

# WESTRIDGE

901 Smokey Park Hwy, Candler, NC 28715

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Well established 129,632 square foot Food Lion anchored shopping center on Smokey Park Highway just 6 miles west of downtown Asheville.



### PROPERTY HIGHLIGHTS

- Very well leased community shopping center with new YMCA, ACE Hardware and recently renovated Food Lion anchor
- High traffic Smokey Park Highway location with traffic light access
- 26,795 SF anchor space can be subdivided
- Top position on prominent pylon sign
- New storefront to be constructed

### DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2018 Population Density	21,881	54,225	90,015
2018 Daytime Employment	8,118	24,970	65,096
2018 Median HH Income	\$50,872	\$46,763	\$44,543

### EXCLUSIVE AGENT(S)

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Friends & Fiberworks	4,000 SF	10	Wells Fargo	2,400 SF
2	Rescue Mission Thrift Store	7,308 SF	11	California Nails	1,200 SF
3	Available	26,795 SF	12	Edward Jones	1,066 SF
4	YMCA	19,559 SF	13	Nationwide	1,066 SF
5	Food Lion	32,897 SF	14	Carolina Mountain Insurance	1,200 SF
6	Walgreens	8,640 SF	15	Secrets Hair Salon	1,200 SF
7	China Grill	1,650 SF	16	Subway	1,200 SF
8	H&R Block	1,650 SF	17	Little Caesars	2,400 SF
9	Cigarette Depot	1,650 SF	OP-1	Ace Hardware	12,151 SF

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## ADDITIONAL PHOTOS



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