



WOODCREST
CAPITAL, LLC

Marion City Square
500 North Main Street | Marion NC

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
Nail Salon: 1,835 SF
Restaurant: 4,220 SF
Retail: 1,300 - 15,000 SF
Flex/Warehouse: 1-8k SF



Scan QR for Virtual Tours:

- 155,156 SF Center
- McDowell County, North Carolina
- Large Parking Field
- Great Visibility & Access
- New Ollie's & Hobby Lobby!

Type	PSF
NNN's	\$ 1.62
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	3,022	12,559	25,897	115,402
Households	1,266	5,107	10,148	45,573
Average HH Income	\$58,333	\$60,177	\$68,305	\$73,676

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 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 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 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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