



HIGHLIGHTS

- Join new anchor Rural King (coming soon) 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 19,119 vehicles daily
- Over 50,000 residents and 45,000 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 |
|--------------------|--------|---------|---------|---------|---------|
| 2026 Projection | 52,949 | 150,717 | 239,986 | 389,208 | 843,334 |
| 2021 Estimate | 52,413 | 148,519 | 237,280 | 383,618 | 817,948 |
| INCOME | 5 MILE | 10 MILE | 15 MILE | 20 MILE | 30 MILE |
| 2021 Average | 61,732 | 67,388 | 65,977 | 67,821 | 76,028 |
| 2021 Median | 48,119 | 51,160 | 50,470 | 50,724 | 54,965 |
| DAYTIME POPULATION | 5 MILE | 10 MILE | 15 MILE | 20 MILE | 30 MILE |
| 2021 Employees | 45,007 | 94,890 | 116,395 | 166,079 | 334,618 |

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
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COLUMBUS

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CANOVA SHOPPING CENTER

Conover, North Carolina





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KEY

| | |
|---|--|
| LEASED | NEGOTIATING |
| AVAILABLE | NOT PART |

| UNIT | TENANT | SIZE (SQ. FT.) |
|------|------------------------|----------------|
| K | Rural King coming soon | 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 | Subway | 1,190 |
| J | Available | 1,050 |
| I | CV Cleaners | 1,400 |
| H | Lovely Nails | 1,400 |
| G | Available | 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

