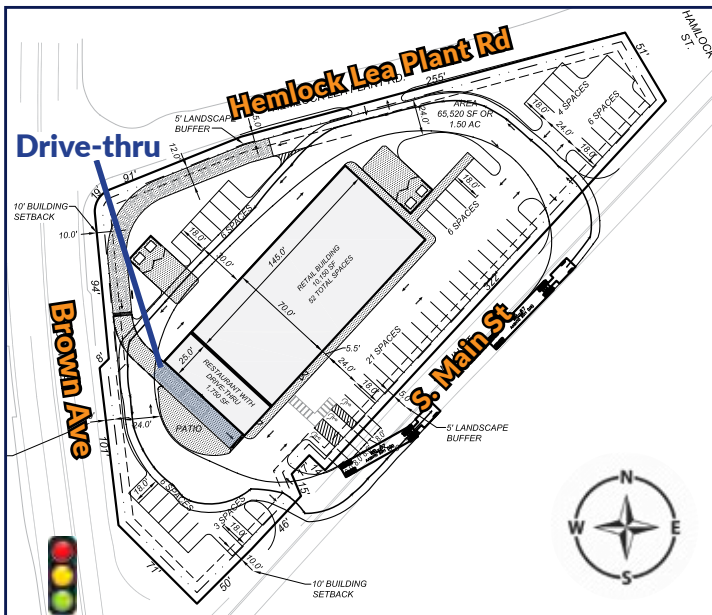


**Up to Four Remaining Retail Units For Lease in Waynesville**

**1,500 - 2,500 SF**  
**\$28.00 / SF NNN**  
**\$3,500 - \$5,834 / mo.**

**HIGHLIGHTS**

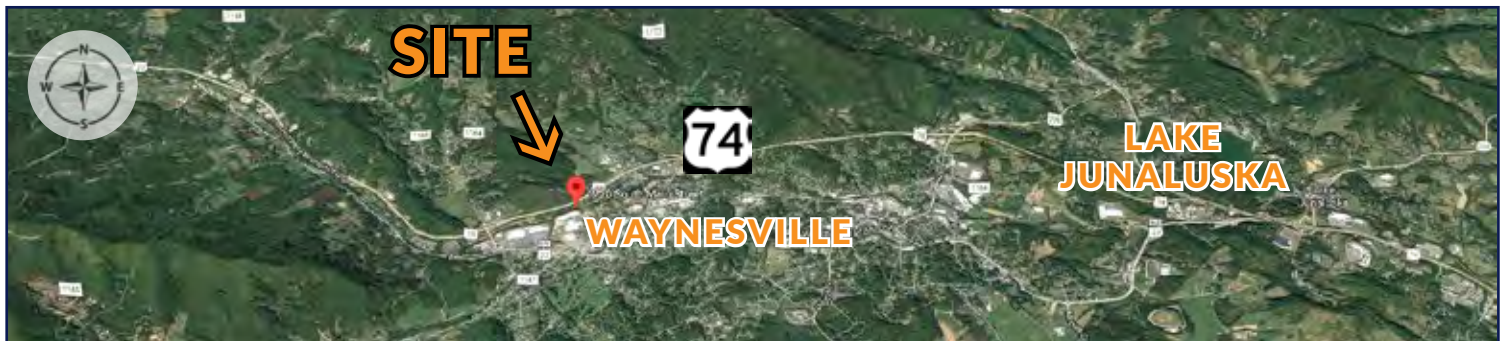
- Brand new, 11,900 SF retail center at corner of Brown Avenue and South Main Street
- Landlord to deliver warm shell units between 1,500 and 2,500 SF
- Estimated CAM \$3.50 / SF
- TI allowance - negotiable
- Immediate neighbors include Ingles, Mountain Energy, Belk, and numerous national retail and fast-food businesses nearby, including Wal-Mart Supercenter, Best Buy, Starbucks, Hardees, Bojanges, and Taco Bell
- 8,600 average vehicle per day traffic count
- Located 1.8 miles from historic downtown
- Currently under construction with anticipated delivery of October 2019
- Drive-thru available



Site plan for 1720 S. Main St.

**DEMOGRAPHICS**

	3 Miles	5 Miles	10 Miles
Population	13,925	22,430	49,015
Households	6,137	10,067	21,332
Average HH Income	\$58,919	\$63,146	\$61,649



This site is adjacent to WalMart, Ingles, Bojanges and much more, and is 1.8 miles from historic downtown Main Street

MLS#: 3355324

Loopnet: 11407501

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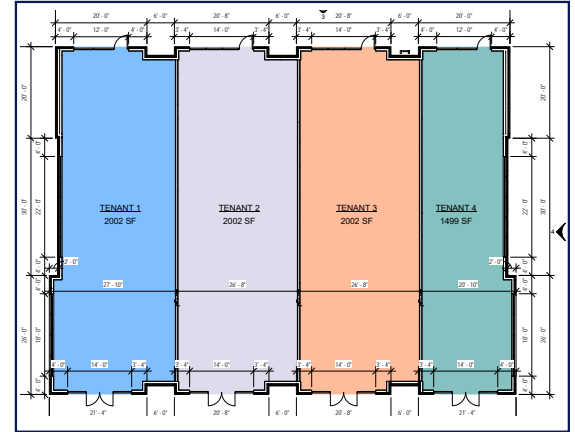
# FOR LEASE: WAYNESVILLE, NC NEW DEVELOPMENT OPPORTUNITY



1720 S. Main St., Waynesville, NC 28786



Architectural rendering of build style



Three units at 2,002 SF; One unit at 1,499 SF



This location is near much of Waynesville's national retail activity, including Wal-Mart Supercenter, Best Buy, Starbucks, Hardees, Bojangles, and Taco Bell

## DIRECTIONS FROM US74:

- Take Exit 98 and follow Hyatt Creek Road for 0.6 miles to S. Main St.
- Turn left on S. Main St. for 0.3 miles
- Property will be on left immediately following Bojangles

## FROM DOWNTOWN WAYNESVILLE:

- From center of town, drive 1.8 miles South on Main St.
- Property will be on right immediately after Hemlock St.



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**FOR LEASE: 1,500 - 2,500 SF RETAIL**  
**\$28.00 / SF NNN**  
**1720 S. Main St.**  
**Waynesville, NC 28786**

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

2/11/2019