

# THE COMMONS AT CITY CENTER

150 RAY KENNEDY DRIVE | LOCUST, NC 28097

AVAILABLE RETAIL FOR LEASE



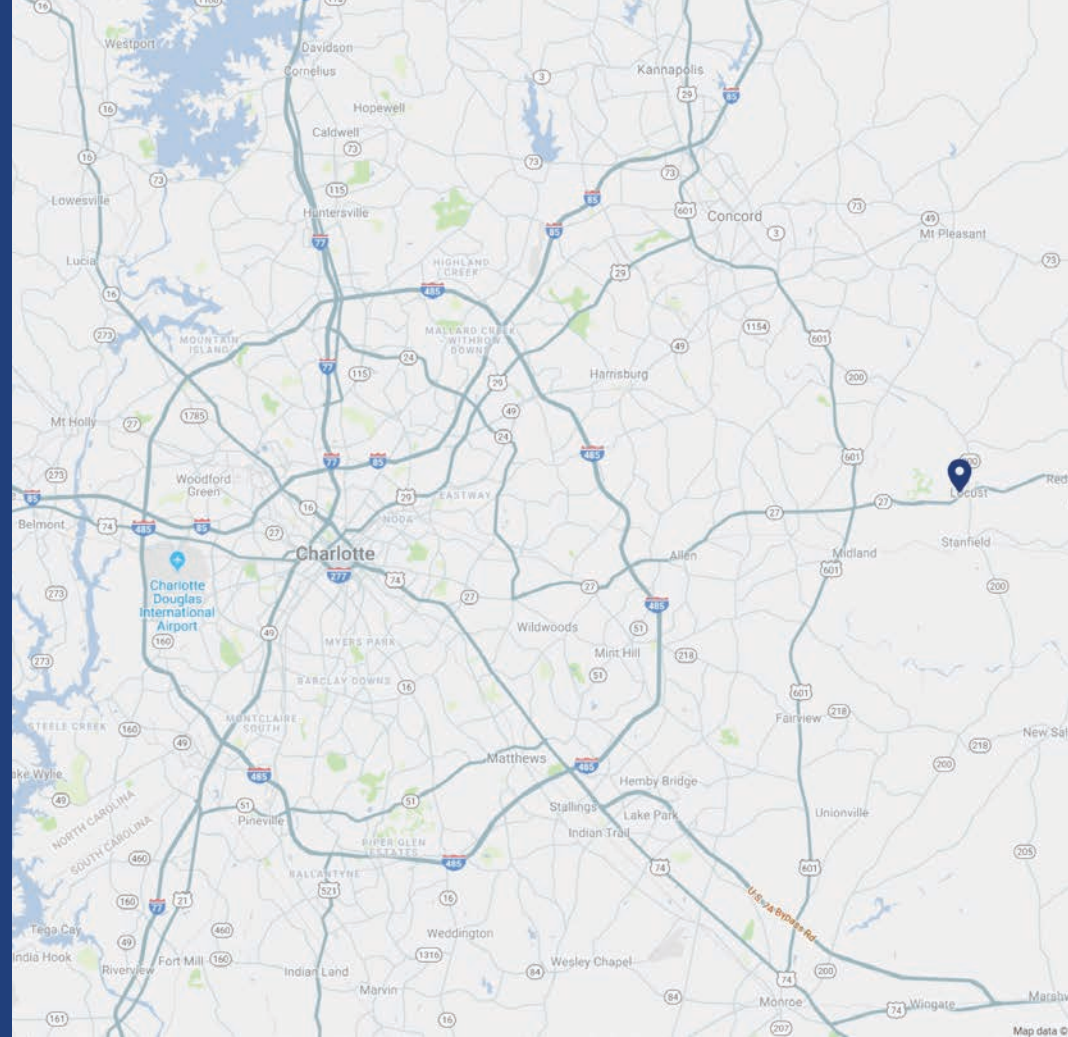
## PROPERTY OVERVIEW

# THE COMMONS AT CITY CENTER

The Commons is a mixed-use building located in Locust Town Center in Locust, NC. It has 8 Retail/Commercial Units on the first level with 18 Luxury Apartments on the 2nd level. It is in a rapidly growing area of western Stanly County North Carolina with convenient access to I-485, Highway 200, and Highway 601 providing direct commutes to Charlotte, Albemarle, Concord, Harrisburg and Monroe.

## PROPERTY DETAILS

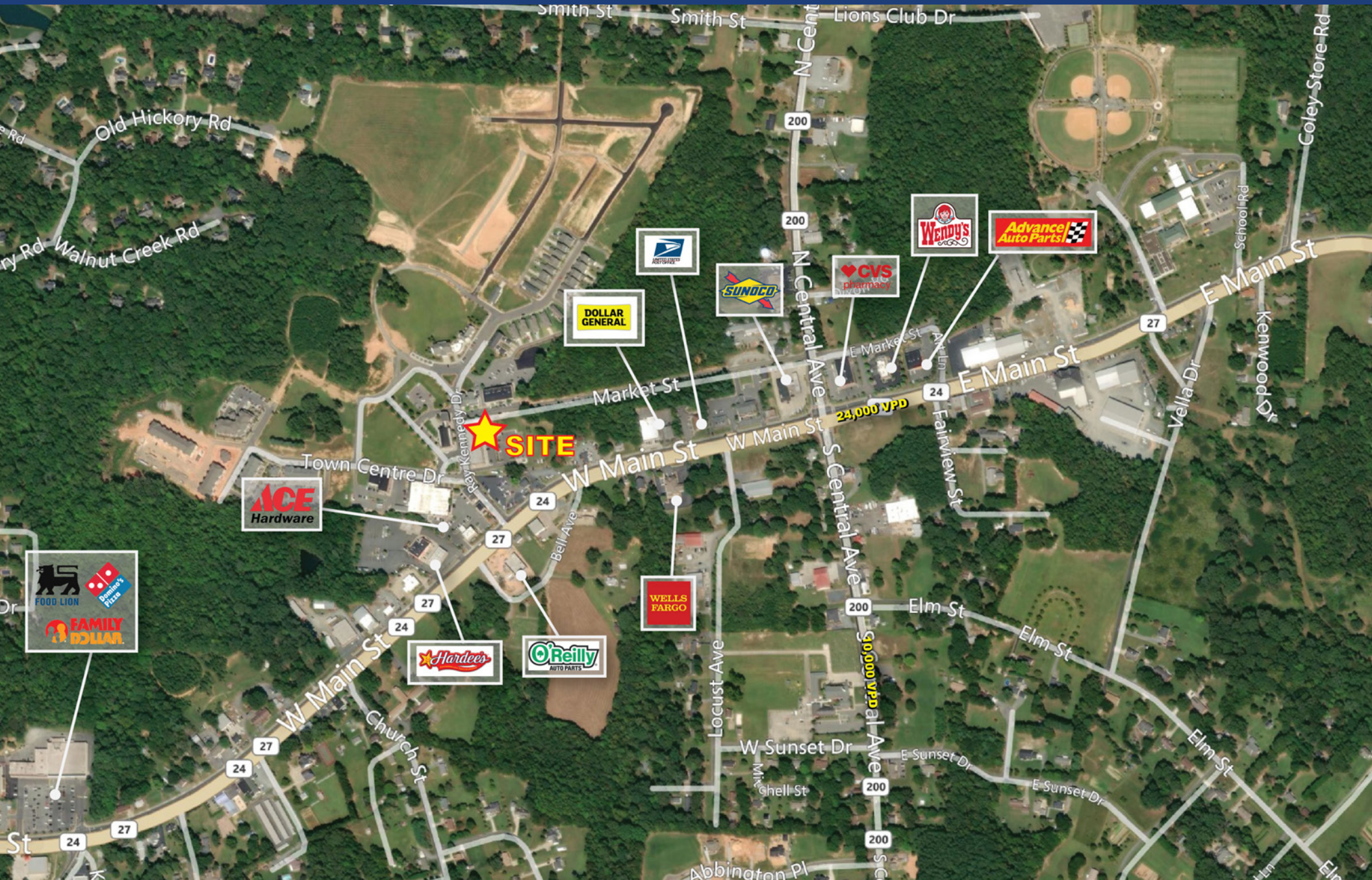
<b>Address</b>	150 Ray Kennedy Drive Locust, NC 28097
<b>Available SF</b>	+/- 1,307 - 2,065 SF
<b>GLA</b>	+/- 34,595 SF
<b>Floors</b>	2 Floors   1st Level Retail 2nd Level Multi-Family
<b>Tenants</b>	Sogo Japanese Restaurant, Barbers at Town Center, Flow Yoga Locust
<b>Parking</b>	78 Surface Spaces   2.25/1,000 SF Ratio
<b>Access</b>	Convenient to I-485, Hwy 200, and Hwy 601
<b>Traffic Counts</b>	W. Main Street   24,000 VPD
<b>Lease Rate</b>	\$19.05 - \$21.05/SF
<b>Additional Notes</b>	51 Minute drive to Charlotte Douglas International Airport



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	2,220	6,817	14,923
<b>Avg. Household Income</b>	\$69,906	\$69,444	\$69,484
<b>Median Household Income</b>	\$58,019	\$56,109	\$55,293
<b>Households</b>	852	2,621	5,754
<b>Daytime Employees</b>	1,185	2,463	3,704

# MARKET OVERVIEW



## AVAILABLE SPACES

FLOOR	SUITE	USE	AVAILABLE SF	RENT	TERM
1st	108	Retail	1,637 SF	\$19.98/FS	Negotiable
1st	114	Retail	2,065 SF	\$20.05/FS	Negotiable
1st	126	Retail	1,417 SF	\$19.05/FS	Negotiable
1st	132	Retail	1,700 SF	\$19.06/FS	Negotiable
1st	115	Retail	1,653 SF	\$21.05/FS	Negotiable
1st	243	Retail	1,307 SF	\$20.93/FS	Negotiable



PROPERTY PHOTOS | SUITE 114



PROPERTY PHOTOS | SUITE 138



## CONTACT

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## THE NICHOLS COMPANY

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

