



WOODCREST
CAPITAL, LLC

Marion City Square

500 North Main Street | Marion NC

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE

Anchor: 10,000-40,051 SF

Retail: 990 - 11,820 SF

Flex/Warehouse: 1-10k SF



- 155,156 SF Center
- McDowell County, North Carolina
- Large Parking Field
- Great Visibility & Access

Type	PSF
NNN's	\$ 1.85
Lease Rates	Call for Rates

Traffic Counts	
N Main St	15,094 VPD
E Court St	11,145 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	2,850	11,796	24,789	25,490
Households	1,131	4,870	9,725	10,663
Average HH Income	\$48,380	\$53,618	\$60,613	\$65,643

* 1, 3, and 5 mile radius data provided by Placer.ai using the Census 2019 ACS dataset

** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 8/1/2021-7/31/2022 as calculated by Placer.ai using the Census 2019 ACS dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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