

2200 N ASPEN ST

FORMER **amc** CLASSIC THEATER 8 | **FOR SALE**

LINCOLNTON, NC 28092



FOR SALE

'AS-IS' | \$1.3 M



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



MARKET OVERVIEW

Lincolnton, North Carolina

Incorporated in 1785, Lincolnton is the second oldest town west of the Catawba River. Lincolnton offers the opportunity to visit numerous Revolutionary War sites, and a stroll down historic tree-lined streets and historic homes from the nineteenth century.

Ideally situated in the foothills between Charlotte NC and the Appalachian Mountains, Lincolnton is accessible to big city amenities/entertainment while retaining a small-town charm, steeped in history and located just minutes from two major Interstates: I-40 & I-85. US Highway 321 runs through Lincolnton; beginning near Savannah, GA and extending Northwest into Tennessee, connecting I-95 to I-85. Highway 321's path include notable South Carolina markets: Columbia, Chester, York and North Carolina: Gastonia, Hickory & Boone.

Part of the Carolina Thread Trail, the Cloninger Rail Trail passes through the heart of downtown Lincolnton and connects three city parks. Each June, Lincolnton celebrates its pivotal role in the American Revolution with the Battle of Ramsour's Mill "Battle Weekend" event. The patriot victory is commemorated each year with a living history weekend of Revolutionary War reenactments and music, period cooking, firearms demonstrations, battle site tours and a wreath-laying ceremony at the mass gravesite by the Sons & Daughters of the American Revolution.

Lincolnton, North Carolina

40,427 RESIDENTS LIVE IN
LINCOLNTON, NC

Source: ESRI

\$182k MEDIAN
HOME VALUE

Source: ESRI

37,677 TOTAL DAYTIME
POPULATION

Source: ESRI

15,896 TOTAL
HOUSEHOLDS

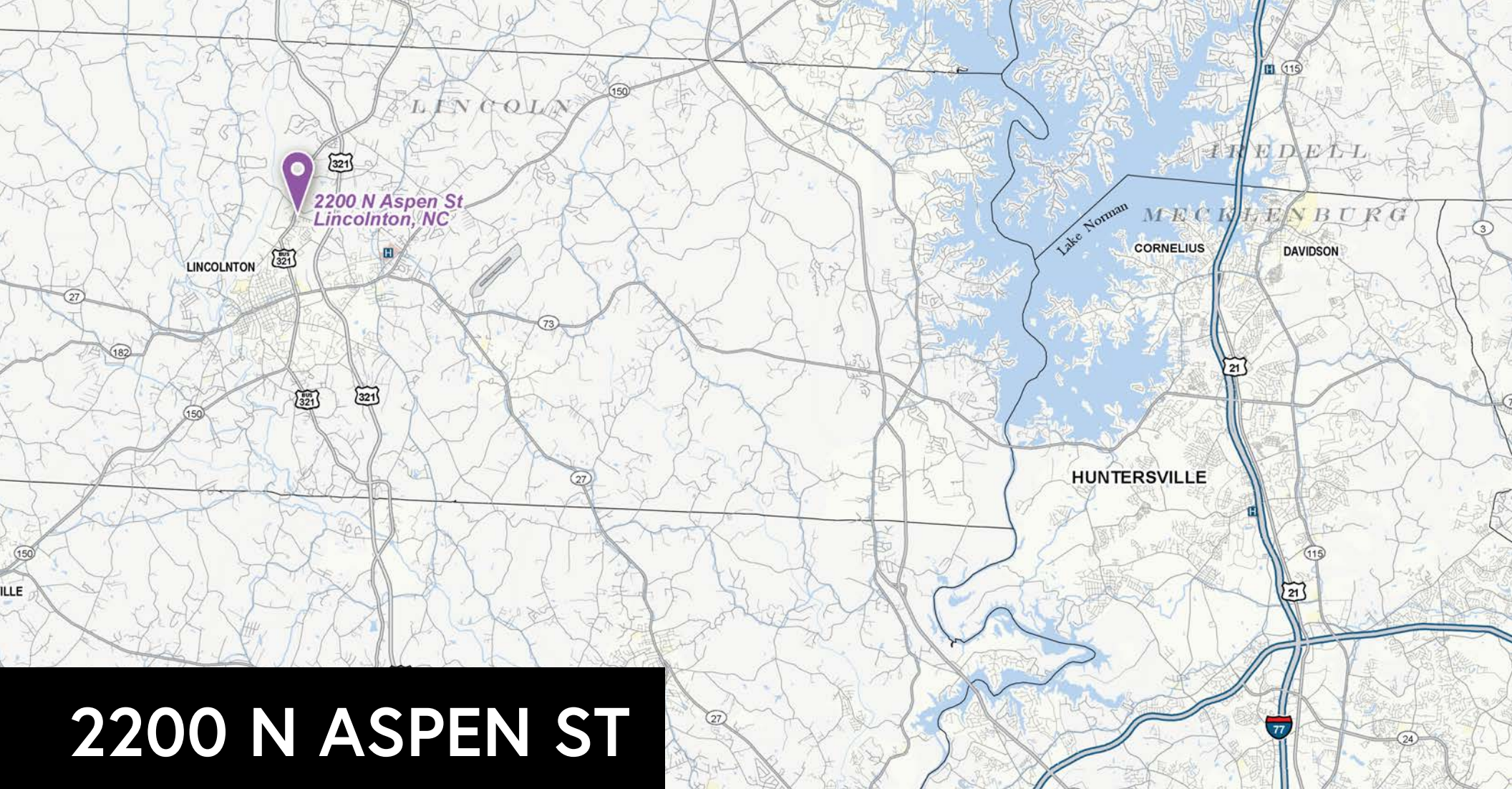
Source:

1.74% POPULATION
CPND ANNUAL
GROWTH RATE
(1 MILE OF SITE)

Source: ESRI

732.1 PEOPLE PER
SQUARE MILE
(1 MILE OF SITE)

Source:



2200 N ASPEN ST

LINCOLNTON
NORTH CAROLINA, 28092

21,590 SF / 6.61 ACRE
RETAIL/DEVELOPMENT OPPORTUNITY

- ONLY THEATER LOCATION IN LINCOLNTON MARKET
- 8-SCREENS & SEATING IN-PLACE

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Total Population	1,806	16,956	31,449
2023 Avg. Household Income	\$65,598	\$74,239	\$78,642
2023 Total Households	789	7,031	12,724
2023 Daytime Population	2,622	20,307	30,414

2200 N ASPEN ST

LINCOLNTON, NC 28092

ADDRESS

2200 N Aspen St
Lincolnton, NC 28092

ACREAGE (APPROX.)

± 6.61 acres

CURRENT ZONING

P-B: Planned Business District

PROPERTY TYPE

Freestanding Structure

CURRENT USE

Former 8-Screen Theater
AMC Theaters

STRUCTURE SIZE

± 21,590 SF

AGE OF STRUCTURE

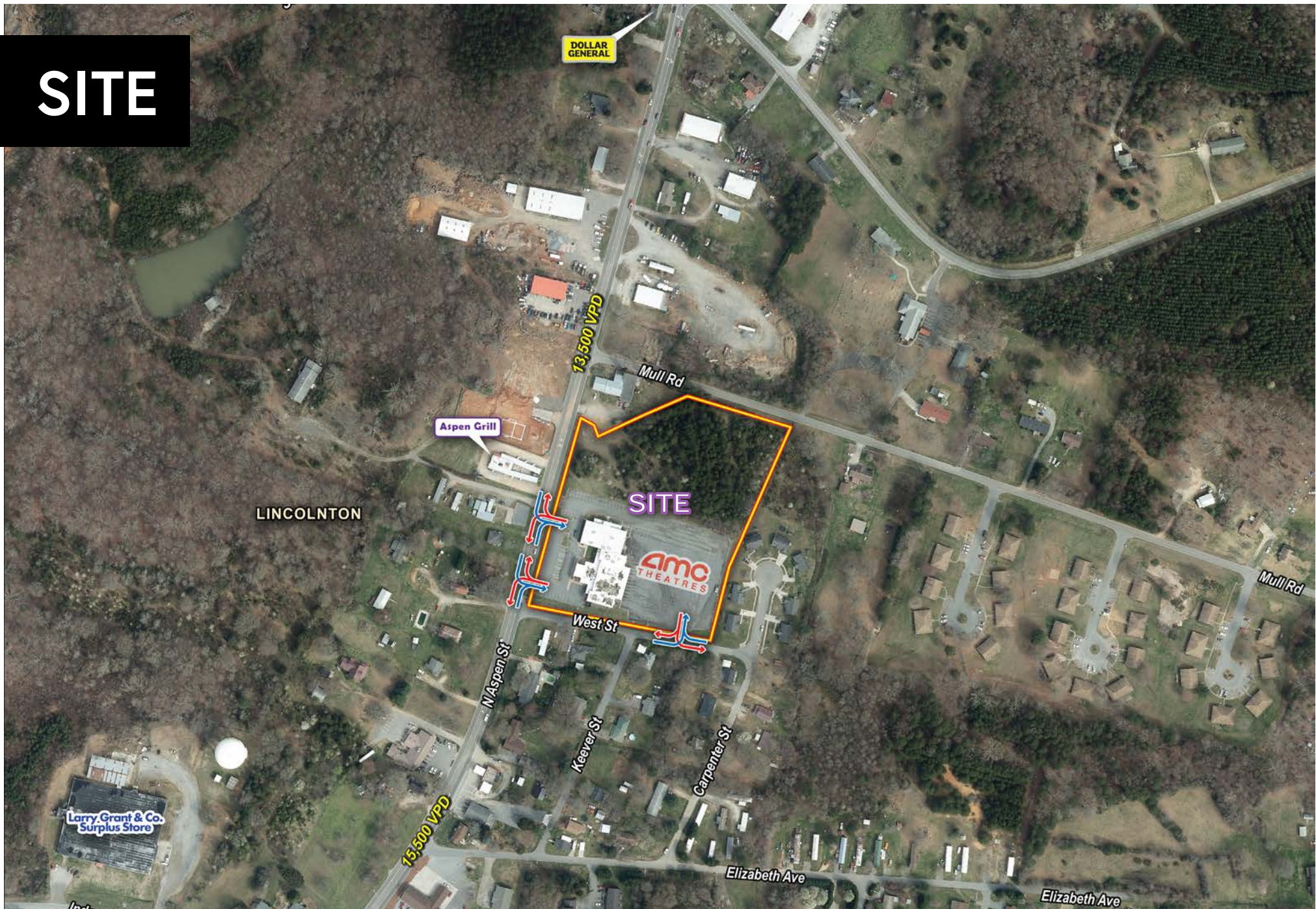
1978

TAX PARCEL ID / PIN

00614 / 3634343832



SITE



TRADE AREA



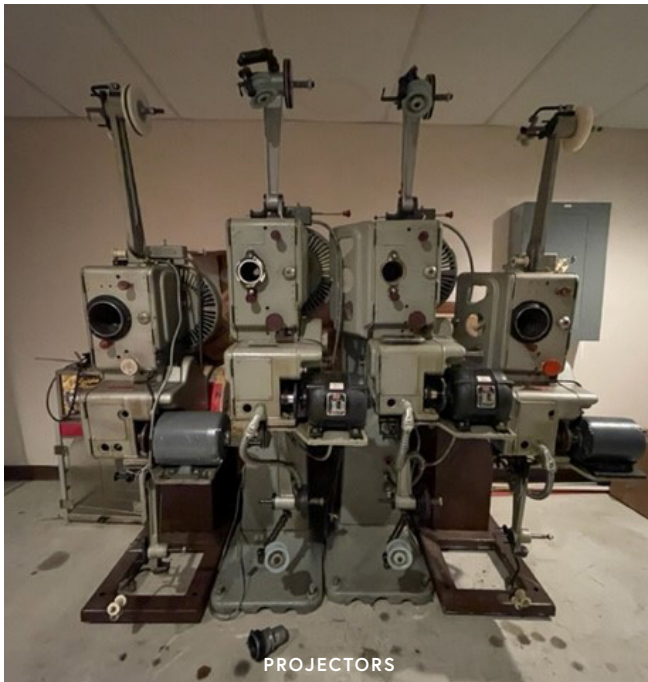
INTERIOR PHOTOS



THEATER



THEATER



PROJECTORS



BOX OFFICE



LOBBY & SNACK BAR

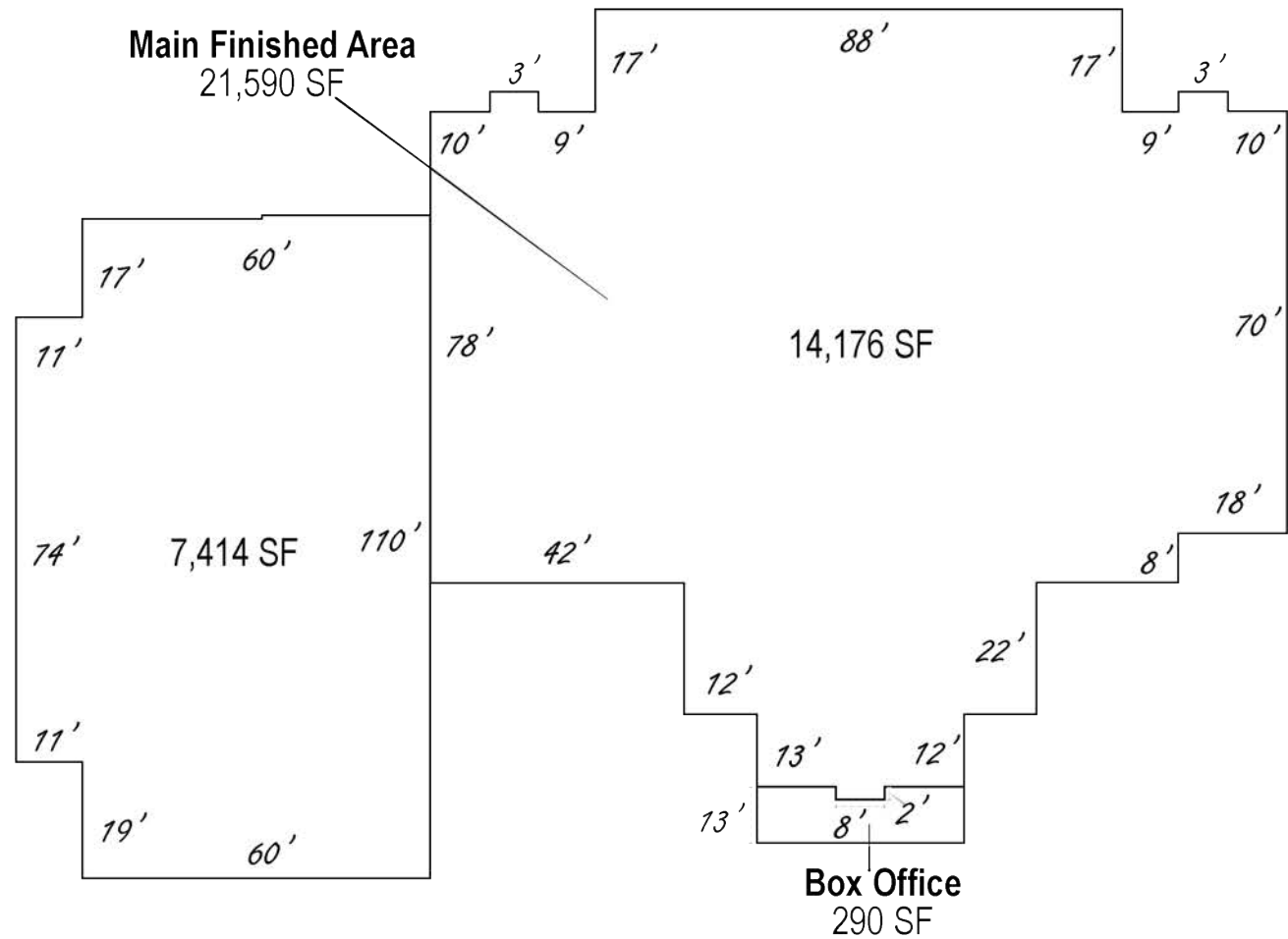
EXTERIOR PHOTOS



SITE PLAN



BUILDING PLAN





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IAN WHETSEL
ian@chambers-group.com
980.348.9070

JAY CHAMBERS
info@chambers-group.com
704.752.8350

THE CHAMBERS GROUP | 1620 SCOTT AVE, CHARLOTTE, NC 28203