

THIRD CREEK STATION SHOPPING & MEDICAL CENTER

ROWAN COUNTY, CLEVELAND, NC

EquityCP.com



- 1 Restaurant
- 2 Dentist
- 3 Pediatric Clinic
- 4 Chiropractor
- 5 Affordable Tax

- 1 Martial Arts
- 2 Food Lion
- 3 Non Stop Fitness
- 4 Chinese Restaurant
- 5 Subway

THIRD CREEK STATION is a FOOD LION anchored, multi-tenant shopping and medical center totaling +/- 43,146 square feet and situated on +/- 4.3 acres. The property is centrally located between Charlotte, Winston Salem, Statesville and Salisbury, North Carolina, all cities experiencing tremendous growth. THIRD CREEK STATION is directly across the road from DAIMLER FREIGHTLINER, the largest truck manufacturer in the world, and Rowan county's 2nd largest employer, a new Elementary school, and next to land that Meridian Healthcare is constructing a new medical facility. Fronting US 70, the main 4-laned thoroughfare between Statesville and Salisbury, and between Mooresville and Mocksville on Highway 801, Cleveland. THIRD CREEK STATION is a cross-roads location, and only minutes from I-85, I-77, and I-40.

Frank Harmon
Broker

704-677-5320

fharmon@equitycp.com

FOOD LION

SUBWAY

NEW 10-YEAR FOOD LION LEASE.

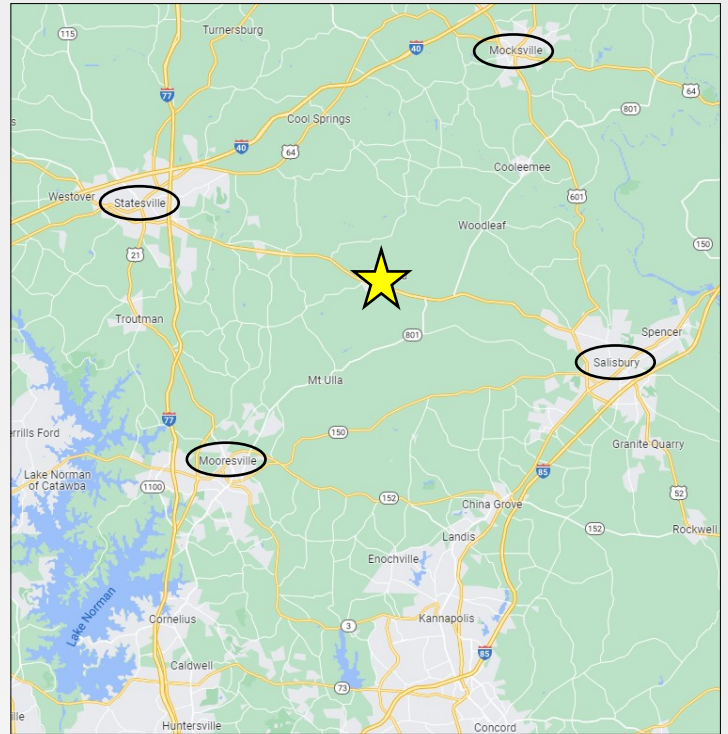
CALL FOR PRICING

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THIRD CREEK STATION is a multi-tenant shopping and medical center totaling +/- 43,146 square feet and is situated on +/- 4.3 acres. The property was constructed in 2000 and is zoned General Business District (GBD). The center is **anchored by Food Lion in a new 10 year lease**, executed September 2022, with four 5 year options. The center consists of 2 buildings. The main retail shopping center with Food Lion, has a Subway, fitness center, martial arts school and a Chinese restaurant. The other building is medical, office professionals, and a restaurant.



Tenants

Food Lion	Non-Stop Fitness
Subway	Chinese Restaurant
Dentist	Pediatric Clinic
Chiropractor	Affordable Tax
Restaurant	Martial Arts

Property Details

Total Acreage:	+/- 4.3 Acres
Square Ft:	+/- 43,146
Proximity to I-77:	10 miles
Proximity to I-40:	12 miles
Proximity to I-85:	15 miles
Utilities:	City of Cleveland
Proposed Use:	Investment
Zoning:	General Business

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Equity Commercial Properties

114 Morlake Dr.
Suite 104
Mooresville, NC

Office 704-799-9202
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