



CANOVA SHOPPING CENTER

Conover, North Carolina



MOSELEY
REAL ESTATE ADVISORS



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

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

ALEX JUSTICE

alex@goodmanrealestate.com

MAGGIE JONES

maggie@goodmanrealestate.com

— in conjunction with State of North Carolina licensed broker —

NICK LUKENS

nluken@moseleyrea.com

GANT RENNER

grenner@moseleyrea.com

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


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KEY

	LEASED		NEGOTIATING
	AVAILABLE		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	YumYum Cafe	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

