

3,000 SF BRAND NEW RETAIL, COLUMBUS, NC

Adjacent to Mercy Urgent Care

140 W. Mills St., Suite B, Columbus, NC 28722

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.**



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
- Neighbors include O'Reilly Auto Parts, Advance Auto Parts, CVS, Entegra Bank, Wendy's, Food Lion, Columbus Commons Retail Center, St. Luke's Hospital Medical Building, 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)

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



MLS#: 3355177 Catylist: 30284239 Loopnet: 11405648

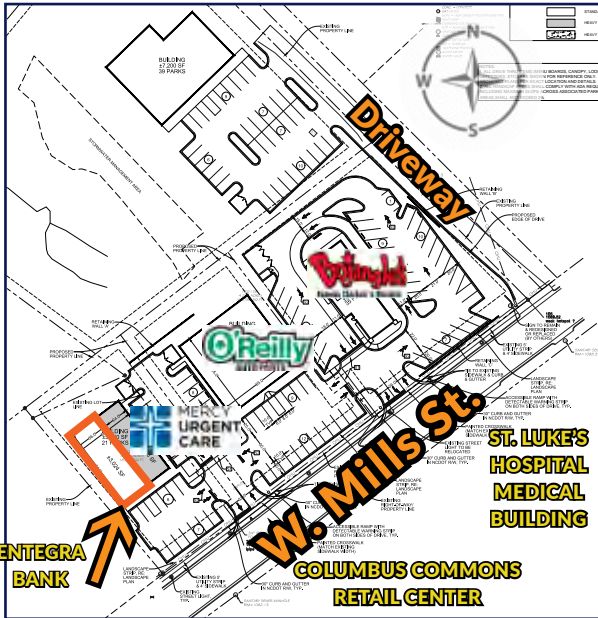
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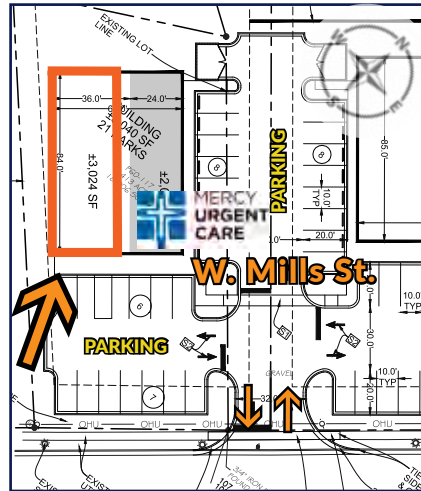
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Entire site plan for project



Enlargement showing ingress/egress and 21 parking spaces



Site is across street from Columbus 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



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FOR LEASE: 3,000 SF RETAIL
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*All maps, aerials, illustrations, and measurements are approximated.

6/24/2019