



RETAIL CENTER SPACES FOR LEASE SPINDALE, NC



LARGE RETAIL CENTER WITH AVAILABLE SPACES FOR LEASE

AVAILABLE SPACES: 2,800-5,000SF

1639 College Avenue | Spindale, NC 28160



SVN | Second Story Real Estate Management

Hunter Myers

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NC Broker of Record:

SVN Blackstream, Mark McClanahan, BIC

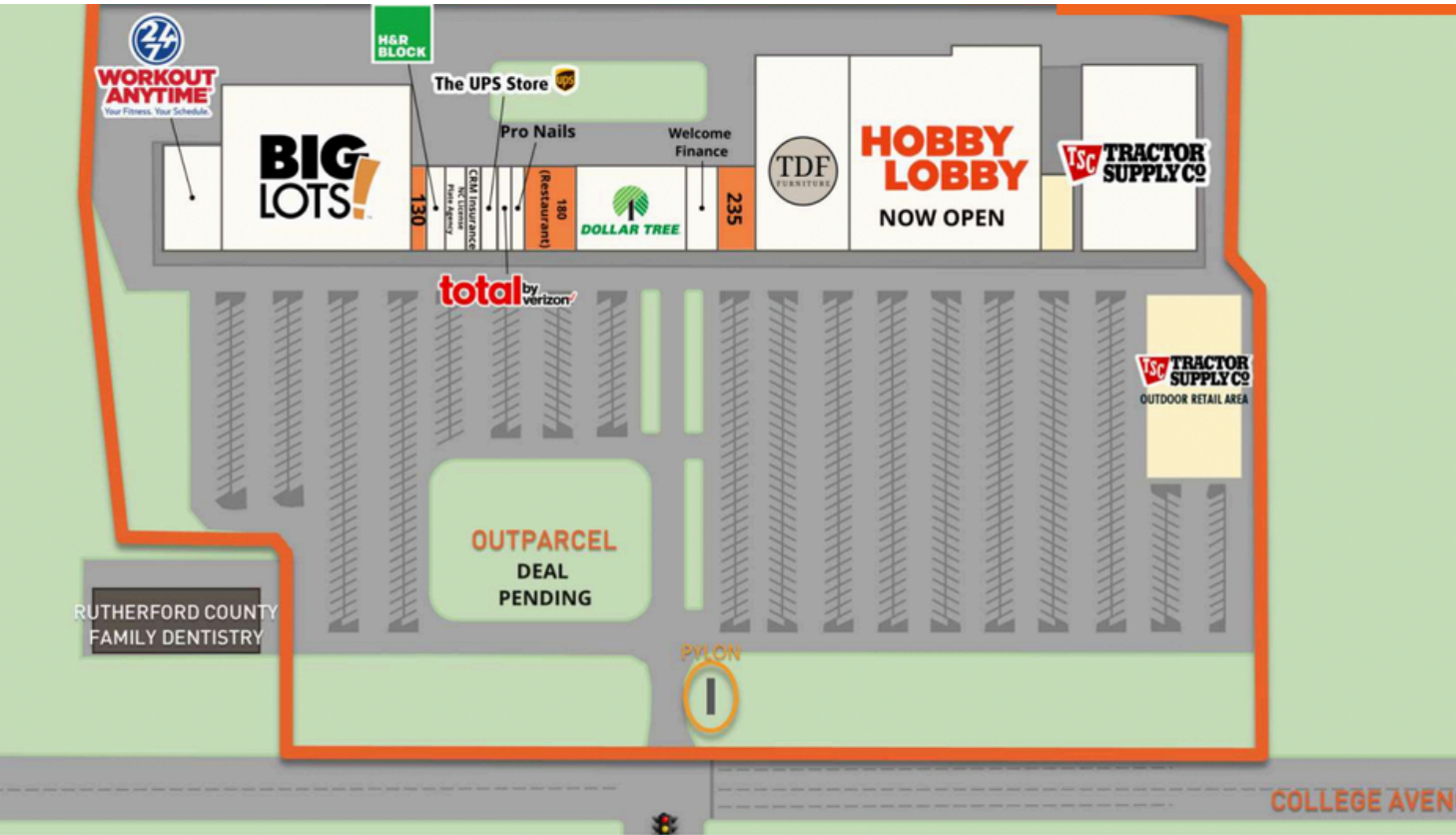
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Center Map



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: 2,800 SF, 5,000 SF (former restaurant, can be subdivided);
- Pylon signage available
- Excellent visibility and signaled 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

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Tenant List

Suite	Tenant Name	Space Size	Suite	Tenant Name	Space Size
100	Workout Anytime	7,200 SF	170	Pro Nails	1,200 SF
120	Big Lots	35,000 SF	180	Available	5,000 SF
130	Firehouse Subs	1,600 SF	200	Dollar Tree	10,400 SF
135	H&R Block	1,600 SF	220	Welcome Finance	1,800 SF
140	NC License Plate Agency	1,800 SF	235	Available	2,800 SF
143	CRM Insurance	1,200 SF	240	Transit Furniture	35,000 SF
150	The UPS Store	1,600 SF	245	Hobby Lobby	55,000 SF
160	Total by Verizon	1,200 SF	250	Tractor Supply	20,984 SF



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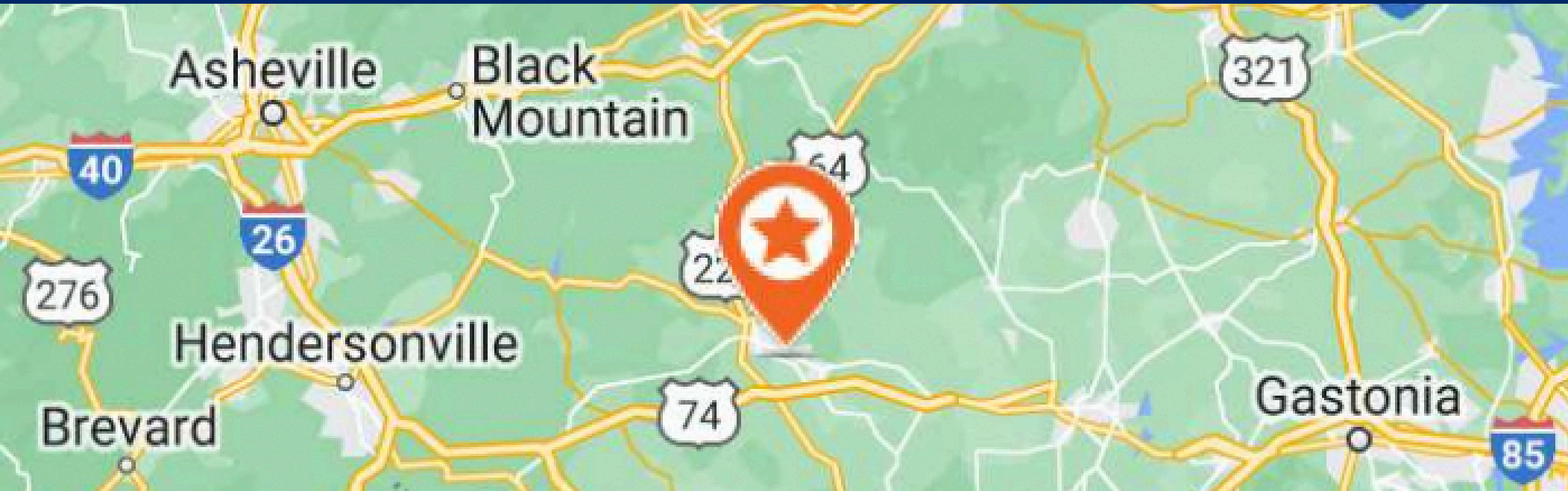
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DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
2024 Population	14,695	28,352	52,117
2029 Projected Population	14,955	28,835	52,869
Median Age	42	43.4	44.1

Households	3 Miles	5 Miles	10 Miles
2024 Households	6,059	11,607	21,242
2029 Projected Households	6,157	11,790	21,529
Average Household Income	\$66,751	\$68,978	\$72,104



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