

THE STANDARD AT BOONE

850 Blowing Rock Road, Boone, NC 28607

EXECUTIVE SUMMARY



LOCATION OVERVIEW

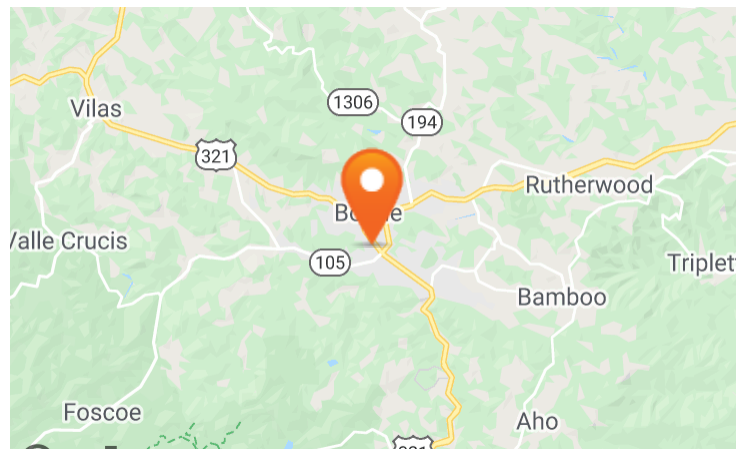
Near Appalachian State University

PROPERTY HIGHLIGHTS

- 4.68 acres development serving Appalachian State University.
- 8,172 square feet of retail: Available immediately, tenant improvement allowance available.
- Parking ratio: 4.8/1000 SF - 62 spaces (490 total)
- 560 beds, 200 unit student housing.
- 300 yards south of ASU campus, enrollment Fall 2019: 19,280
- \$18 M added to state income by out of state students and \$4.1 M by visitors attending activities at ASU (FY 12-13 ASU economic impact study)

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2019 Population	28,425	37,061	45,335
2019 Daytime Population	34,818	45,264	52,695
2019 Average HH Income (\$)	46,980	53,856	57,613



EXCLUSIVE AGENT(S)

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STEPHANIE MCCULLOUGH • stephanie.mccullough@tscg.com • 904.565.2635

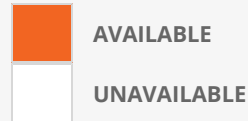
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SITE PLAN



US HIGHWAY 321- BLOWING ROCK ROAD



SUITE	TENANT NAME	SPACE SIZE
A-patio	Cupcrazed Cakery	708 SF
A	Cupcrazed Cakery	2,814 SF
B	Available	2,411 SF
C	Available	5,761 SF
D	Eleva Coffee	1,214 SF

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ADDITIONAL PHOTOS



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19,108 Students
3,718 Employees

14,000 AADT

Earth Fare
16,000 AADT

22,000 AADT

19,000 AADT

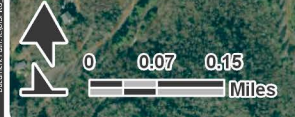
31,000 AADT

34,000 AADT

THE STANDARD

32,000 AADT

25,000 AADT



The Standard at Boone
850 Blowing Rock Road

