



# CANOVA SHOPPING CENTER

Conover, North Carolina



## HIGHLIGHTS

- Join new anchor Rural King (now open) at the Canova Shopping Center located off of Interstate 40, where traffic counts on 1st Street West at the main entrance to the shopping center reach 19,043 vehicles daily
- Over 54,000 residents and 34,000 employees within 5 miles
- Positions available on the large shopping center pylon sign located at the signalized main entrance off of 1st Street West
- **AVAILABLE:**
  - Inline space 1,050 to 20,721 SF
  - Anchor space up to 30,866 SF

## DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2029 Projection	53,900	151,740	241,223	399,695	864,590
2024 Estimate	54,599	152,262	241,409	395,305	848,805
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2024 Average	\$65,678	\$72,939	\$71,617	\$75,831	\$83,959
2024 Median	\$52,110	\$55,600	\$55,207	\$56,596	\$61,066
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2024 Employees	34,622	74,614	90,366	129,833	269,212

## LEASING INFORMATION

www.goodmanrealestate.com  
216.381.8200

### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

### ALEX JUSTICE

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### MAGGIE JONES

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in conjunction with State of North Carolina licensed broker



INTERSTATE DEVELOPMENT CO.  
2151 Volunteer Parkway  
Bristol, Tennessee 37625



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P 216.381.8200  
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[WWW.GOODMANREALESTATE.COM](http://WWW.GOODMANREALESTATE.COM)

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— in conjunction with State of Virginia licensed broker —

## INTERSTATE DEVELOPMENT CO.

Bristol, TN 37625

### KEY

<span style="background-color: white; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span>	LEASED	<span style="background-color: yellow; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span>	NEGOTIATING
<span style="background-color: lightblue; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span>	AVAILABLE	<span style="background-color: brown; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span>	NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
K	Rural King	86,479
S	Available	3,000
R	Available	3,000
Q	Available	3,000
P	Available	4,000
O	Available	2,310
N	Domino's Pizza	1,400
M	Available	1,190
J	Available	1,050
I	CV Cleaners	1,400
H	Lovely Nails	1,400
G	Proman Staffing	1,050
F	Available	1,050
E	Available	1,400
D	No. 1 Kitchen	1,050
C	Available	1,400
B	Available	8,470
A	Available	10,145
ANC	Available	20,721

**SITE SUMMARY** 153,515

