

Prime "Main & Main" City Center Commercial Development Site

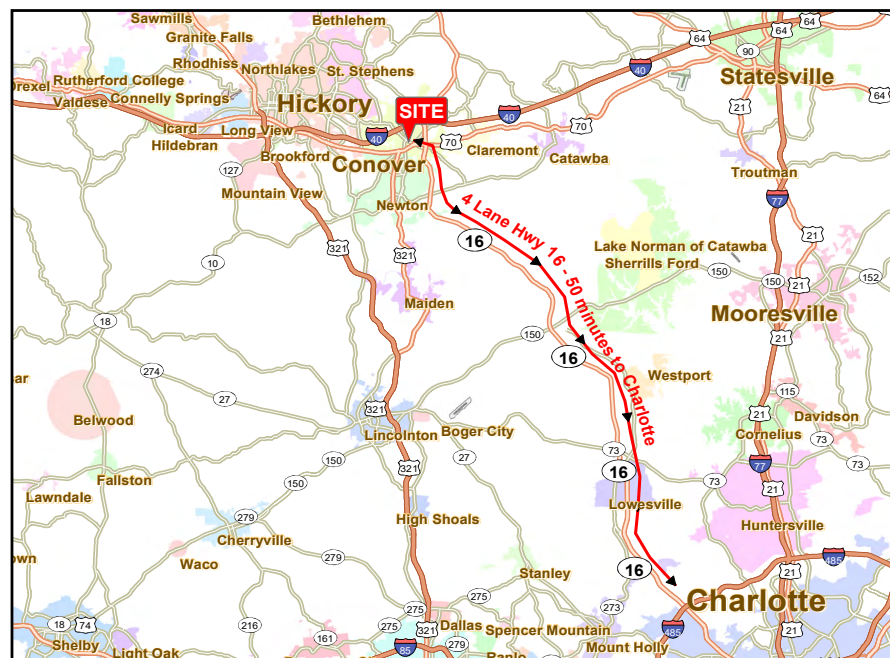
104 First Street East
Conover, NC 28613



Development Highlights:

- A Prime Redevelopment Site at the main crossroads in the center of town is now available. This high visibility parcel has traffic counts of over 16,000 VPD, with significant walkable traffic and supporting businesses. The zoning for the property encourages mixed-use with ground floor commercial, along with office or residential units above.
- Excellent Potential Building Site:
4,000 ± SF Floor Plate with Multi-Levels - Could allow 7.000 SF ± Total, as shown in attached renderings.
- Retail, Office, Residential - Mixed Use Development Opportunity.
- Pad Ready. Water / Sewer & Utilities to Site.
- Rear Alley provides access for business needs.
- 700 public parking spaces downtown.
- The site is within walking distance to city park, downtown park, the norman B. Coley amphitheater and the Conover Library.
- Downtown District: Active interest in uses such as; Food and Beverage, Brewery and Entertainment.
- Municipality Is Very Supportive of Development.

Sales Price: \$130,000



Contact: Donna Adams 828.323.9100
dadams@acrescarolina.com

Adams Commercial Real Estate Services, LLC
1333 2nd Street NE, Ste 314, Hickory, NC 28601

Prime "Main & Main" City Center Commercial Development Site

104 First Street East
Conover, NC 28613



Conceptual Renderings

The ground floor would make a viable custom designed commercial venue. A restaurant could adjust the floor plate of the building to provide an outside dining space or a covered arcade.



Contact: Donna Adams 828.323.9100
dadams@acrescarolina.com

Adams Commercial Real Estate Services, LLC
1333 2nd Street NE, Ste 314, Hickory, NC 28601

Prime "Main & Main" City Center Commercial Development Site

104 First Street East
Conover, NC 28613



Conceptual Renderings



This site is an important anchor
and a gateway into downtown....

Contact: Donna Adams 828.323.9100
dadams@acrescarolina.com

Adams Commercial Real Estate Services, LLC
1333 2nd Street NE, Ste 314, Hickory, NC 28601

Prime "Main & Main" City Center Commercial Development Site

104 First Street East
Conover, NC 28613

Vicinity Map

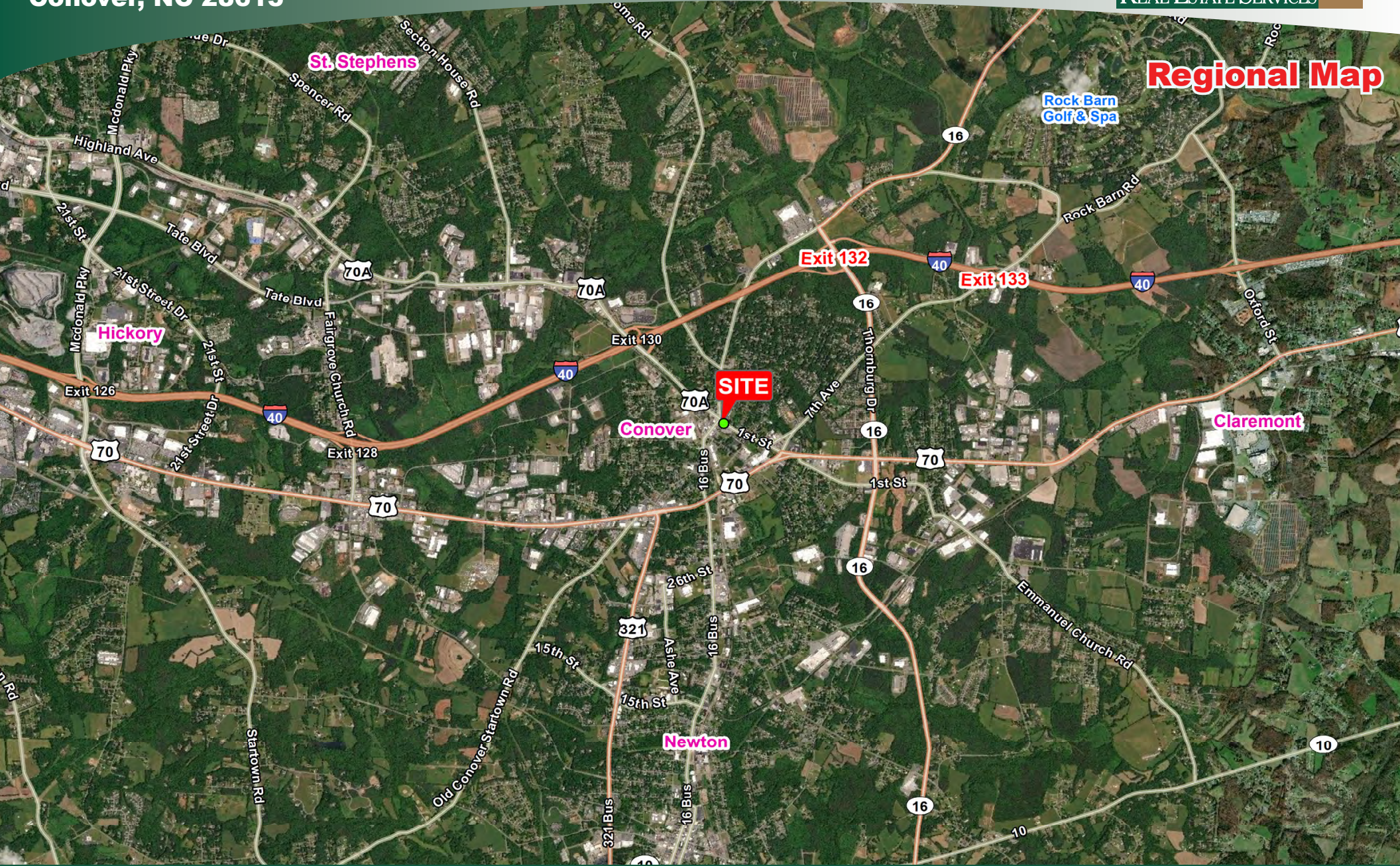


Contact: Donna Adams 828.323.9100
dadams@acrescarolina.com

Adams Commercial Real Estate Services, LLC
1333 2nd Street NE, Ste 314, Hickory, NC 28601

Prime "Main & Main" City Center Commercial Development Site

104 First Street East
Conover, NC 28613



Regional Map

Contact: Donna Adams 828.323.9100
dadams@acrescarolina.com

Adams Commercial Real Estate Services, LLC
1333 2nd Street NE, Ste 314, Hickory, NC 28601

Prime "Main & Main" City Center Commercial Development Site

104 First Street East
Conover, NC 28613



Rendering Exhibits



The Location would be Suitable for a Two-Story or Three-Story Building

4,000 ± SF Floor Plate Up To 7,000 ± SF Multi-Story

Site has Rear Alley Access for Deliveries and Back-of-House Functions



Contact: Donna Adams 828.323.9100
dadams@acrescarolina.com

Adams Commercial Real Estate Services, LLC
1333 2nd Street NE, Ste 314, Hickory, NC 28601