

RETAIL FOR LEASE

CLAREMONT COMMONS

3035 Centennial Blvd.,
Claremont, NC 28610



Property Details:

- Claremont Commons (built in 1998) is a Lowe's Foods anchored neighborhood center just off of I-40 between Hickory and Statesville.
- GLA: ±37,023 SF
- Small Shops Available: ±1,200-3,600 SF
- Tenants include Lowe's Foods, New Panda Restaurant & Burger King.

Traffic Counts (NCDOT AADT):

I-40 west of Exit 135: 47,000
N. Oxford St. & Centennial Blvd.: 14,000



Demographic Snapshot (2010)

	3mi	5mi	10mi
Population	9,893	29,898	114,466
Ave. HHI	\$59,901	\$55,336	\$54,969

Spencer Brown
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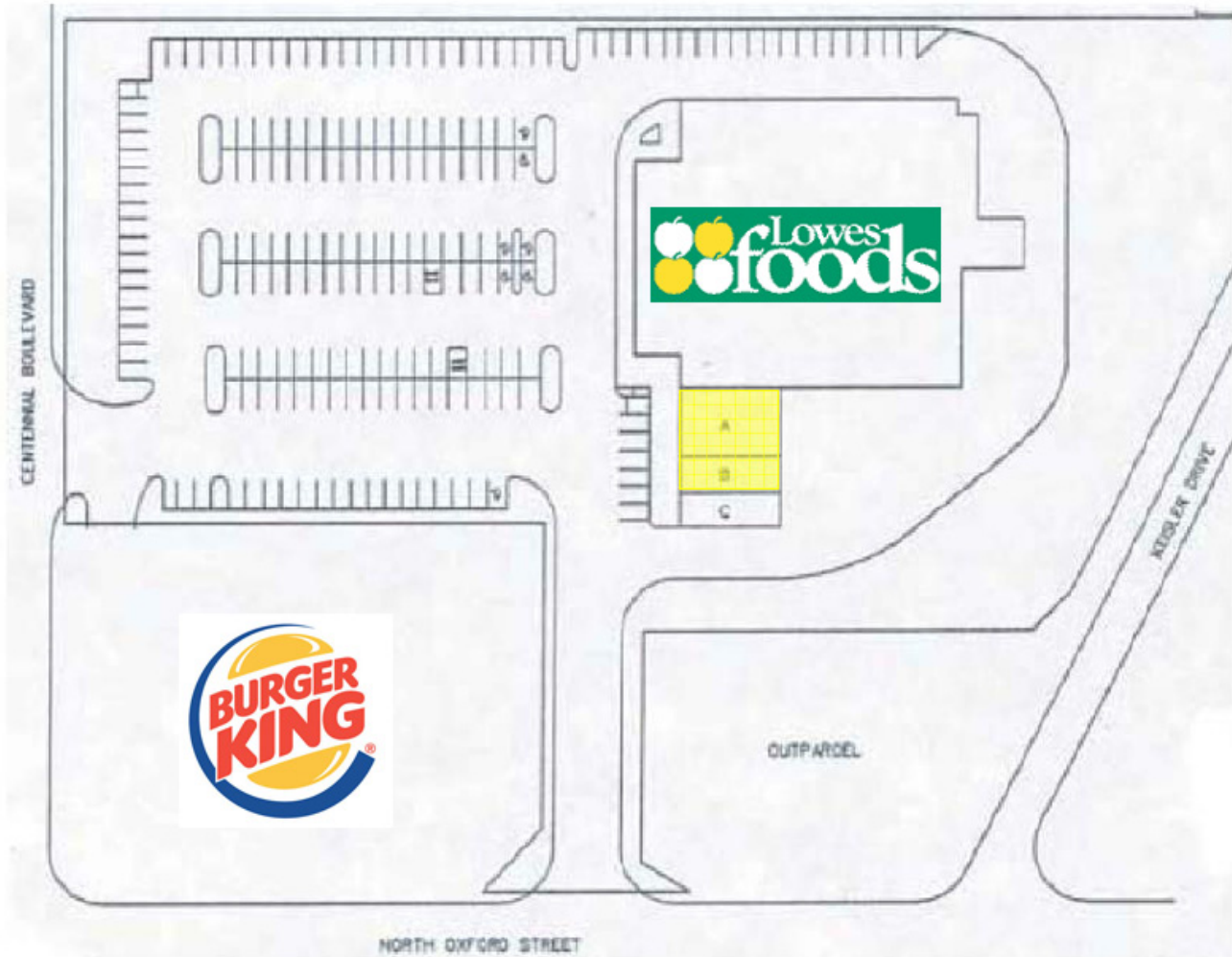
COLLETT & ASSOCIATES

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Site Plan

- A - AVAILABLE 2,400 SF
- B - AVAILABLE 1,200 SF
- C - New Panda Restaurant



**COLLETT &
ASSOCIATES**

SUMMARY PROFILE

1990-2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups



Lat/Lon: 35.7205/-81.1548

RS1

3035 Centennial Blvd		3 mi radius	5 mi radius	10 mi radius
Claremont, NC 28610-9694				
POPULATION	2010 Estimated Population	9,893	29,898	114,466
	2015 Projected Population	10,386	31,238	121,314
	2000 Census Population	8,727	26,219	101,352
	1990 Census Population	7,685	21,734	82,679
	Projected Annual Growth 2010 to 2015	1.0%	0.9%	1.2%
	Historical Annual Growth 1990 to 2010	1.4%	1.9%	1.9%
	2010 Median Age	40.5	39.1	38
HOUSEHOLDS	2010 Estimated Households	3,755	11,140	42,530
	2015 Projected Households	3,840	11,313	44,163
	2000 Census Households	3,446	10,184	39,221
	1990 Census Households	2,817	8,155	31,416
	Projected Annual Growth 2010 to 2015	0.5%	0.3%	0.8%
	Historical Annual Growth 1990 to 2010	1.7%	1.8%	1.8%
RACE AND ETHNICITY	2010 Estimated White	88.3%	84.1%	83.9%
	2010 Estimated Black or African American	5.3%	7.6%	7.8%
	2010 Estimated Asian or Pacific Islander	3.4%	3.9%	3.4%
	2010 Estimated American Indian or Native Alaskan	-	-	0.1%
	2010 Estimated Other Races	1.7%	2.7%	3.2%
	2010 Estimated Hispanic	5.2%	8.6%	10.4%
INCOME	2010 Estimated Average Household Income	\$59,901	\$55,336	\$54,969
	2010 Estimated Median Household Income	\$47,213	\$44,090	\$44,324
	2010 Estimated Per Capita Income	\$23,138	\$20,931	\$20,847
EDUCATION (AGE 25+)	2010 Estimated Elementary (Grade Level 0 to 8)	5.2%	6.5%	7.0%
	2010 Estimated Some High School (Grade Level 9 to 11)	12.9%	14.4%	13.1%
	2010 Estimated High School Graduate	37.1%	36.4%	35.2%
	2010 Estimated Some College	18.2%	18.6%	19.2%
	2010 Estimated Associates Degree Only	8.8%	8.5%	8.7%
	2010 Estimated Bachelors Degree Only	12.8%	11.4%	12.0%
	2010 Estimated Graduate Degree	5.0%	4.1%	4.9%
BUSINESS	2010 Estimated Total Businesses	268	878	3,743
	2010 Estimated Total Employees	9,367	19,138	62,985
	2010 Estimated Employee Population per Business	35.0	21.8	16.8
	2010 Estimated Residential Population per Business	36.9	34.1	30.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.