

Warlick Plaza

411-425 W A St, Newton NC 28658



ARDOR COMMERCIAL
ADVISORS, LLC

THE SPACE

Location	411-425 W A St, Newton, NC, 28658
COUNTY	Catawba
Traffic Count	22,434

HIGHLIGHTS

- Across from the new Newton Court House
- Located next to popular family entertainment center
- A short distance from downtown Newton
- Ample parking



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,913	18,486	38,908



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$69,322	\$70,449	\$74,609



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,987	7,340	15,215

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
411	Leased	1st	1,600	NNN	Former Salon
425	Anchor	1st	30,000	NNN	Former Grocery Store

PROPERTY FEATURES

TOTAL TENANTS	6
BUILDING SF	60,000
LAND ACRES	6.10
YEAR BUILT	1984
YEAR RENOVATED	1997
ZONING TYPE	PD-SC-C
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	159
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

TENANT INFORMATION

MAJOR TENANT/S	Dollar Tree
SHADOW ANCHOR	Family Dollar
LEASE TYPE	NNN

Newton, NC

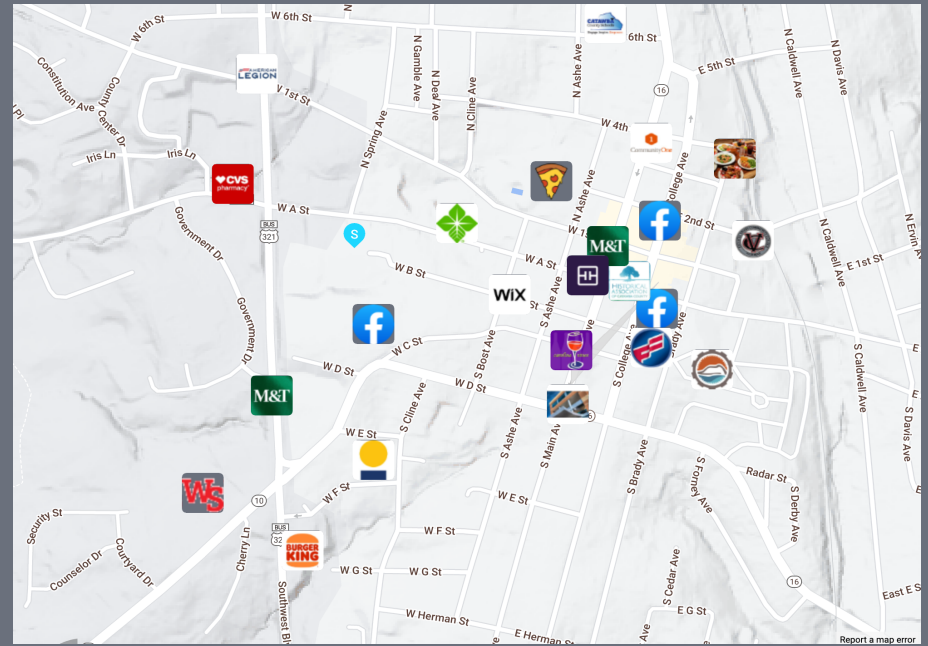
- Newton is a city located in Catawba County, North Carolina, that offers a variety of commercial real estate opportunities. With a population of approximately 13,000 people, Newton has a small-town feel with easy access to major metropolitan areas such as Charlotte, which is about an hour's drive away.

Newton's commercial real estate market includes a mix of retail, office, and industrial properties. The city has a number of retail centers and plazas, which are home to national retailers and local businesses alike. Additionally, Newton has several industrial parks that offer a range of manufacturing and distribution facilities.

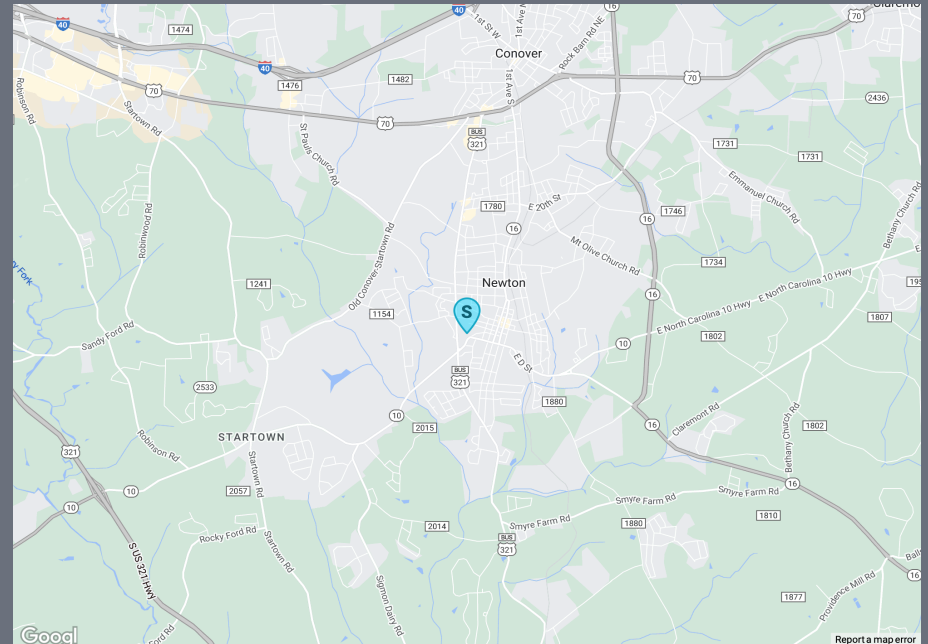
Newton's location along major transportation routes, including Interstate 40 and US Route 321, makes it an attractive location for businesses looking to expand their operations or establish a presence in the region. The city also has a strong workforce, with a number of technical and vocational schools located in the area.

Overall, Newton's commercial real estate market offers a range of opportunities for investors, business owners, and developers looking to capitalize on the city's growing economy and strategic location.

Locator Map



Regional Map



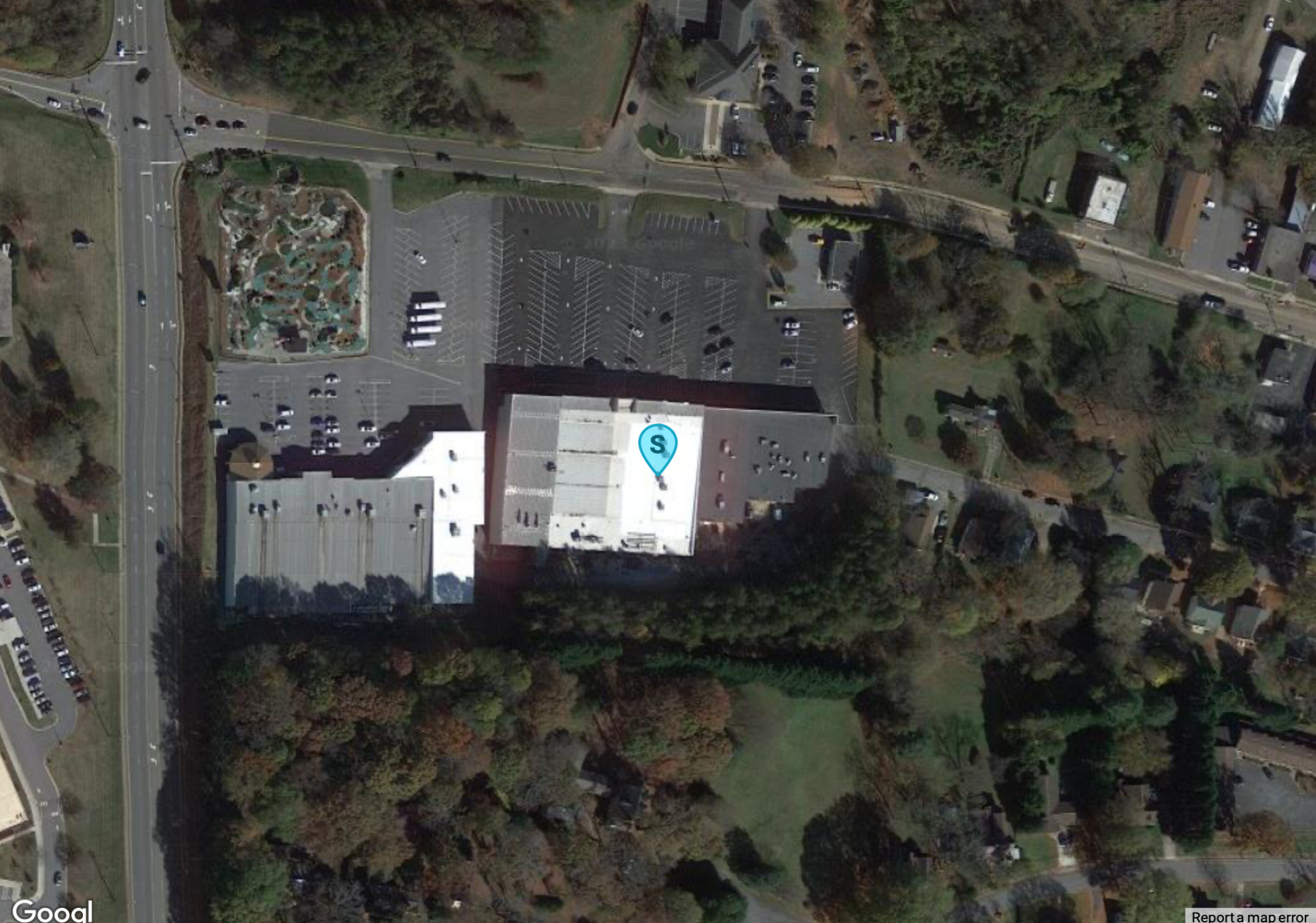
Catawba County

- Catawba County is located in western North Carolina and offers a diverse range of commercial real estate opportunities. The county has a population of approximately 160,000 people and is home to several cities and towns, including Hickory, Newton, and Conover.

Catawba County's commercial real estate market includes a variety of property types, including retail, office, industrial, and mixed-use properties. The county is home to several retail centers and plazas that offer a range of shopping and dining options and several office parks that house professional and corporate businesses.

The county also has a strong industrial presence, with several industrial parks located throughout the area. These parks offer a range of manufacturing and distribution facilities, as well as access to major transportation routes, including Interstate 40 and US Route 321.

In addition to its commercial real estate offerings, Catawba County has a highly skilled workforce and a number of technical and vocational schools that provide businesses with a pipeline of trained and qualified workers. The county also offers a high quality of life, with a range of outdoor recreational opportunities and cultural attractions that attract residents and visitors alike.



Google

[Report a map error](#)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,795	17,122	34,148
2010 Population	4,952	18,138	37,980
2022 Population	4,913	18,486	38,908
2027 Population	4,905	18,479	38,771
2022-2027: Population: Growth Rate	-0.15 %	-0.05 %	-0.35 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	281	892	1,569
\$15,000-\$24,999	162	659	1,359
\$25,000-\$34,999	186	793	1,558
\$35,000-\$49,999	369	1,272	2,465
\$50,000-\$74,999	338	1,459	3,193
\$75,000-\$99,999	244	950	1,886
\$100,000-\$149,999	253	840	2,047
\$150,000-\$199,999	115	236	587
\$200,000 or greater	38	240	550
Median HH Income	\$49,717	\$50,605	\$53,554
Average HH Income	\$69,322	\$70,449	\$74,609

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,104	7,257	13,950
2010 Total Households	1,942	7,118	14,649
2022 Total Households	1,987	7,340	15,215
2027 Total Households	1,990	7,365	15,223
2022 Average Household Size	2.37	2.46	2.50
2000 Owner Occupied Housing	1,274	4,708	9,512
2000 Renter Occupied Housing	636	2,076	3,574
2022 Owner Occupied Housing	1,224	4,718	10,557
2022 Renter Occupied Housing	763	2,622	4,657
2022 Vacant Housing	241	654	1,302
2022 Total Housing	2,228	7,994	16,517
2027 Owner Occupied Housing	1,247	4,799	10,704
2027 Renter Occupied Housing	743	2,566	4,519
2027 Vacant Housing	241	660	1,327
2027 Total Housing	2,231	8,025	16,550
2022-2027: Households: Growth Rate	0.15 %	0.35 %	0.05 %

Source: esri

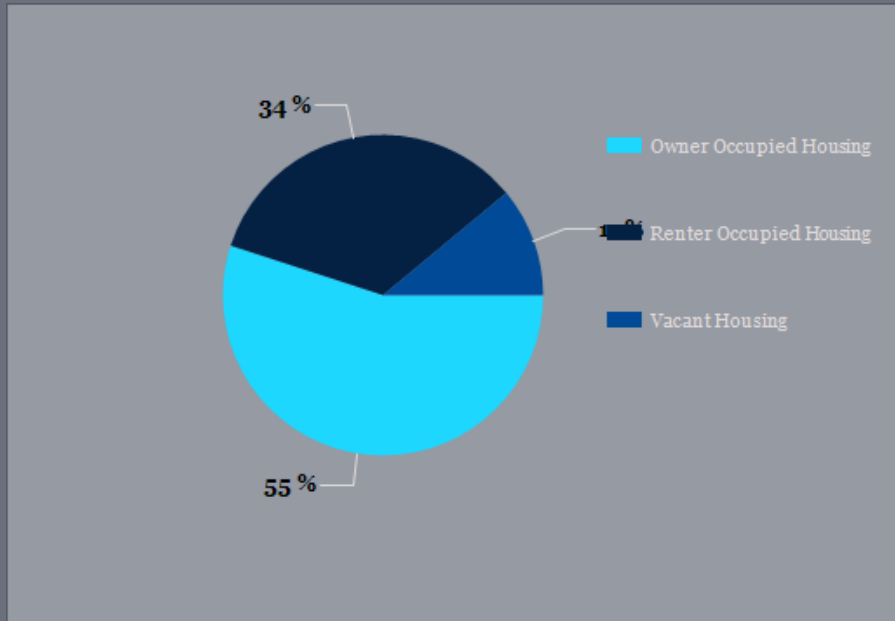
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	337	1,188	2,462
2022 Population Age 35-39	314	1,174	2,582
2022 Population Age 40-44	326	1,184	2,572
2022 Population Age 45-49	317	1,195	2,515
2022 Population Age 50-54	315	1,155	2,459
2022 Population Age 55-59	303	1,198	2,565
2022 Population Age 60-64	304	1,212	2,542
2022 Population Age 65-69	259	1,083	2,269
2022 Population Age 70-74	229	912	1,919
2022 Population Age 75-79	132	604	1,334
2022 Population Age 80-84	106	406	896
2022 Population Age 85+	107	404	892
2022 Population Age 18+	3,787	14,345	30,456
2022 Median Age	39	41	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,287	\$50,736	\$52,912
Average Household Income 25-34	\$66,519	\$67,427	\$69,500
Median Household Income 35-44	\$58,655	\$59,193	\$65,092
Average Household Income 35-44	\$76,271	\$78,539	\$84,248
Median Household Income 45-54	\$57,042	\$58,316	\$62,743
Average Household Income 45-54	\$82,627	\$82,773	\$87,406
Median Household Income 55-64	\$59,421	\$56,106	\$58,869
Average Household Income 55-64	\$81,080	\$79,211	\$82,834
Median Household Income 65-74	\$48,843	\$46,365	\$48,405
Average Household Income 65-74	\$62,204	\$65,256	\$69,413
Average Household Income 75+	\$47,191	\$50,070	\$53,434

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	307	1,123	2,408
2027 Population Age 35-39	321	1,189	2,503
2027 Population Age 40-44	304	1,154	2,542
2027 Population Age 45-49	321	1,194	2,564
2027 Population Age 50-54	299	1,160	2,429
2027 Population Age 55-59	297	1,123	2,403
2027 Population Age 60-64	282	1,181	2,491
2027 Population Age 65-69	282	1,131	2,353
2027 Population Age 70-74	232	951	2,001
2027 Population Age 75-79	187	776	1,643
2027 Population Age 80-84	98	450	1,036
2027 Population Age 85+	103	412	944
2027 Population Age 18+	3,762	14,314	30,332
2027 Median Age	39	41	42

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,440	\$57,738	\$60,175
Average Household Income 25-34	\$78,087	\$79,396	\$82,382
Median Household Income 35-44	\$66,993	\$68,598	\$77,787
Average Household Income 35-44	\$86,073	\$92,145	\$99,200
Median Household Income 45-54	\$65,862	\$68,503	\$76,304
Average Household Income 45-54	\$97,021	\$99,571	\$105,322
Median Household Income 55-64	\$68,746	\$65,930	\$71,375
Average Household Income 55-64	\$92,665	\$94,487	\$99,360
Median Household Income 65-74	\$60,775	\$56,057	\$56,613
Average Household Income 65-74	\$73,478	\$79,624	\$84,229
Average Household Income 75+	\$60,624	\$63,929	\$66,731

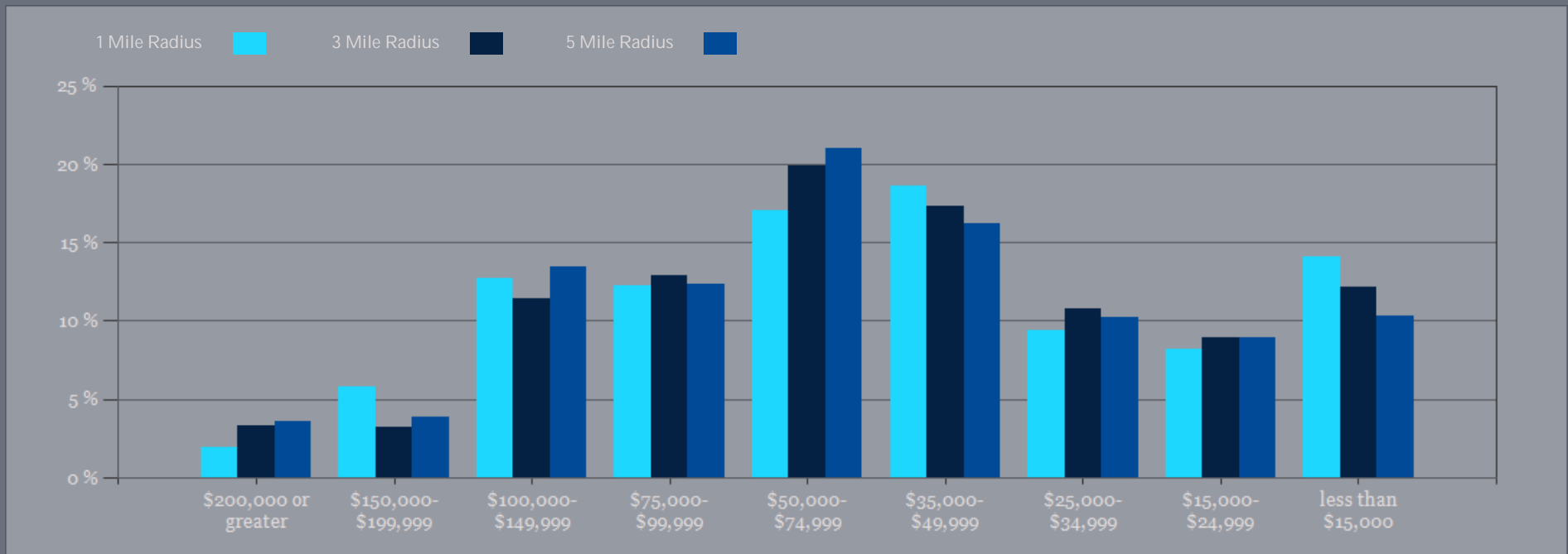
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



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