

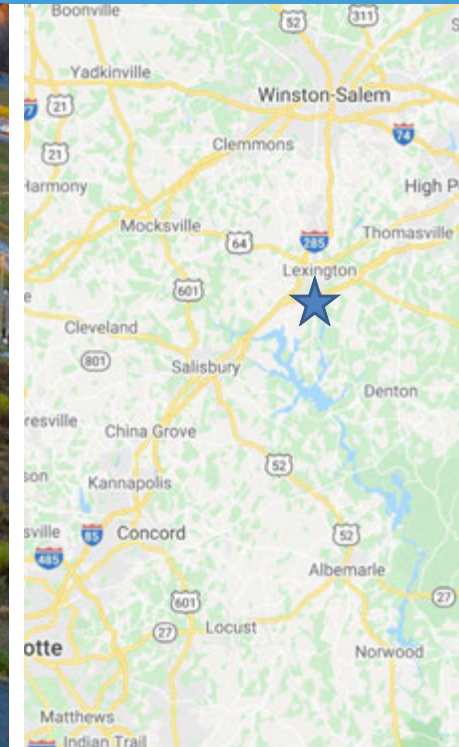
LEXINGTON PARKWAY PLAZA

NEC OF I-85 AT HWY 8/COTTON GROVE ROAD, LEXINGTON, NC

RETAIL SPACE
AVAILABLE

NS New South
Properties
NEWSOUTHPROP.COM

+/-4,000 SF SMALL SHOP SPACE AVAILABLE



PROPERTY SUMMARY

- GLA +/-270,650SF Regional Power Center
- +/- 4,000 SF inline retail space available
- COMING SOON: Gabe's
- Over 2,200 SF of frontage visibility on I-85 at Hwy 8/Cotton Grove Rd., the main retail corridor in the market.
- Major Tenants include Belk, Planet Fitness, Ollie's, Dollar Tree and Tractor Supply
- 3.8 acre available for new retail

TRADE AREA DEMOGRAPHICS

	20 MIN DRIVE TIME
POPULATION	93,296
AVERAGE HH INCOME	\$61,152
DAYTIME POPULATION	67,224
TOTAL RETAIL EXPEND.	\$909.02M

TRAFFIC COUNTS

I-85: 58,000 AADT
Cotton Grove Rd: 28,000 AADT

BROKER CONTACT

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+/-4,000 SF SMALL SHOP SPACE AVAILABLE



PROPERTY OVERVIEW

Lexington Parkway Plaza is the largest shopping center in Davidson County. The +/-270,650 SF power center offers prime retail location located at the intersection of I-85 and Hwy 8/Cotton Grove Rd. The center enjoys easy regional access, with signalized intersection and over 2,200 SF of interstate visibility.

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NEC OF I-85 AT HWY 8/COTTON GROVE ROAD, LEXINGTON, NC

SITE PLAN

+/-4,000 SF SMALL SHOP SPACE AVAILABLE



UNIT	TENANT	SF
15	Tractor Supply Company	32,000 SF
17	GNC	1,988 SF
19	Sweet Frog	1,200 SF
21	Pro Physical Therapy	1,775 SF
23	Ollies	29,700 SF
25	Little Caesars	1,500 SF
26	Nail Salon	1,300 SF
27	NC License Plate Agency	2,000 SF
29	Affordable Dentures	2,833 SF
31	CATO	6,400 SF
37	GABES	62,150 SF
35	High Rock Insurance	1,500 SF
39	Planet Fitness	29,821 SF
43	Dollar Tree	17,010 SF
45	AVAILABLE	4,000 SF
47	Jersey Mike's	1,400 SF
49	L&X Tobacco	1,400 SF
51	Coach's Neighborhood Grill	5,400 SF
57	Hibbett Sports	5,850SF
69	Belk	57,033 SF

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LEXINGTON PARKWAY PLAZA

NEC OF I-85 AT HWY 8/COTTON GROVE ROAD, LEXINGTON, NC

AERIAL



+/-1,400 - 4,000 SF SMALL SHOP SPACE AVAILABLE



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