

HISTORIC TRANSYLVANIA TIMES BUILDING




RETAIL PROPERTY FOR LEASE

37 N BROAD ST, BREVARD, NC 28712

Presented By

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DEWEY PROPERTY ADVISORS

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PRIME RETAIL OPPORTUNITY IN HISTORIC TRANSYLVANIA TIMES BUILDING | 37 N BROAD ST, BREVARD, NC

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/month (NNN) for entire building \$24.00 SF/month (NNN) demised
Building Size:	8,994 SF
Available SF:	± 2308 - 8,994 SF
Year Built:	1932

PROPERTY OVERVIEW

Prime downtown retail opportunity in this updated, historic building, formerly occupied by Transylvania Times, located along the highly visible Broad Street corridor in Brevard, NC. The property offers excellent street frontage with strong pedestrian and vehicle traffic. Ideal for retail, restaurant, or service-oriented users looking to establish a presence in Brevard's vibrant downtown district.

Conceptual renderings shown are for reference only; improvements negotiable.

PROPERTY HIGHLIGHTS

- Great opportunity for food and beverage, retail, fitness, gallery/studio
- Onsite parking available with 16+ spaces
- Tenant improvement allowance and/or Landlord delivery of demised shell to suite occupancy needs are negotiable
- Warm shell updates on ground floor completed recently and forthcoming updates to include new exterior paint and basement-level improvements
- Ground floor (+/- 6246 SF) is available as a single tenant offering, a multi-level contiguous offering with basement level or demisable – click "spaces" tab in listing to view demise options



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LEASE SPACES

LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 2,308 - 8,994 SF Lease Rate: \$18 - \$24 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Entire Building	Available	8,994 SF	NNN	\$19.00 SF/month
Suite A	Available	3,938 SF	NNN	\$24.00 SF/yr
Suite B	Available	2,308 SF	NNN	\$24.00 SF/yr
Suite C	Available	2,748 SF	NNN	\$18.00 SF/yr



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RETAILER MAP



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"CONCEPTUAL - FOR REFERENCE ONLY"



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PHOTOS



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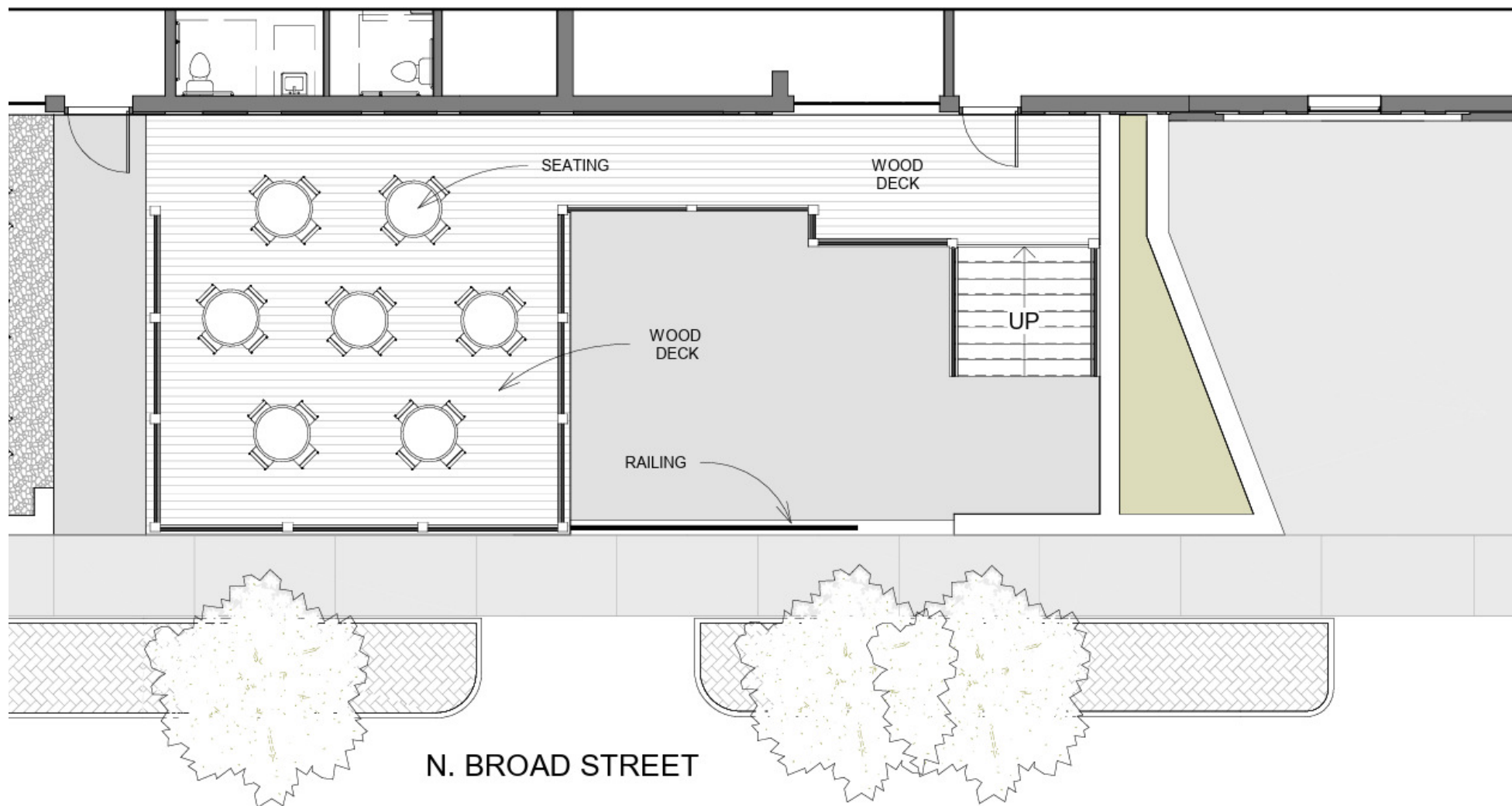
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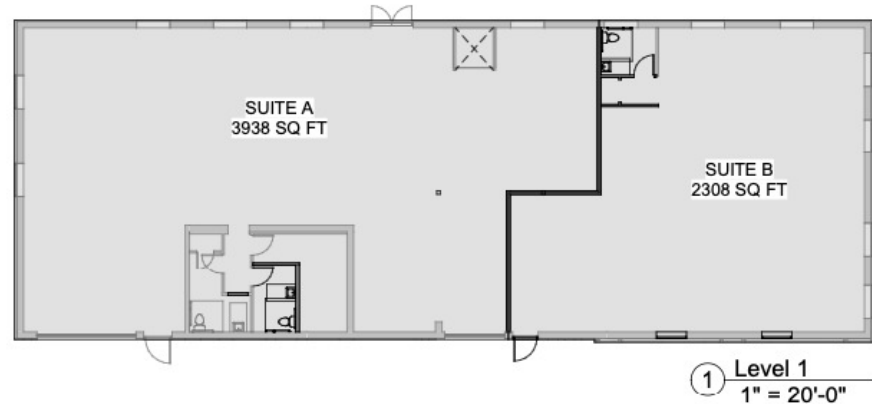
PROPOSED - FOR REFERENCE ONLY



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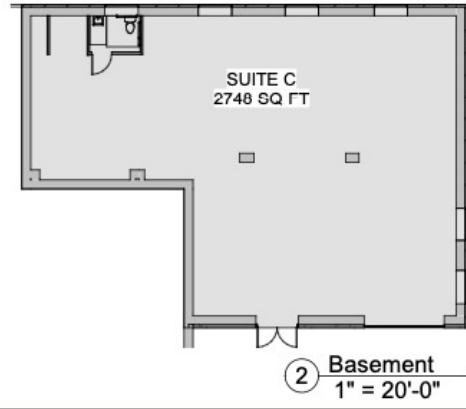
PROPOSED DEMISING PLAN

Floor Plan - Overall 37 Broad Street
Brevard, NC



GROSS SQ FT:

LEVEL 1	6246 SQ FT
BASEMENT	2748 SQ FT
TOTAL =	8994 SQ FT



MDA
MDriskill Architecture

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DEMOGRAPHICS MAP & REPORT

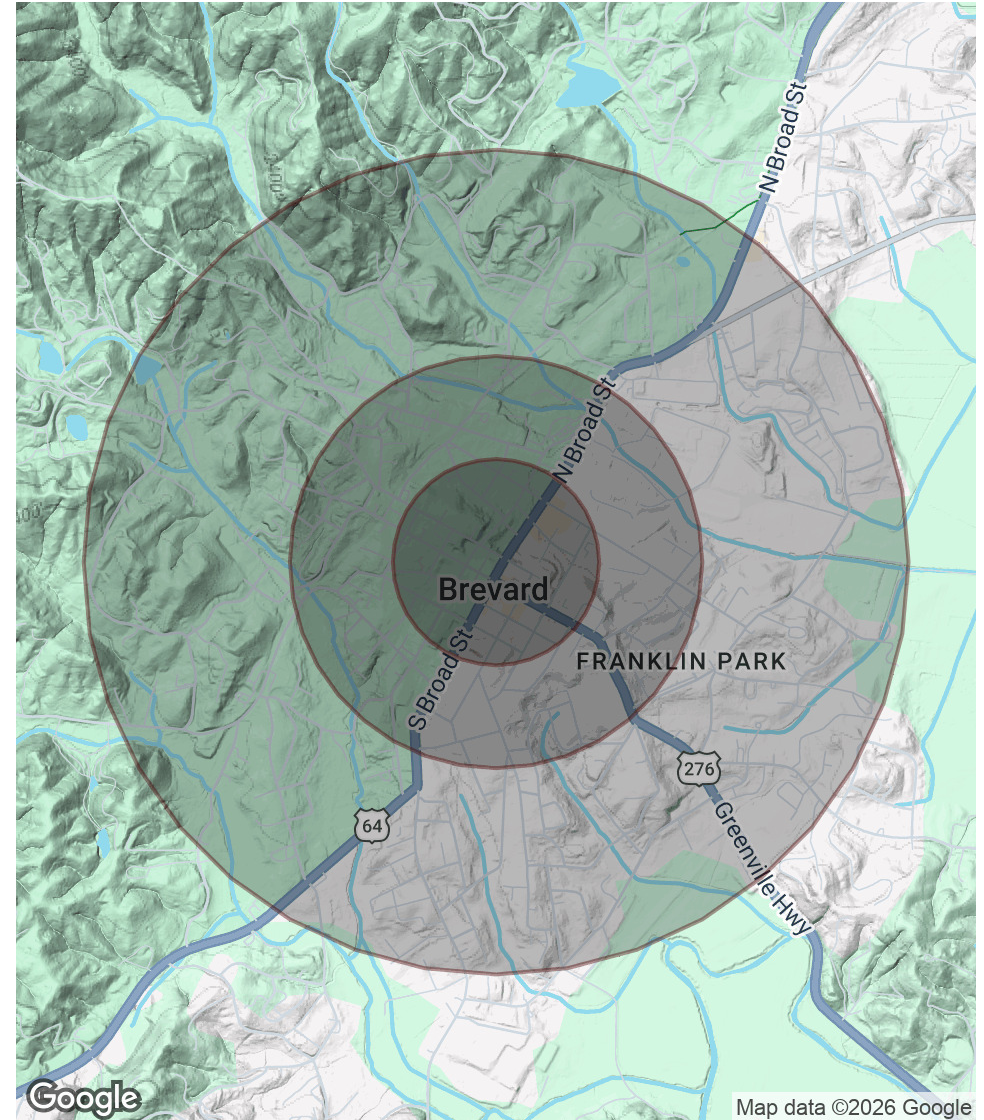
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	309	1,087	3,142
Average Age	37.0	39.7	45.8
Average Age (Male)	36.6	39.9	45.6
Average Age (Female)	35.4	37.6	43.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	177	604	1,662
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$59,228	\$63,548	\$72,003
Average House Value	\$520,355	\$522,197	\$490,167

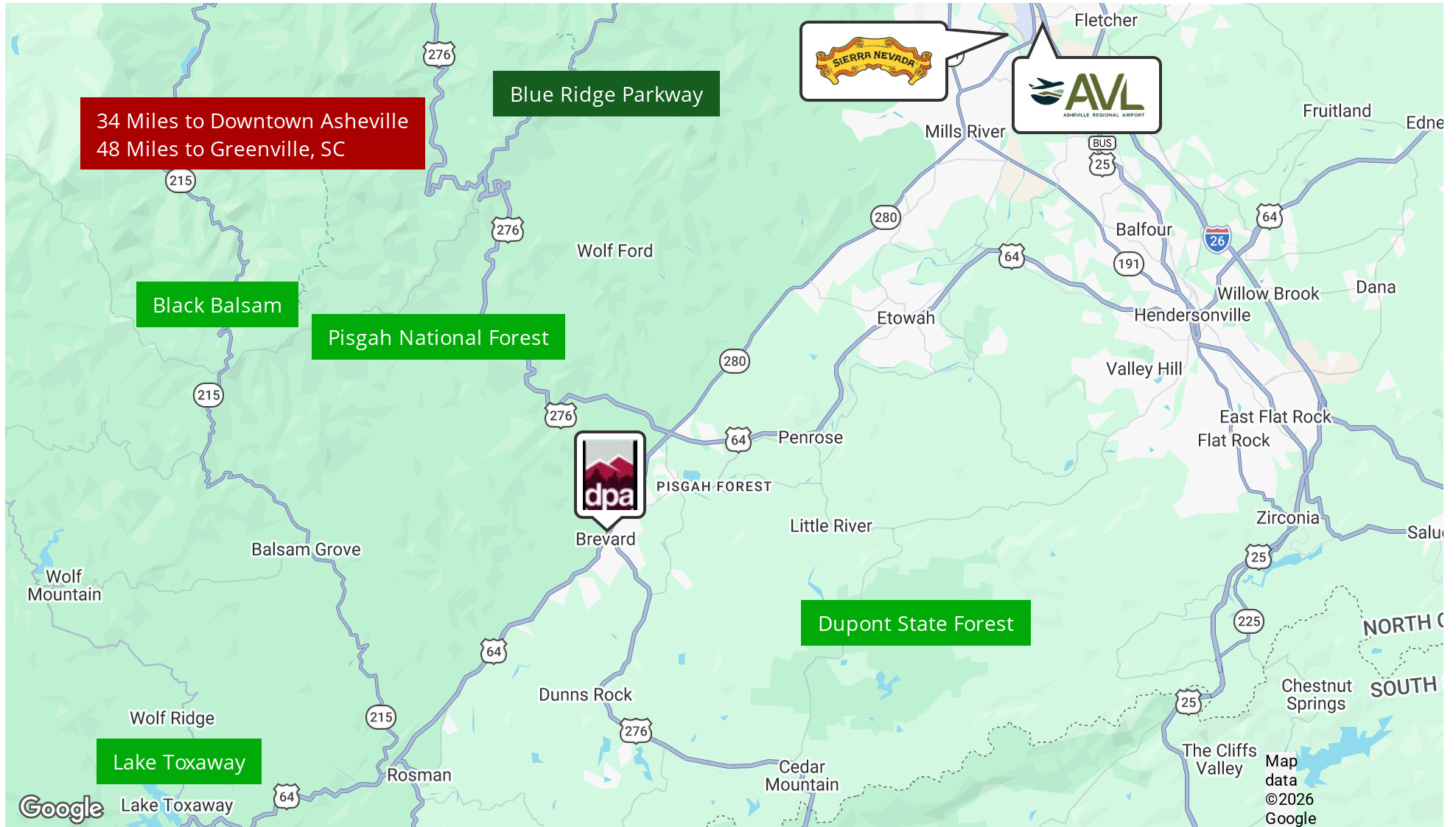
2023 American Community Survey (ACS)



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REGIONAL MAP



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