & A Tobacco Shop 1
 China Garden
 Bestway Rent to Own
 Shoe Show Mega
AVAILABLE
 Cato
 Verizon Wireless
AVAILABLE
 Creekside Finance
 Jackson Hewitt
 Bank of America

SQ. FT.

42,820
 55,000
 19,698
 11,945
 11,291
 1,200
 1,200
 1,200
 8,470
 8,800
 2,000
 4,000
 1,600
 5,000
 5,000
 2,240
 0



Empire Buffet
GNC
 LIVE WELL
petsense
 by Tractor Supply
SALLY BEAUTY
 Great Clips

BO'S
 321
WELLS FARGO
Walmart
ZAXBY'S
goodwill
Dodge City STEAKHOUSE

Dunham's
SUBWAY
SmartCuts
CATO
 verizon wireless
SHOE SHOW MEGA
BESTWAY

NORTH HILL PLAZA
CVS
AT&T
Bowling Rock Blvd

321
COOK-OUT
Wendy's
KFC
Biscuitville
Ruby Tuesday
FIREHOUSE SUBS
Starbucks
belk
DQ
Grill - Chill
DOLLAR GENERAL
Tractor Supply Co
24
Advance Auto Parts

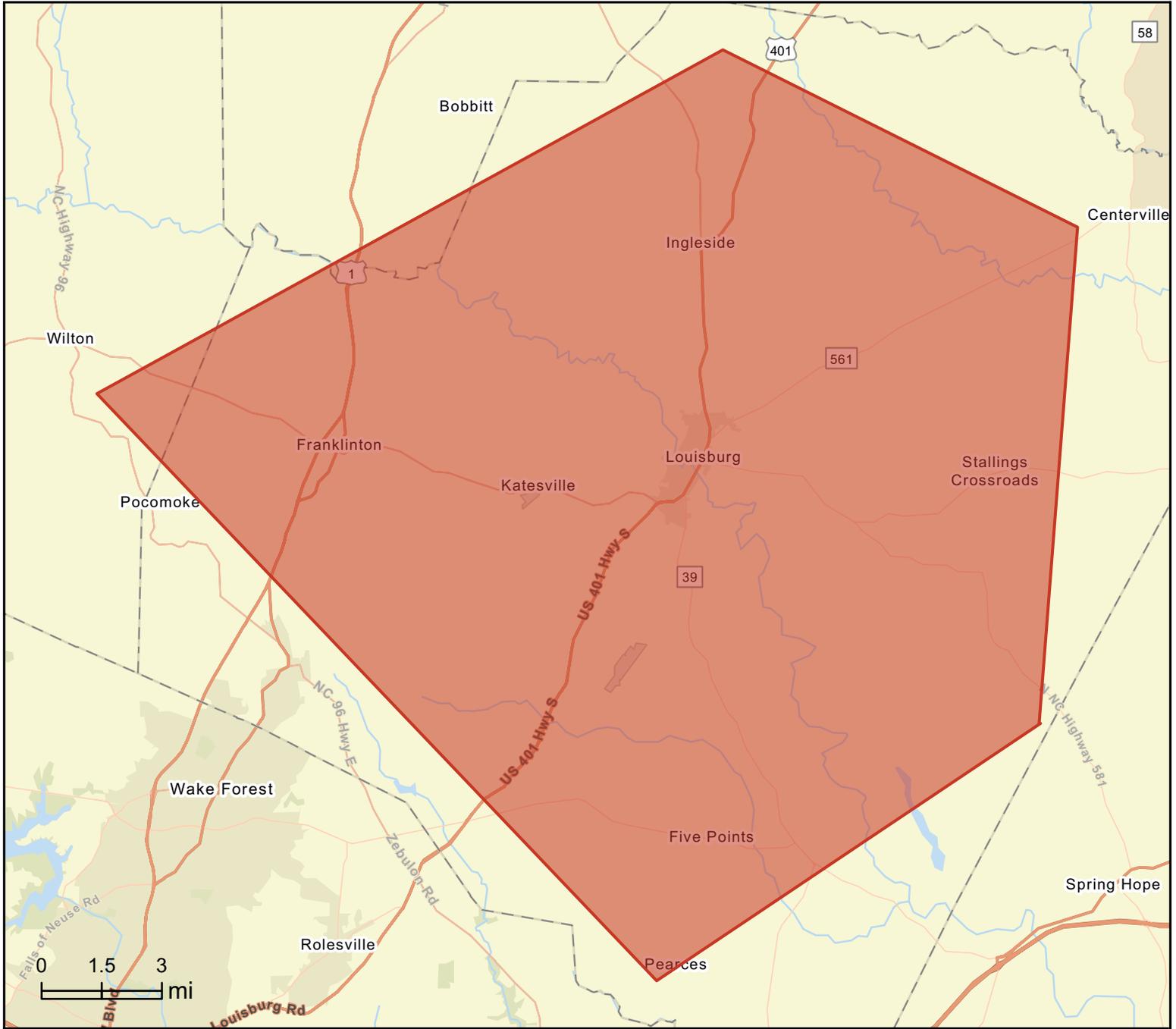
ALDI



Site Map

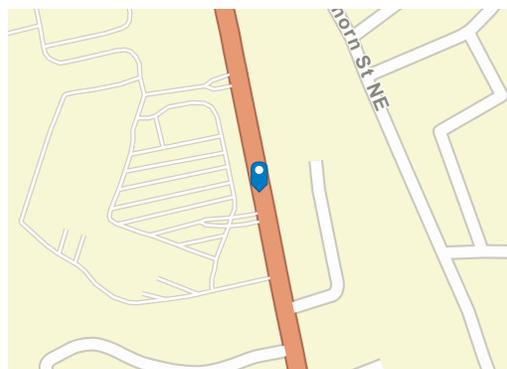
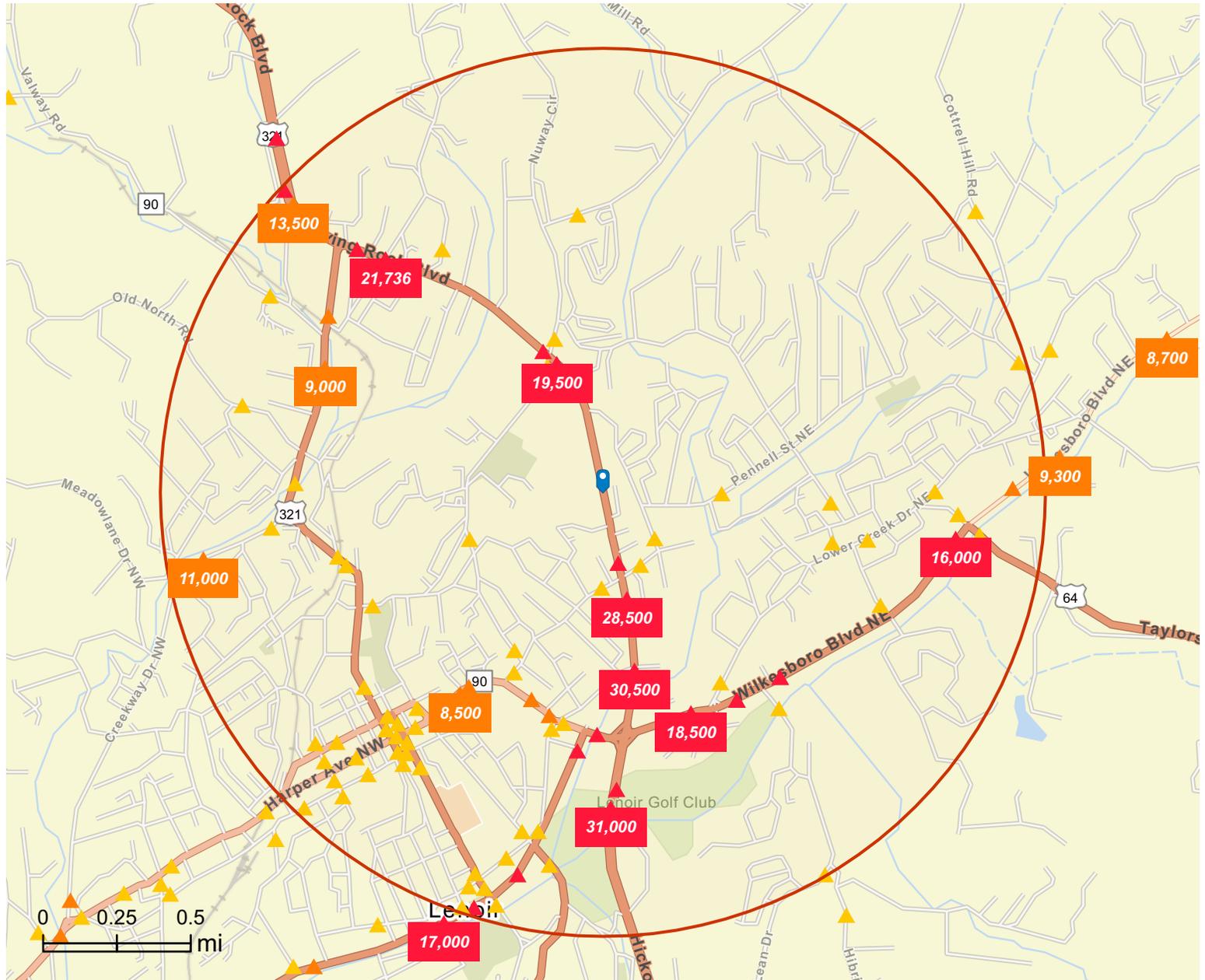
Polygon
Area: 334.68 square miles

Prepared by Esri



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



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Summary	Census 2010	Census 2020	2025	2030
Population	39,511	43,078	49,403	54,173
Households	15,107	16,486	19,391	21,470
Families	10,555	11,337	13,018	14,292
Average Household Size	2.52	2.53	2.49	2.47
Owner Occupied Housing Units	10,917	12,315	15,033	17,063
Renter Occupied Housing Units	4,190	4,171	4,358	4,407
Median Age	39.3	41.0	41.2	41.8

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.86%	0.80%	0.42%
Households	2.06%	1.10%	0.64%
Families	1.88%	0.94%	0.54%
Owner HHs	2.57%	1.21%	0.91%
Median Household Income	2.03%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,050	10.6%	1,983	9.2%
\$15,000 - \$24,999	1,608	8.3%	1,428	6.7%
\$25,000 - \$34,999	819	4.2%	747	3.5%
\$35,000 - \$49,999	2,522	13.0%	2,497	11.6%
\$50,000 - \$74,999	3,668	18.9%	4,001	18.6%
\$75,000 - \$99,999	3,152	16.3%	3,574	16.6%
\$100,000 - \$149,999	3,413	17.6%	4,250	19.8%
\$150,000 - \$199,999	984	5.1%	1,365	6.4%
\$200,000+	1,174	6.1%	1,624	7.6%

Median Household Income	\$68,190	\$75,390
Average Household Income	\$84,995	\$93,860
Per Capita Income	\$33,444	\$37,293

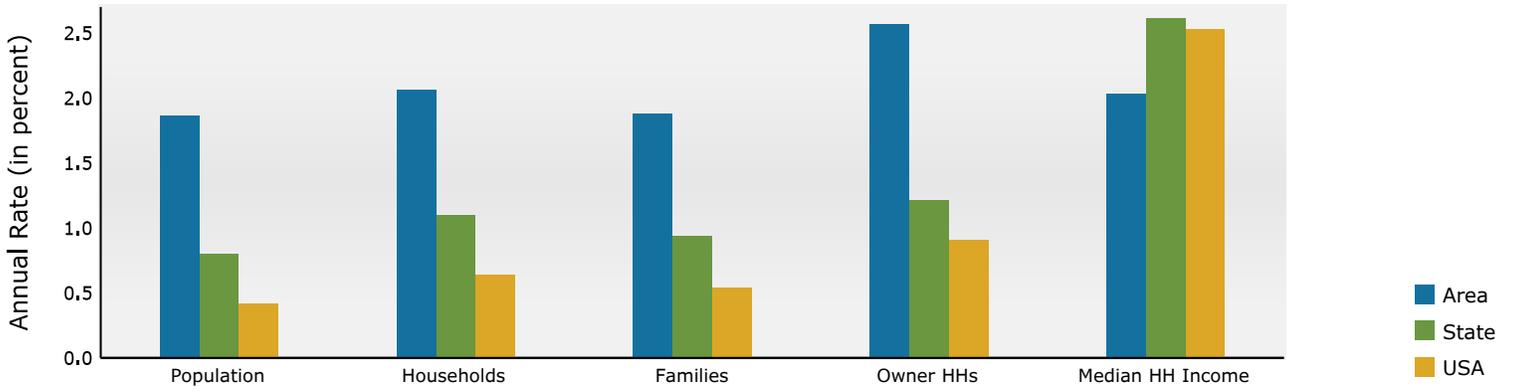
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,523	6.4%	2,476	5.7%	2,821	5.7%	3,058	5.6%
5 - 9	2,680	6.8%	2,633	6.1%	3,061	6.2%	3,166	5.8%
10 - 14	2,627	6.6%	2,852	6.6%	3,022	6.1%	3,347	6.2%
15 - 19	2,777	7.0%	2,930	6.8%	3,119	6.3%	3,147	5.8%
20 - 24	2,287	5.8%	2,446	5.7%	2,806	5.7%	2,927	5.4%
25 - 34	4,507	11.4%	5,108	11.9%	6,026	12.2%	6,538	12.1%
35 - 44	5,476	13.9%	5,062	11.8%	6,216	12.6%	7,097	13.1%
45 - 54	6,153	15.6%	5,658	13.1%	5,969	12.1%	6,507	12.0%
55 - 64	5,156	13.0%	6,207	14.4%	6,716	13.6%	6,734	12.4%
65 - 74	3,036	7.7%	4,833	11.2%	5,798	11.7%	6,653	12.3%
75 - 84	1,649	4.2%	2,149	5.0%	3,022	6.1%	3,911	7.2%
85+	639	1.6%	725	1.7%	827	1.7%	1,089	2.0%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	24,544	62.1%	25,863	60.0%	28,908	58.5%	30,782	56.8%
Black Alone	12,301	31.1%	11,516	26.7%	13,093	26.5%	14,615	27.0%
American Indian Alone	210	0.5%	322	0.7%	378	0.8%	426	0.8%
Asian Alone	148	0.4%	242	0.6%	346	0.7%	422	0.8%
Pacific Islander Alone	10	0.0%	18	0.0%	21	0.0%	25	0.0%
Some Other Race Alone	1,618	4.1%	2,698	6.3%	3,622	7.3%	4,339	8.0%
Two or More Races	681	1.7%	2,419	5.6%	3,035	6.1%	3,564	6.6%
Hispanic Origin (Any Race)	2,937	7.4%	4,385	10.2%	5,935	12.0%	7,100	13.1%

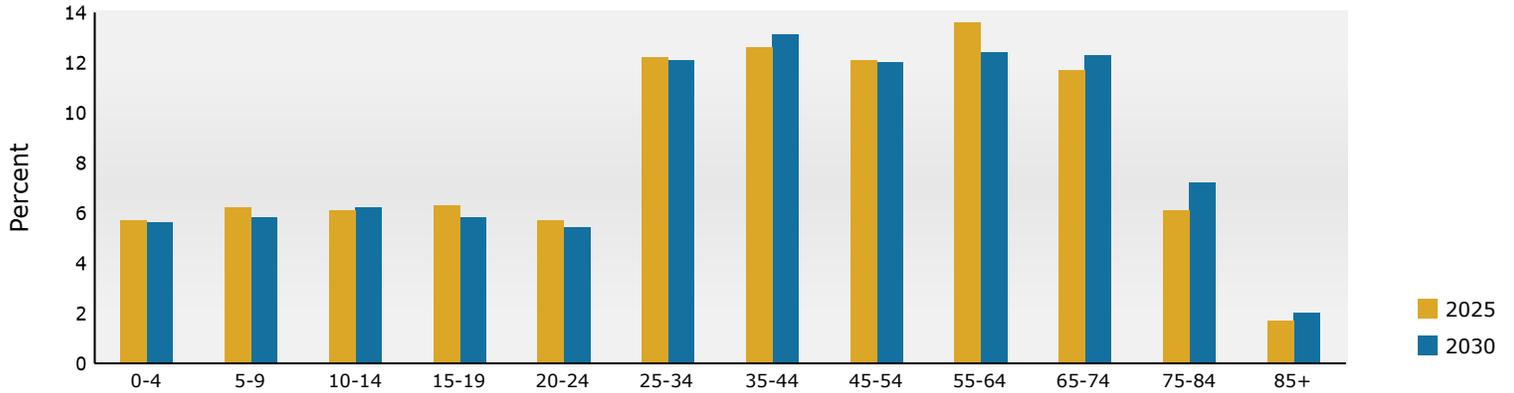
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

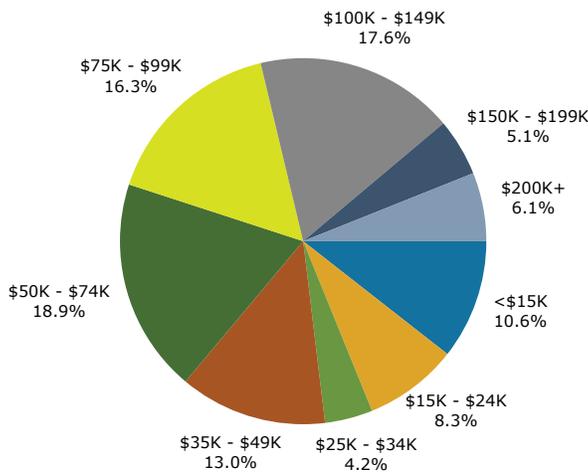
Trends 2025-2030



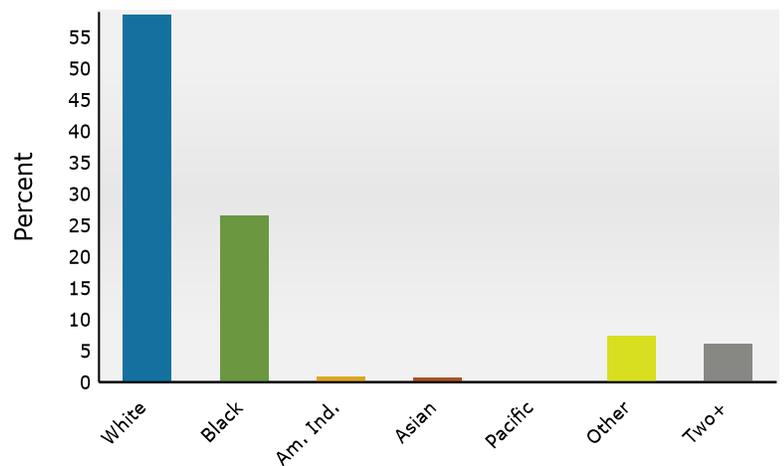
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 12.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.