

DOWNTOWN PINEVILLE SHOPS

103-109 DOVER STREET & 321-333 MAIN STREET | PINEVILLE, N.C. 28134

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FOR LEASE

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RETAIL ADVISORS

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PROPERTY / LEASE INFORMATION

Asking Rate: Please Call

NNN: Please Call

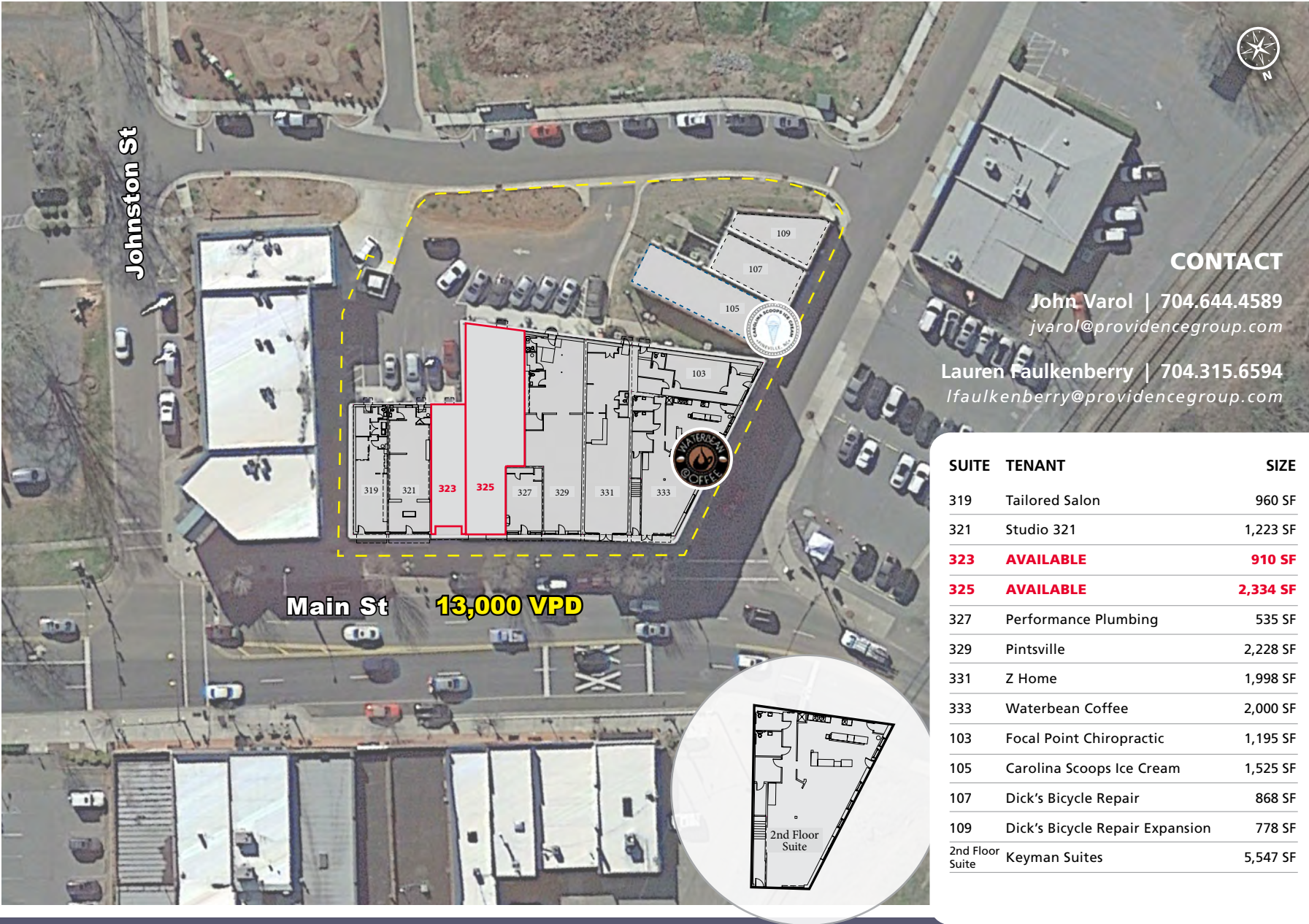
Space Available: 910 - 2,334 SF

PROPERTY DESCRIPTION

The historic specialty strip is positioned on the hard corner of Main Street and Dover St in the heart of downtown Pineville, NC. This infill strip contributes to the vibrancy and economic success of the Pineville community. In the next year, this project will undergo renovations which include increased signage, updated awnings and new exterior paint. While this historical strip was originally developed in the early 1900’s to serve as a hotel for the legendary Cone Mill, the strip has now developed into the primary retail strip in Downtown Pineville.

As Charlotte continues to grow, Pineville has experienced rapid growth over the last 10 years and will continue to do so going forward. There are strong demographics within a 3-mile radius of the strip and there are over 58K people with average household incomes of over \$90K. The population within a 5-mile radius exceeds 180K people and is expected to increase 8.8% by the year 2025.

DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
POPULATION	2,898	57,283	171,718
AVERAGE HH INCOME	\$71,017	\$91,744	\$112,305
MEDIAN HH INCOME	\$59,099	\$73,935	\$88,956
BUSINESS ESTABLISHMENTS	453	3,754	8,902
DAYTIME EMPLOYMENT	6,263	52,029	115,713

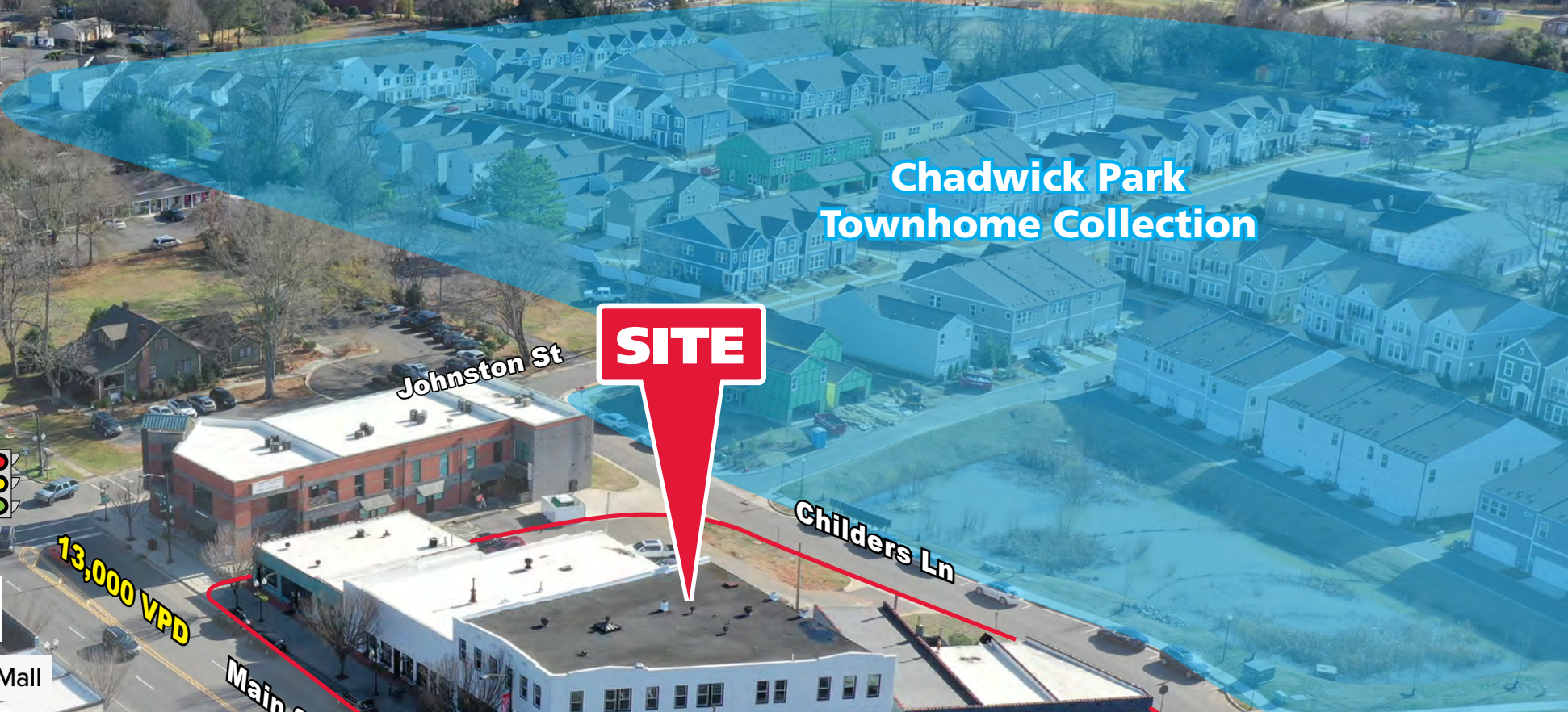


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319 MAIN STREET | PINEVILLE (CHARLOTTE MSA), NC 28134





**Chadwick Park
Townhome Collection**



SITE

Johnston St

Childers Ln

Main St

Dover St

13,000 VPD



Christie's on Main Antiques Mall



WECRAFTLAB





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