

Mike Sullivan

The Nichols Company

704.373.9797 (Office) • 704.373.9798 (Fax)

MSullivan@thenicholscompany.com

www.thenicholscompany.com

600 Queens Rd, Charlotte, NC 28207

Available

Retail Space

For Sale



312 Main Street

Pineville, NC 28134

LOCATION

Very well maintained retail shop (Pineville Rug Galley) located in the historic downtown commercial district of Pineville. District is witnessing a renaissance with new high-end restaurants, bars and unique retail venues re-locating to the strip. New multi-family development planned just blocks away. Property qualifies for both state and national tax credit. Abundant parking adjacent to property.



SITE ATTRIBUTES

- +/- 2,520 SF
- Zoning: DC
(Downtown Core District)
- Traffic Counts:
Est. 112,000 VPD I485
- Sale Price: \$499,000

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	1,984	57,088	164,308
Daytime Population	1,615	70,012	220,824
Avg. Household Income	\$49,261	\$77,691	\$92,732



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.

