

# LINCOLN CENTER

415 NORTH GENERALS BLVD | LINCOLNTON, NC 28092



**Pizza Inn**  
Now Open!

**AVAILABLE**  
±1,620

**AVAILABLE**  
±4,014 SF

**CAROLINA AUTO DIRECT**

## CONTACT

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## LOCATION OVERVIEW

281,700 square foot power center at the heart of the market's primary regional retail node

## PROPERTY HIGHLIGHTS

- Anchored by Belk, Ross Dress for Less, Big Lots, Burke's Outlet, Marshalls and Tractor Supply
- Largest and most dominant shopping center in the market
- Wide view corridors from all directions
- Numerous signalized and full access points
- Across the street from Walmart Supercenter
- Highly desirable national retail co-tenancy
- Traffic Counts: N Generals Blvd – 12,000 VPD; Sigmon Rd – 5,900 VPD

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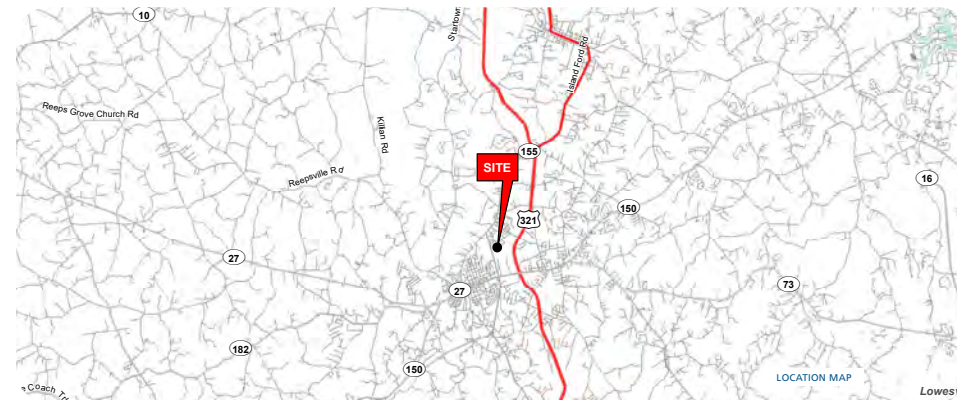
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## DEMOGRAPHICS (2022)

	1 MILE	3 MILE	5 MILE
POPULATION	3,636	18,568	31,267
AVERAGE HH INCOME	\$53,904	\$62,920	\$66,263
DAYTIME POPULATION	3,005	10,563	13,752
PROJ ANNUAL POPLATION GROWTH ('21 - '26)	2.3%	1.7%	1.6%



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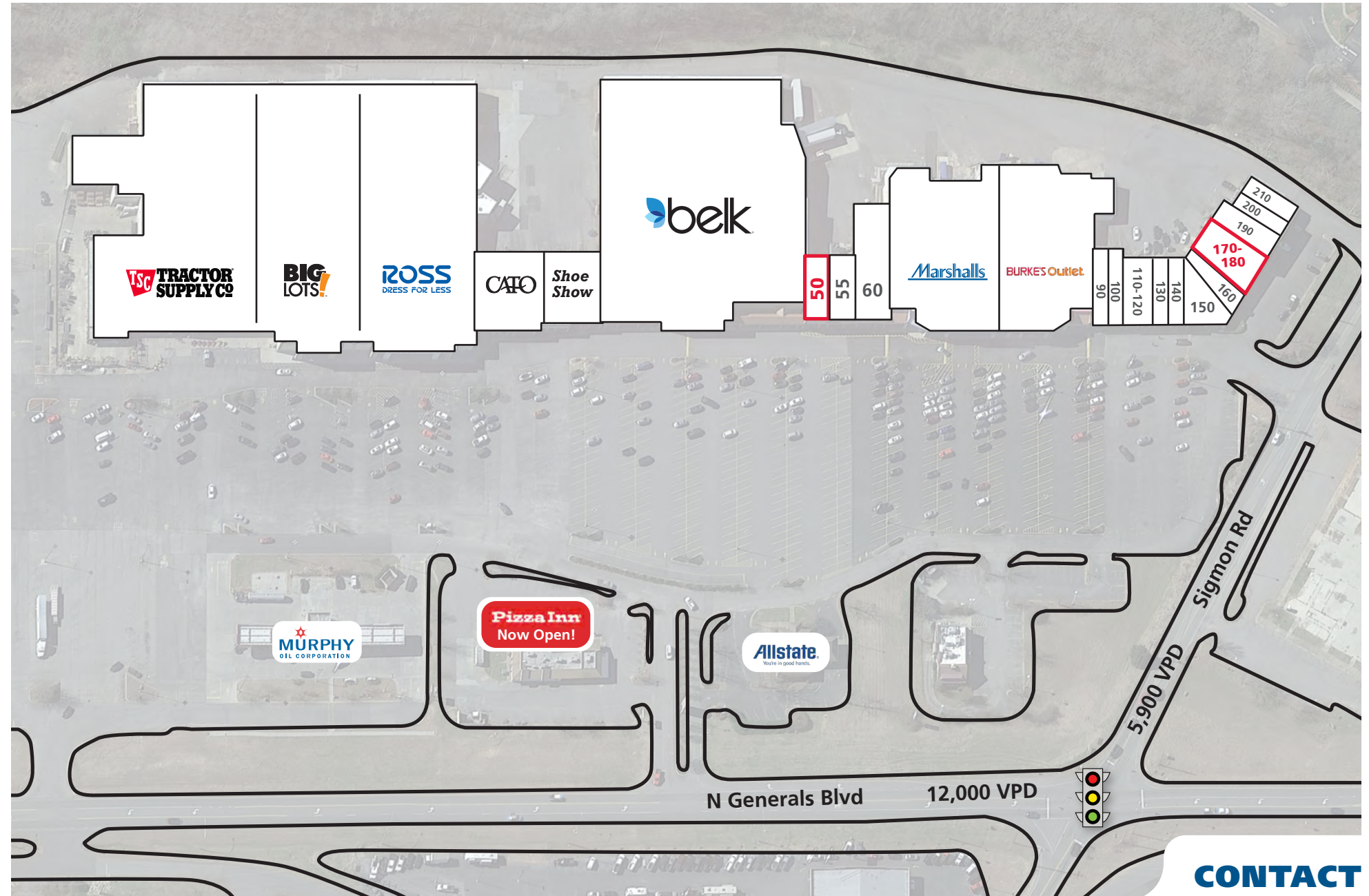
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Suite	Tenant	Square Feet
10	CATO	6,000 SF
20-30	SHOE SHOW	5,640 SF
40	BELK	64,000 SF
<b>50</b>	<b>AVAILABLE</b>	<b>1,620 SF</b>
55	CASA AZUL	2,872 SF
60	COSMOFROF	4,385 SF
80	MARSHALLS	22,016 SF
85	BURKE'S OUTLET	20,642 SF
90	GNC	1,600 SF
100	AT&T	1,6220 SF
110-120	IVY REHAB	2,800 SF
130	GREAT CLIPS	1,400 SF
140	SALLY BEAUTY	1,420 SF
150	SUBWAY	1,600 SF
160	DAB CITY VAPES	1,209 SF
<b>170</b>	<b>AVAILABLE</b>	<b>2,000 SF</b>
<b>180</b>	<b>AVAILABLE</b>	<b>2,014 SF</b>
190	OFFICE	1,420 SF
200	METRO BY T-MOBILE	1,200 SF
210	BALLY NAILS	1,280 SF



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**LINCOLNTON**  
 NORTH CAROLINA



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