

# WHITE OAKS PLAZA

1639 COLLEGE AVENUE, SPINDALE, NC 28160

# FOR LEASE

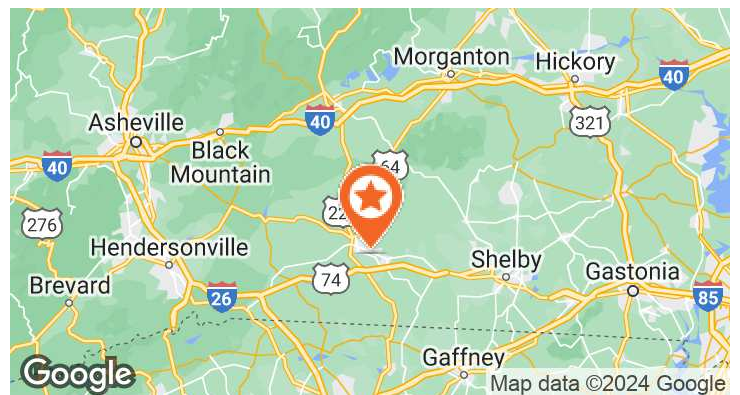


## LOCATION DESCRIPTION

183,040 SF Community Center anchored by new Hobby Lobby, Big Lots and Tractor Supply Co

## PROPERTY HIGHLIGHTS

- Hobby Lobby NOW OPEN
- Available for lease: 1,600 SF, 5,000 SF (former restaurant, can be subdivided); 2,800 SF
- Pylon signage available
- Excellent visibility and signalized access to U.S. Route 74 Alternate (19,500 AADT). US 74A is a 60-mile route that was built in 1994 and connects Asheville, NC to Forest City, NC



## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
2024 Population Density	28,646	53,726	87,941
2024 Daytime Population	15,223	18,471	24,190
2024 Average HH Income	\$75,767	\$77,821	\$79,817



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SUITE	TENANT NAME	SPACE SIZE
100	Workout Anytime	7,200 SF
120	Big Lots	35,000 SF
130	Available	1,600 SF
135	H&R Block	1,600 SF
140	NC License Plate Agency	1,800 SF
143	CRM Insurance	1,200 SF
150	The UPS Store	1,600 SF
160	Total by Verizon	1,200 SF

SUITE	TENANT NAME	SPACE SIZE
170	Pro Nails	1,200 SF
180	Available	5,000 SF
200	Dollar Tree	10,400 SF
220	Welcome Finance	1,800 SF
235	Available	2,800 SF
240	Transit Furniture	35,000 SF
245	Hobby Lobby	55,000 SF
250	Tractor Supply	20,984 SF



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