

FOR LEASE: COLUMBUS, NC NEW DEVELOPMENT OPPORTUNITY

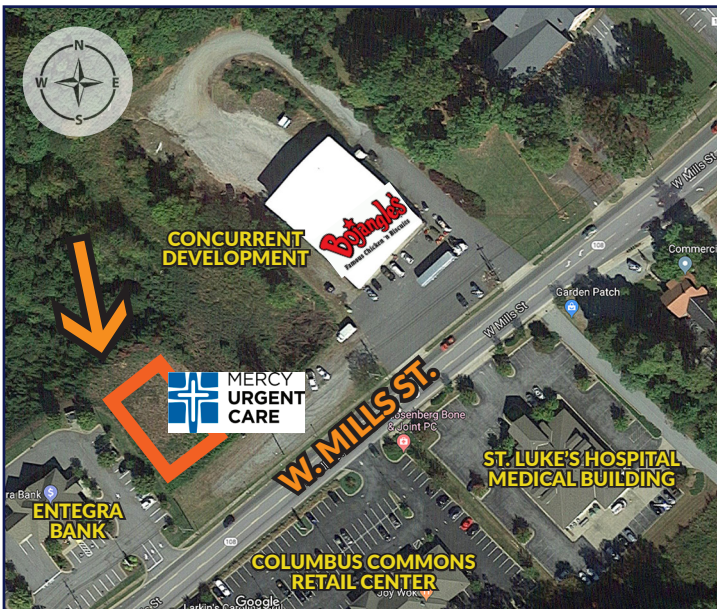
R
RETAIL

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.



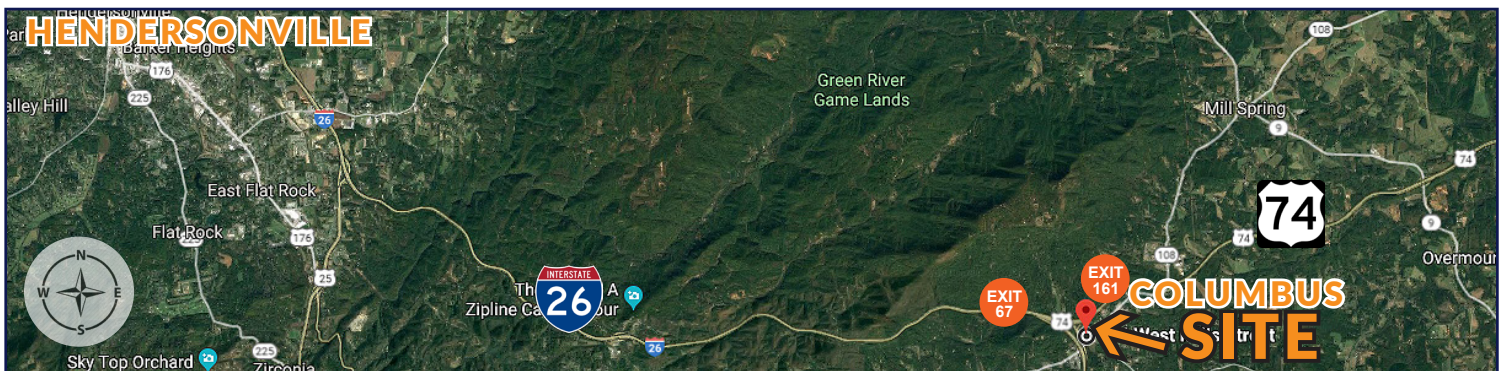
This location is just off Exit 67 on I-26 East. See site plan on reverse

HIGHLIGHTS

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

James Harrison 828.279.0090
jharrison@whitneycre.com

Jason Burk 828.674.2120
jburk@whitneycre.com

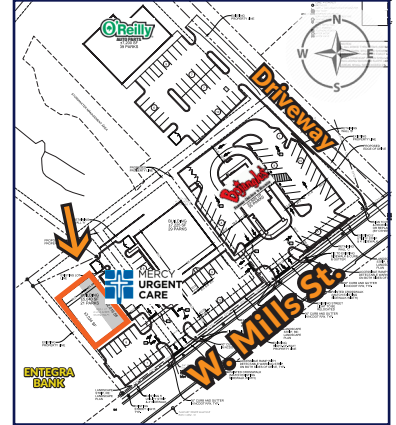
FOR LEASE: COLUMBUS, NC NEW DEVELOPMENT OPPORTUNITY

R
RETAIL

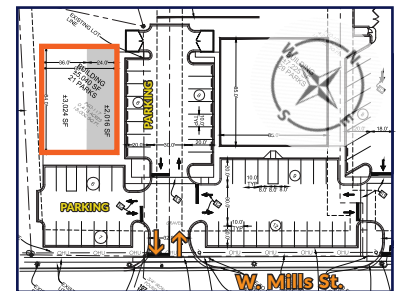
154 West Mills Street, Columbus, NC 28722



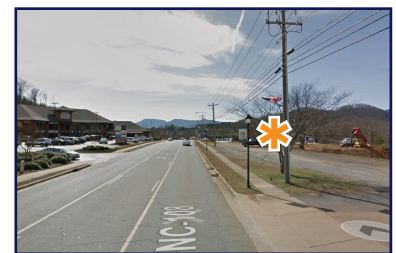
Architectural rendering of build style



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



James Harrison
828.279.0090
jharrison@whitneycre.com



Jason Burk
828.674.2120
jburk@whitneycre.com

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