

RETAIL/OFFICE SPACE FOR LEASE

3027 CENTENNIAL BLVD. CLAREMONT, NC 28610



AERIAL



N Oxford St. (8,700 +/- CPD)

Centennial Blvd. (3,180 +/- CPD)

DETAILS

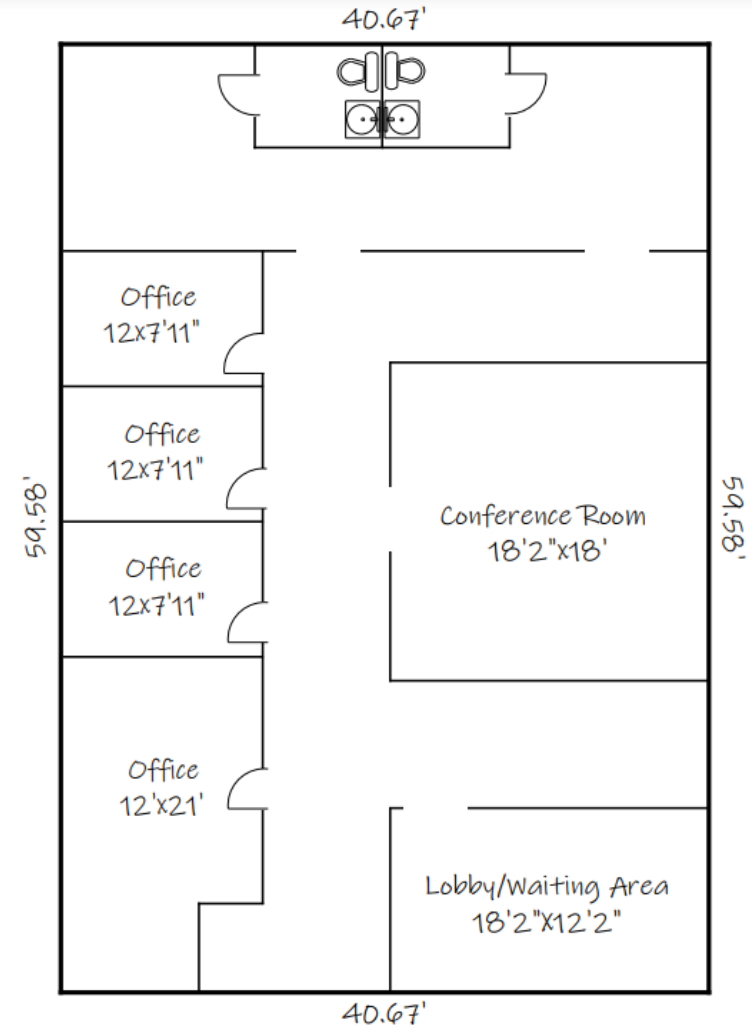
SPECIFICATIONS

Price:	\$15/SF
CAM:	\$344/month
SF:	2,400 +/- SF (can be subdivided)
Zoning:	B-3

Excellent opportunity to lease a flexible 2,400 SF retail/office suite located in Claremont, convenient to 1-40 and downtown. The space is currently built out as office space but can easily accommodate a retail or service-oriented use. The suite can also be divided into two 1,200 SF units, offering versatility for tenants of various sizes. The space has reception, four private offices, conference room, two restrooms, and a kitchen/break area.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,849	31,011	68,323
Total Household	2,519	13,042	28,660
Median Household Income	\$51,652	\$62,810	\$68,342
Total Employees	8,310	32,897	47,974



INTERIOR PICTURES





FOR MORE INFORMATION:

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net