

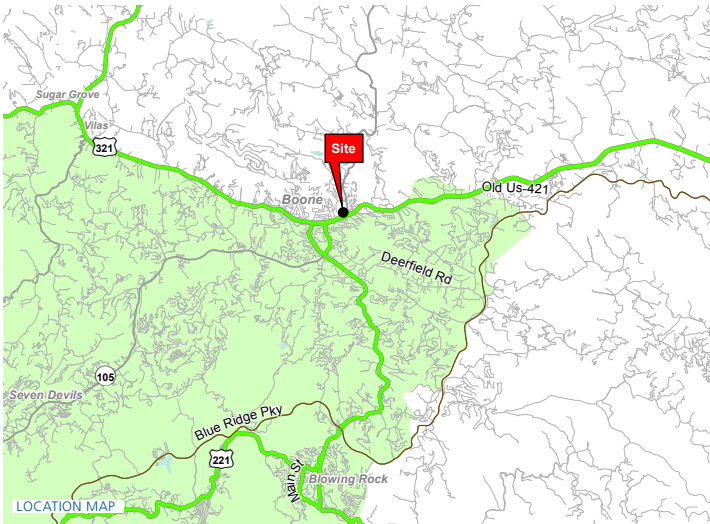


NEW MARKET CENTER

NEW MARKET CENTER DRIVE | BOONE, NORTH CAROLINA 28607



PROPERTY PHOTO



LOCATION MAP

LEASING INFORMATION

SPACE AVAILABLE: 4,200 SF
LEASE RATE & TICAM: Please Call

PROPERTY HIGHLIGHTS

New Market Center is Boone's premier retail destination, offering great opportunities for tenants looking to operate at a successful, proven site. The center sits directly off the recently improved Highway 421 and is conveniently located one mile from downtown Boone and Appalachian State University (18,000+ students). New Market Center is anchored by Lowes Foods, which has been renovated per the grocery chain's new "Home Grown" concept; Regal Cinemas, which is the only movie theater in Boone; and Big Lots, which has been in the center for nearly 20 years. There is a healthy small shop tenant mix ranging from national to local tenants.

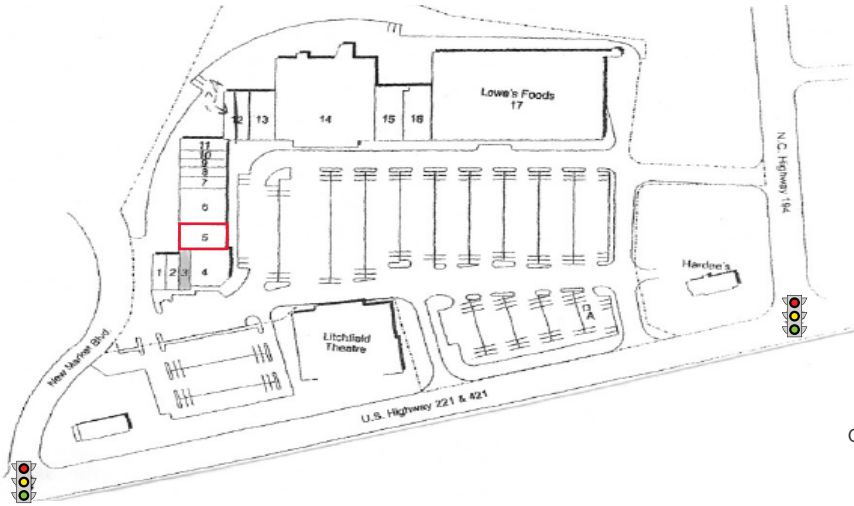
CO-TENANTS INCLUDE:



DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	7,714	27,517	36,323
AVERAGE HH INCOME	\$38,769	\$46,805	\$53,295
MEDIAN HH INCOME	\$24,828	\$32,841	\$38,905
BUSINESS ESTABLISHMENTS	697	1,696	2,027
DAYTIME EMPLOYMENT	9,175	20,334	23,947

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		sq. ft.
139-1	Joy Bistro	1,440
139-2	Jersey Mike's Subs	1,800
125	ABC Tobacco	1,470
139-4	Capone's Pizza & Bar	5,290
173	AVAILABLE	4,200
187	Dos Amigos	6,200
195	Carolina West Wireless	2,000
197	Great Clips	1,760
199	Apple Juice	1,440
201	Higher Grounds Coffee Shop	1,600
203	H&R Block #32202	2,000
205A	Up N Running	2,500
205	China Wok	2,500
207	Go Postal	3,580
223	Big Lots #1684	31,750
245	Boone Drug	6,309
253	Boone Nail Salon/ Benchmark Physical Therapy	4,691
267	Lowe's Foods #177 SECU ATM #B2BN	54,000
Gross Leasable Area		<u>134,220</u>

TRAFFIC COUNTS 2017 (NCDOT)

- 36,000 VPD on Hwy 421 (In front of site)



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SITE
NEW MARKET CENTER

STAPLES

Harris Teeter

LOWE'S

BOONE MALL

Publix

WATAUGA VILLAGE

BOONE GOLF CLUB

NEW MARKET CENTER