

FOR LEASE: COLUMBUS, NC NEW DEVELOPMENT OPPORTUNITY

154 W. Mills St., Columbus, NC 28722

3,000 SF Retail Space in Columbus, NC, Adjacent to Mercy Urgent Care

3,000* SF in 5,000 SF Building on 4.27 Acre Lot \$27.50 / SF NNN \$6,875 / mo. *Subdividable: 1,500 SF: \$3,438 / mo.



This location is just off Exit 67 on I-26 East. See site plan on reverse

HIGHLIGHTS

• Either 3,000 SF or 1,500 SF in brand-new retail center - landlord willing to subdivide

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RETAIL

- Shared building and parking with new Mercy Urgent Care
- Centrally located on Columbus's gateway thoroughfare from I-26
- Adjacent to additional new buildings of similar size, including a new Bojangles
- Landlord to deliver warm shell unit (s)
- 13,000 average vehicle per day traffic count
- Immediate neighbors include Advance Auto Parts, CVS, Entegra Bank, Wendy's, Food Lion, and numerous service and professional businesses
- Estimated CAM \$3.50 / SF
- TI allowance negotiable
- Located 19.5 miles from Hendersonville, NC, at I-26 E (Exit 67) and US74 W (Exit 161)
- Currently under construction with anticipated delivery of September 2018

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	5,309	12,341	31,041
Households	2,411	5,580	13,357
Average HH Income	\$59,968	\$61,047	\$62,660



This property is 19.5 miles from downtown Hendersonville, at the junction of I-26 E and US74 W

MLS#: 3355177 Loopnet: 11405648

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(828) 665-9085 WhitneyCRE.com

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Architectural rendering of build style



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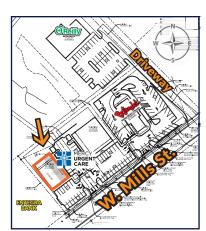
FOR LEASE: 5,000 SF RETAIL \$27.50 / SF NNN 154 West Mills Street COLUMBUS, NC 28722

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

3/21/2018

Whitney Commercial Real Estate Services 828.665.9085 WhitneyCRE.com Commercial Brokerage | Property Management | General Contracting

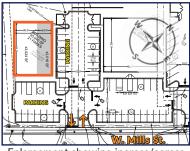
Brokerage and Property Management Licensed as Whitney Commercial Real Estate, LLC. General Contracting Licensed as Whitney Construction & Development, Inc. Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends Purchaser's or Tenant's personal investigation.



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Entire site plan for project - available lease is adjacent to Entegra Bank



Enlargement showing ingress/egress and 21 parking spaces



Site is across street from Columbia Commons Retail Center

DIRECTIONS FROM I-26 E:

- Take Exit 64, toward NC-108/Columbus/Tryon At roundabout, follow W. Mills St. toward
- Columbus Stay on W. Mills St. for 0.5 miles
- Property will be on your left
- Property will be on your left