



Dewey Property Advisors



OFFICE / RETAIL / STUDIO OPPORTUNITY

1449 SMOKEY PARK HWY | CANDLER, NC

LEASING INFORMATION



OFFERING SUMMARY

Lease Rate:

| | |
|-----------------------------|-------------------|
| Building A (278 SF): | \$1,500 per month |
| Building B (Suites 1-5): | \$25 / SF, NNN |
| Available SF: | 278 - 4,333 SF |

PROPERTY OVERVIEW

Incredible adaptive reuse opportunity now available For Lease! Formerly a community grocery store, 1449 Smokey Park Highway is positioned to become a hub for businesses desiring to be in the path of growth. Building A is a free standing single Suite, and Building B includes five individual Suites, all with separate entrances. Each unit is equipped with its own plumbing, mechanical, and electrical systems. Some spaces may be combined. Please contact broker for more information or to arrange a tour - property is Under Construction and will be delivered in 2026!

PROPERTY HIGHLIGHTS

- Fully renovated Suites
- Range of Suite sizes
- On site surface parking

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LEASE INFORMATION

Lease Type: NNN
Total Space: 278 - 4,333 SF

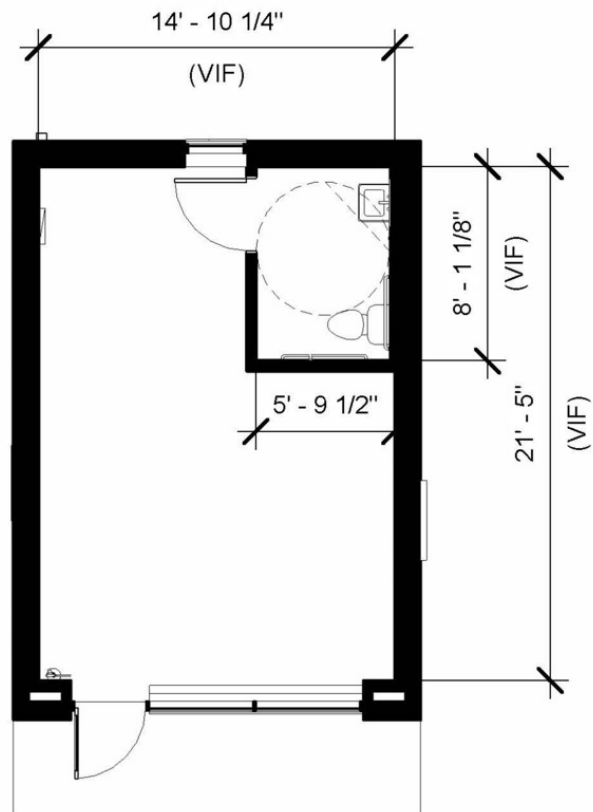
Lease Term: Negotiable

AVAILABLE SPACES

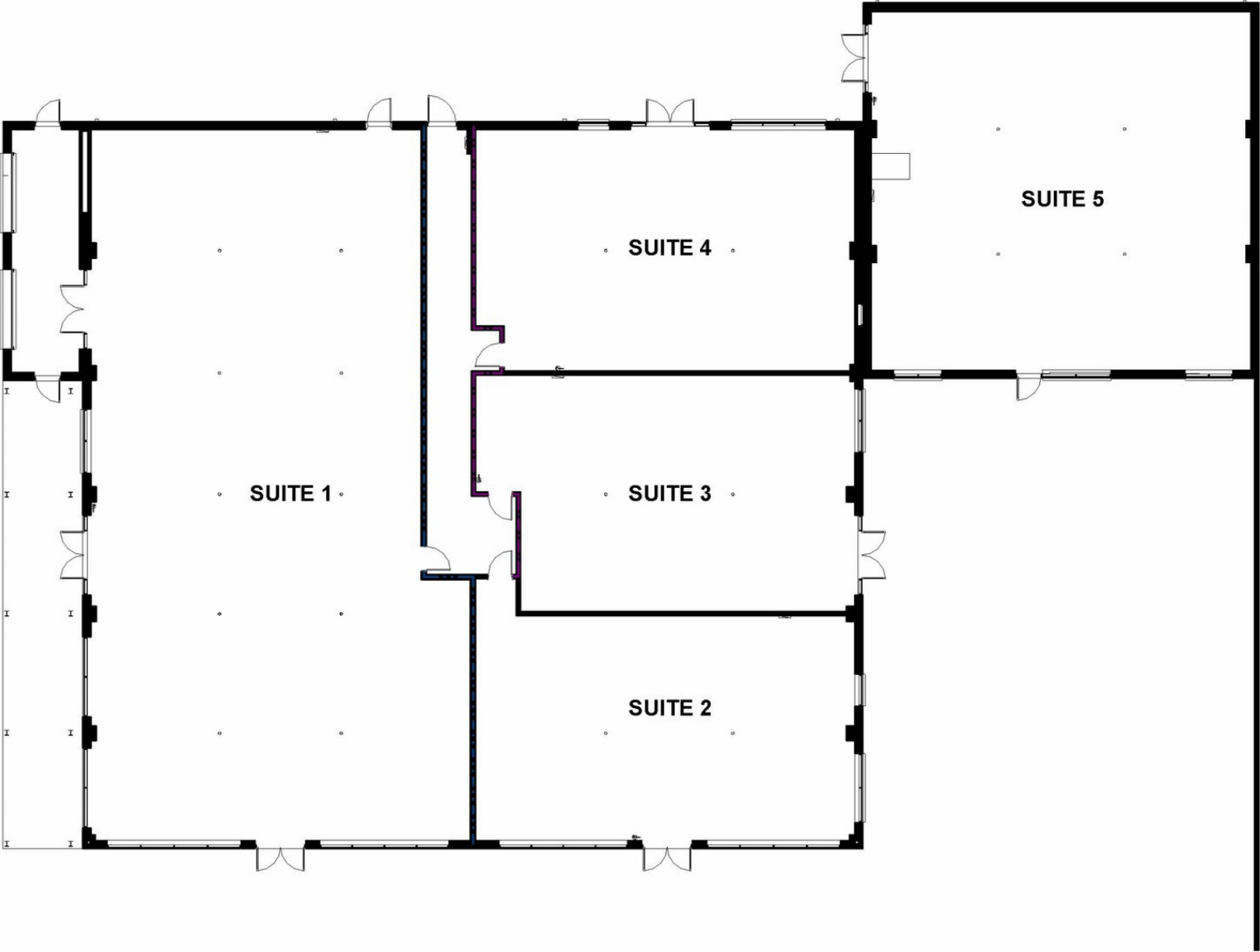
| SUITE | SIZE (SF) | LEASE RATE |
|----------------------|-----------|-------------------|
| Building A | 278 SF | \$1,500 per month |
| Building B - Suite 1 | 4,333 SF | \$25.00 SF/month |
| Building B - Suite 2 | 1,401 SF | \$25.00 SF/month |
| Building B - Suite 3 | 1,242 SF | \$25.00 SF/month |
| Building B - Suite 4 | 1,288 SF | \$25.00 SF/month |
| Building B - Suite 5 | 2,230 SF | \$25.00 SF/month |

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DEMOGRAPHIC SUMMARY

1449 Smokey Park Highway, Candler, North Carolina, 28715
Ring of 1 mile

KEY FACTS

3,799

Population



1,558

Households

39.7

Median Age

\$66,401

Median Disposable Income

EDUCATION

2.5%

No High School Diploma



36.9%

High School Graduate



29.1%

Some College/
Associate's Degree



31.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$83,105

Median Household Income



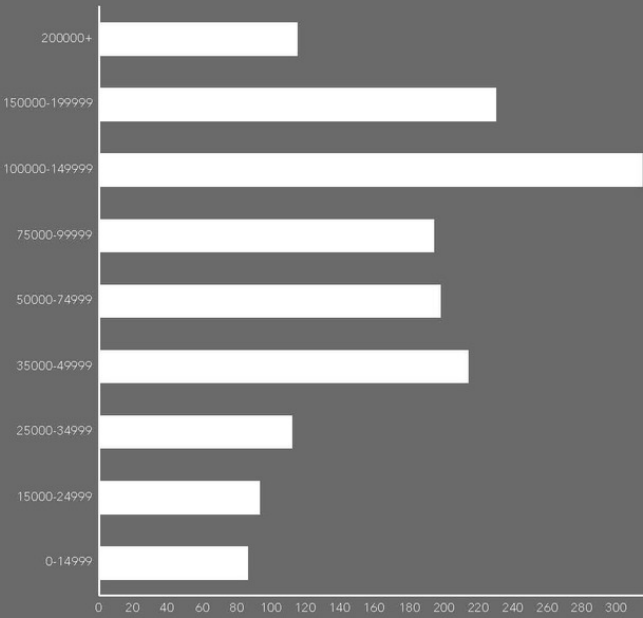
\$45,307

Per Capita Income

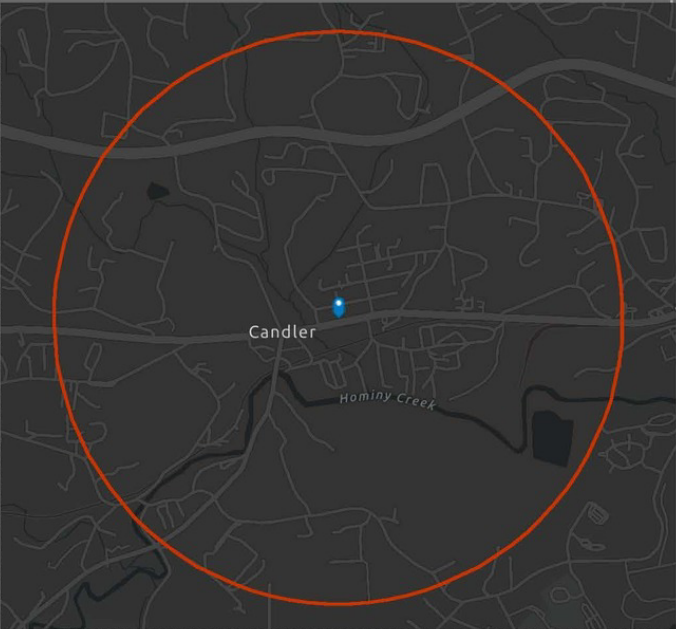


\$214,057

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



64.8%

White Collar



24.5%

Blue Collar



12.4%

Services

7.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

DEMOGRAPHIC SUMMARY

1449 Smokey Park Highway, Candler, North Carolina, 28715
Ring of 3 miles

KEY FACTS

24,430

Population



10,151

Households

42.6

Median Age

\$62,191

Median Disposable Income

EDUCATION

4.3%

No High School Diploma



29.1%

High School Graduate



27.2%

Some College/
Associate's Degree



39.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$77,077

Median Household Income



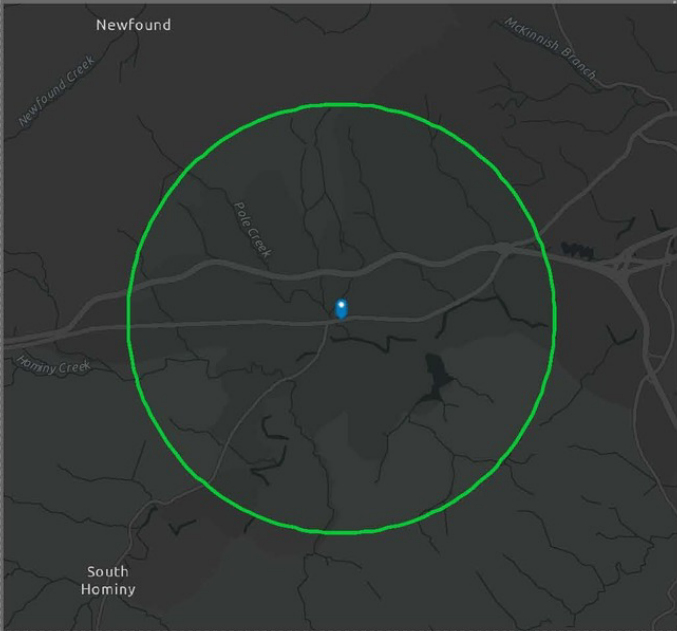
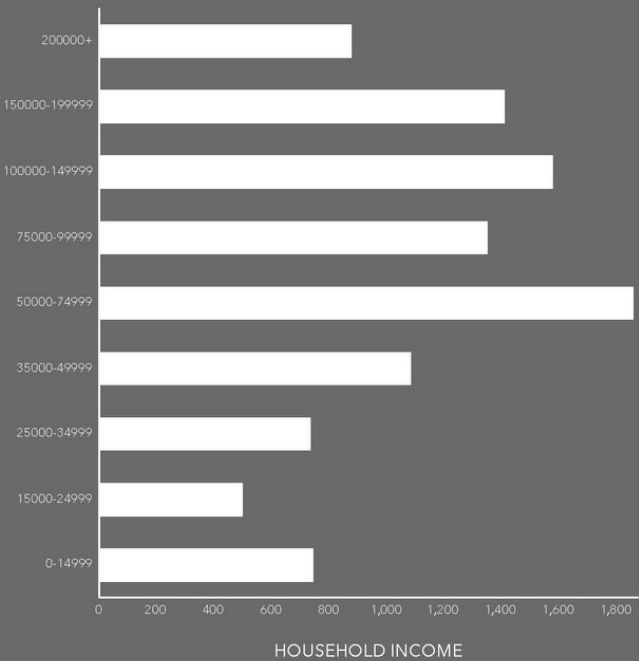
\$43,968

Per Capita Income



\$238,280

Median Net Worth



EMPLOYMENT



White Collar

64.4%



Blue Collar

22.5%



Services

16.6%

6.0%

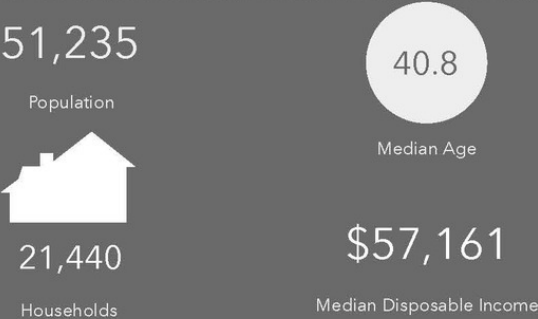
Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

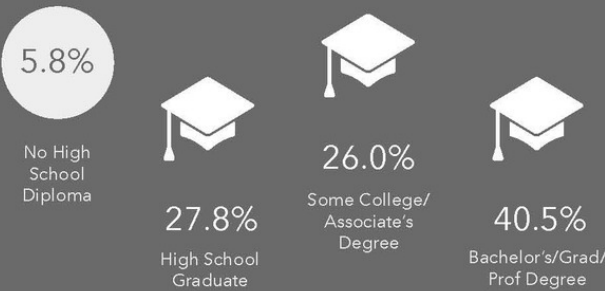
DEMOGRAPHIC SUMMARY

1449 Smokey Park Highway, Candler, North Carolina, 28715
Ring of 5 miles

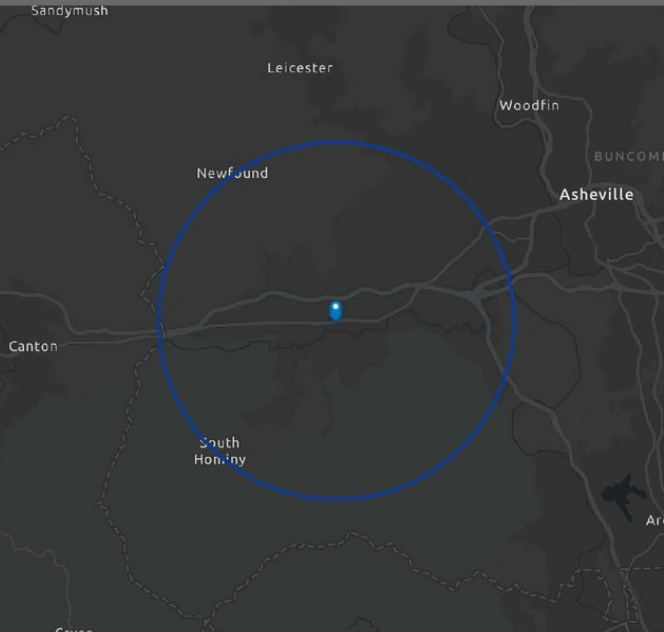
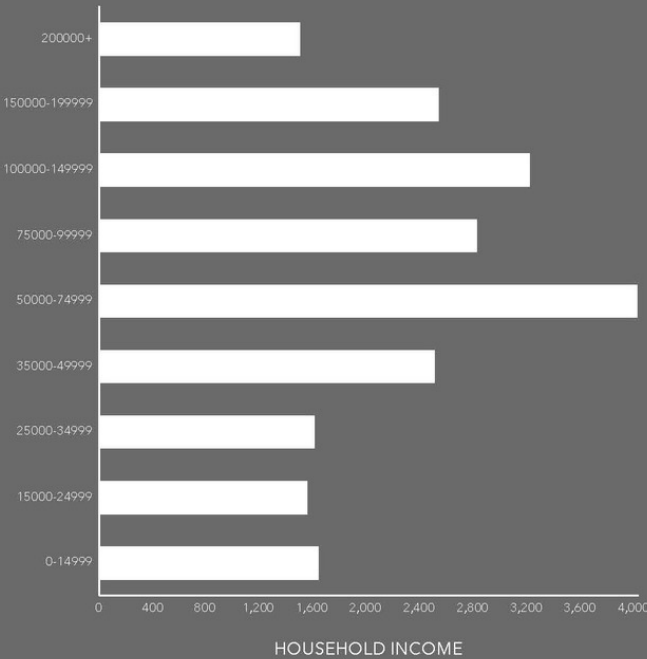
KEY FACTS



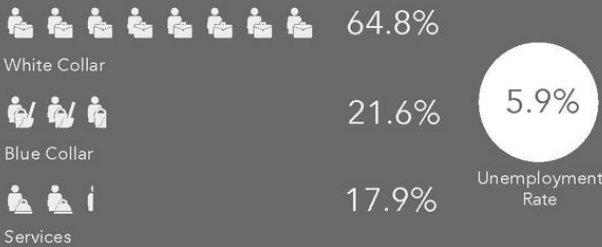
EDUCATION



INCOME



EMPLOYMENT



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