



# 2509 Lincolnton Highway

Cherryville, North Carolina 28021



Site

+/- 0.77 AC

Hephzibah Church Road

150

10,500 VPD

Lincolnton Highway

Available for Ground Lease

+/- 0.77 AC

## Property Overview

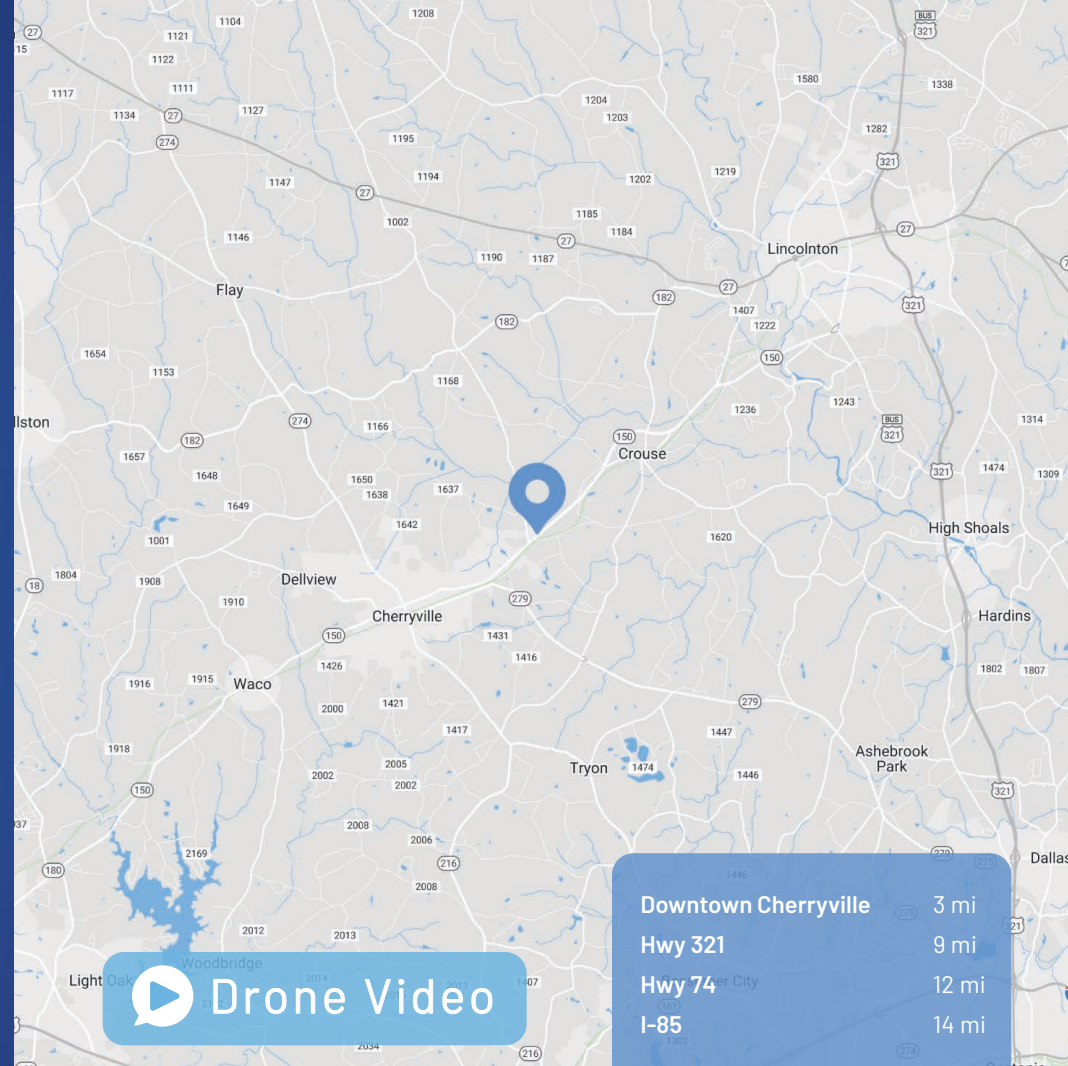
# 2509 Lincolnton Highway

## Available for Ground Lease

+/- 0.77 AC Walmart shadowed outparcel available for ground lease in Cherryville, NC. The site is a great opportunity for retail, service, or medical uses on Cherryville's main thoroughfare, Lincolnton Highway (Hwy 150) with 10,500 vehicles per day.

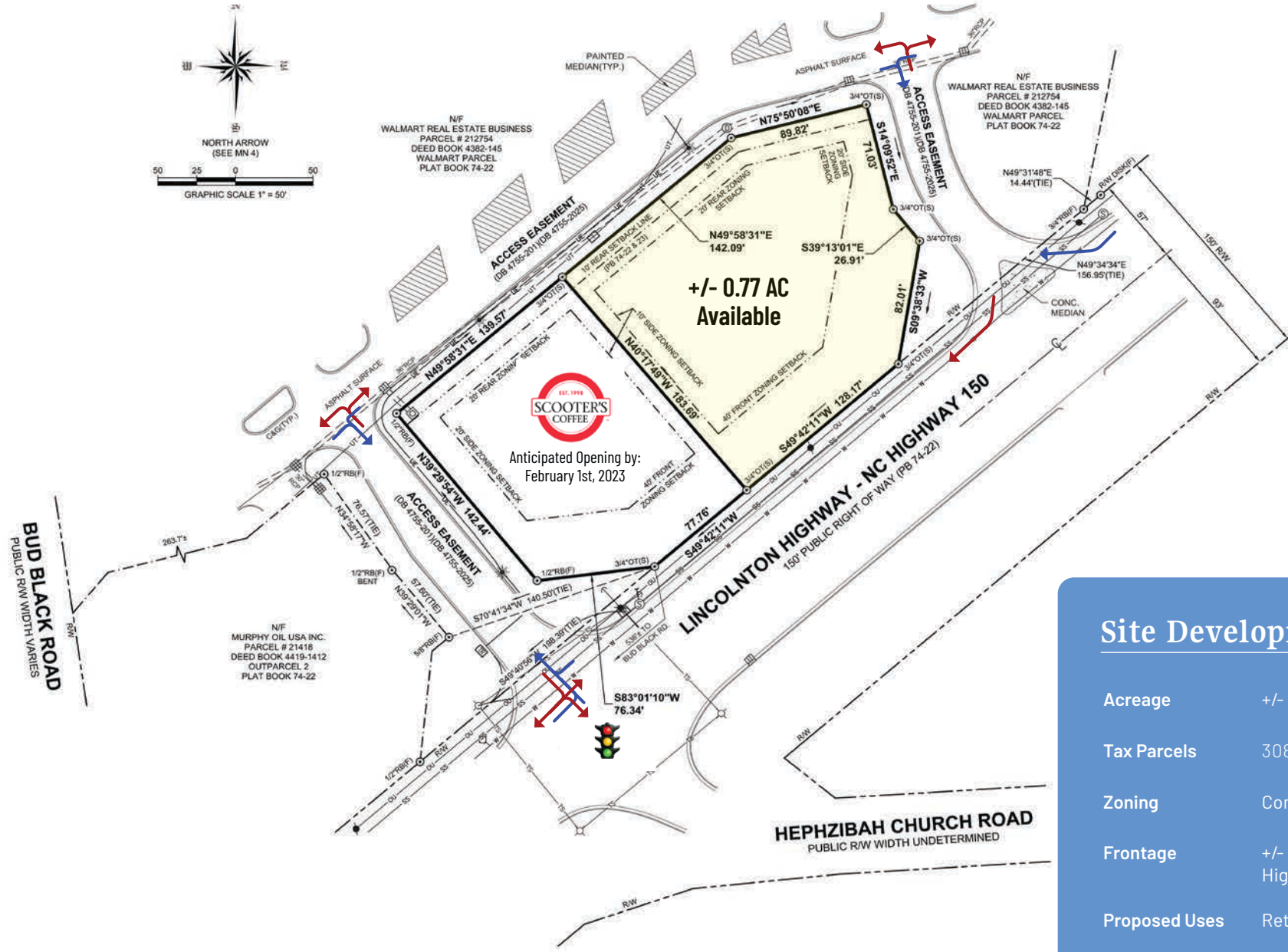
## Property Details

<b>Address</b>	2509 Lincolnton Highway   Cherryville, NC 28021
<b>Availability</b>	+/- 0.77 AC Available for Ground Lease
<b>Parcel ID</b>	308222
<b>Use</b>	Retail, Service, or Medical
<b>Zoning</b>	Commercial
<b>Frontage</b>	+/- 193 FT on Lincolnton Highway (Hwy 150)
<b>Traffic Counts</b>	Lincolnton Highway   10,500 VPD
<b>Lease Rate</b>	Call for Leasing Details
<b>Additional Details</b>	Scooter's Coffee anticipated to open by February 1st, 2023



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2022 Population</b>	788	7,733	18,700
<b>Avg. Household Income</b>	\$80,725	\$75,818	\$76,566
<b>Median Household Income</b>	\$53,559	\$55,407	\$56,578
<b>Households</b>	301	3,177	7,495
<b>Daytime Employees</b>	719	3,066	4,322



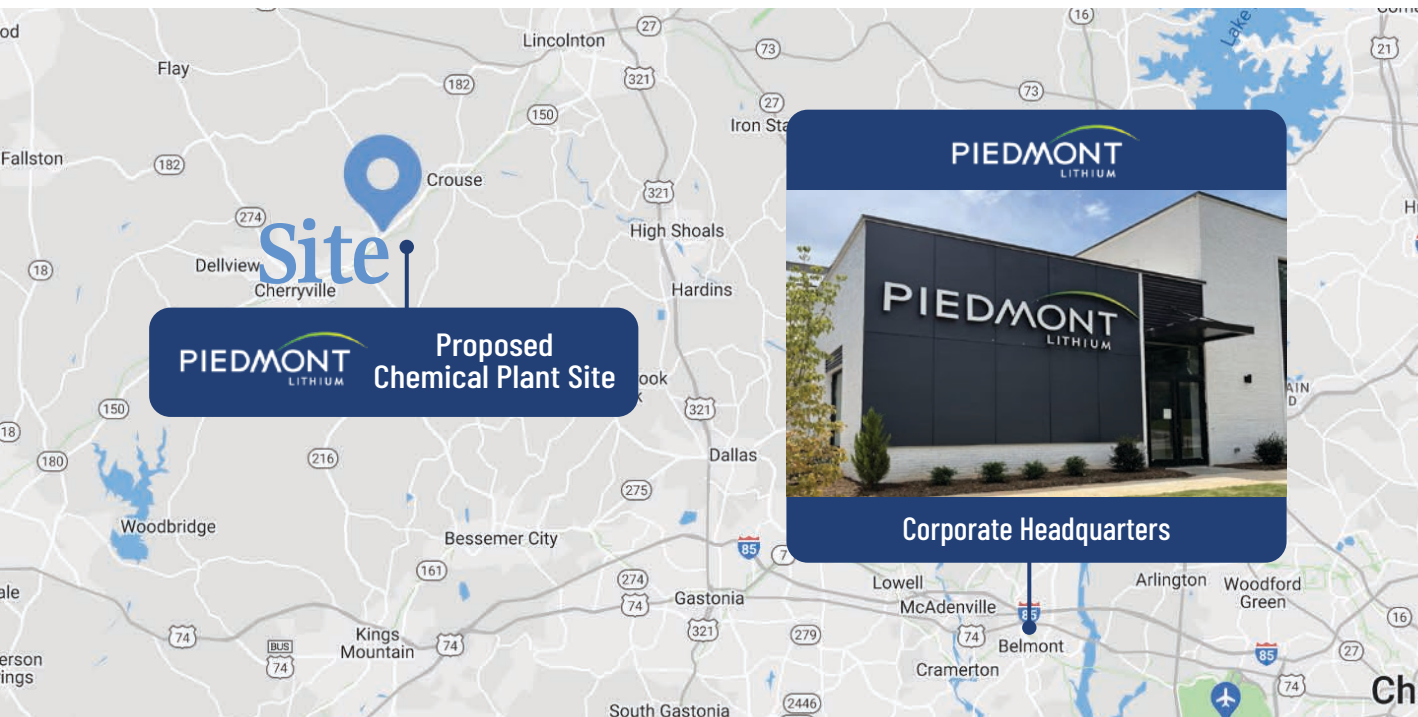
## Site Development Data

Acreage	+/- 0.77 AC
Tax Parcels	308222
Zoning	Commercial
Frontage	+/- 193 FT on Lincolnton Highway (Hwy 150)
Proposed Uses	Retail, Service, Medical
Opportunity	Ground Lease

# Carolina Lithium Project

“We aim to provide a key source of economic vitality in the region as we serve as a respectful and conscientious steward for our planet, our people, and our community.”

- Expected to be one of the world’s most sustainable lithium hydroxide operations
- Located on a world-class mineral resource within the renowned Carolina Tin-Spodumene Belt
- Expected to produce 30,000 MT of lithium hydroxide per year
- Timeline:
  - Obtain necessary permits and approvals in 2023
  - Commence construction in 2024
  - Begin production of spodumene concentrate and lithium hydroxide in 2026



**A Made-In-America Lithium Hydroxide Solution with Tremendous Economic Potential**

**1,051**  
Total employment impact - direct, indirect, and induced jobs

**\$82,181**  
Average compensation/employee

**\$210 Million**  
Total labor compensation

**\$1.2 Billion**  
Cumulative construction impact of the construction phase

**\$3.9 Billion**  
Cumulative economic impact



Contact for Details

**Josh Beaver**

(704) 373 - 9797

josh@thenicholscompany.com



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201  
Charlotte, NC 28204

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.