

FOR LEASE: BLACK MOUNTAIN, NC NEW DEVELOPMENT OPPORTUNITY



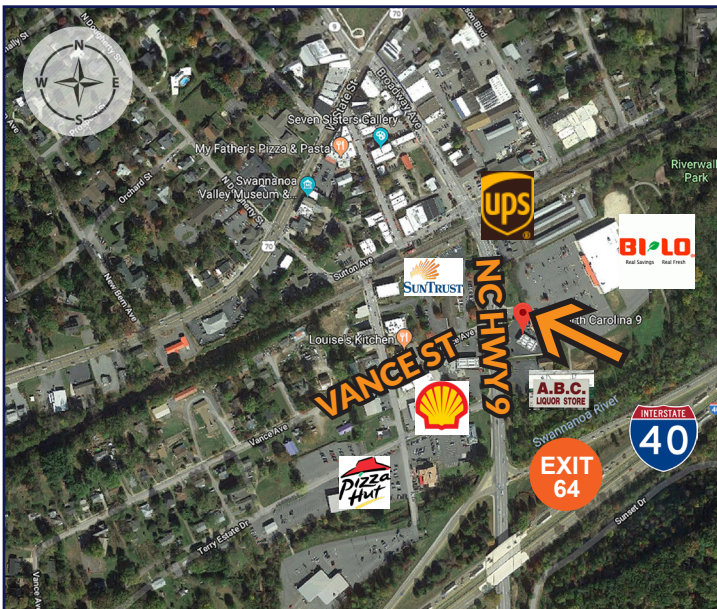
203 NC HIGHWAY 9, BLACK MOUNTAIN, NC 28711

2,750 SF Retail Unit For Lease in Black Mountain, Adjacent to Starbucks

2,750 SF
\$30.00 / SF NNN
\$6,875 / mo.

HIGHLIGHTS

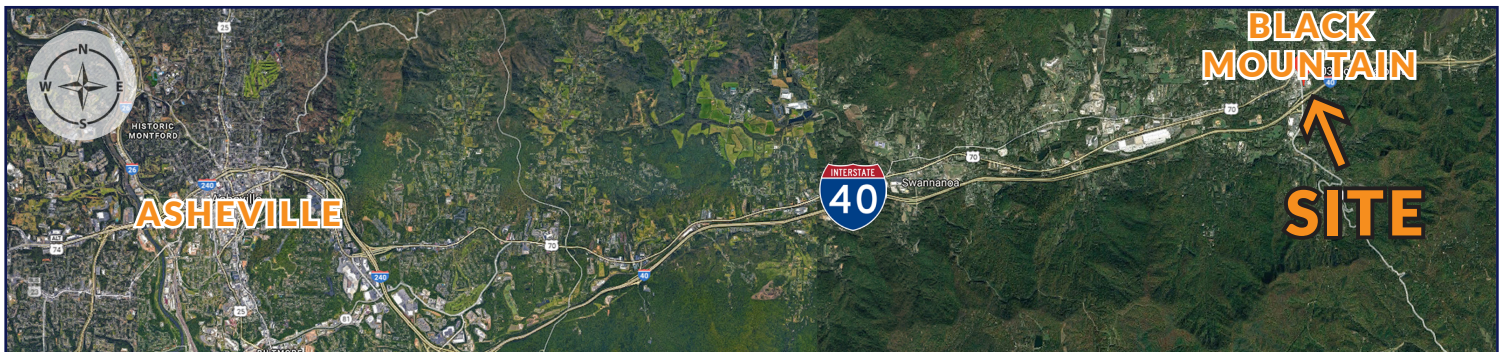
- Large unit in brand-new, 5,000 SF retail center
- Located at high-traffic signalized intersection on Black Mountain's gateway thoroughfare from I-40
- 2,750 SF warm shell unit
- Directly adjacent to Starbucks (lease in place)
- 8,400 average vehicle per day traffic count
- Immediate neighbors include BI-LO, ABC Store, UPS, Sun-Trust Bank, Pizza Hut, Shell, and numerous service and professional businesses
- Estimated CAM \$3.50 / SF
- TI allowance available per term and credit of lease
- Centrally located between downtown Black Mountain and I-40 (less than 1/2 mile in either direction)
- Currently under construction with anticipated delivery of June 2018



This location is near much of Black Mountain's prime retail activity

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	13,079	18,836	53,006
Households	5,507	7,743	21,854
Average HH Income	\$64,510	\$61,447	\$64,914



Black Mountain is 12 miles East of Asheville, NC

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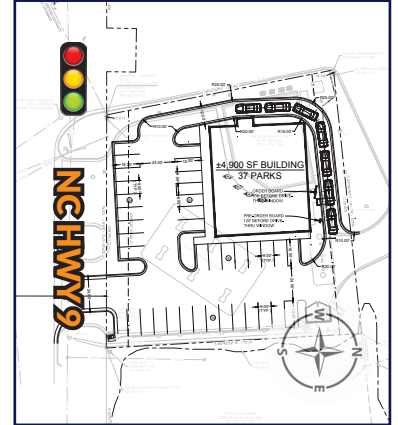
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RETAIL

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Architectural rendering of build style



Site plan for 203 NC HWY 9



Ample street frontage for planning ingress/egress

DIRECTIONS

FROM I-40:

- Take Exit 64, turn north onto NC HWY 9
- Drive 0.3 miles, property located on right at signalized intersection

FROM DOWNTOWN BLACK MTN:

- From center of town, drive 0.3 miles south on NC HWY 9
- Property will be located on left at signalized intersection



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FOR LEASE: 2,750 SF RETAIL
\$30.00 / SF NNN

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BLACK MOUNTAIN, NC

*All maps, aerials, illustrations, and measurements are approximated.

5/30/2018