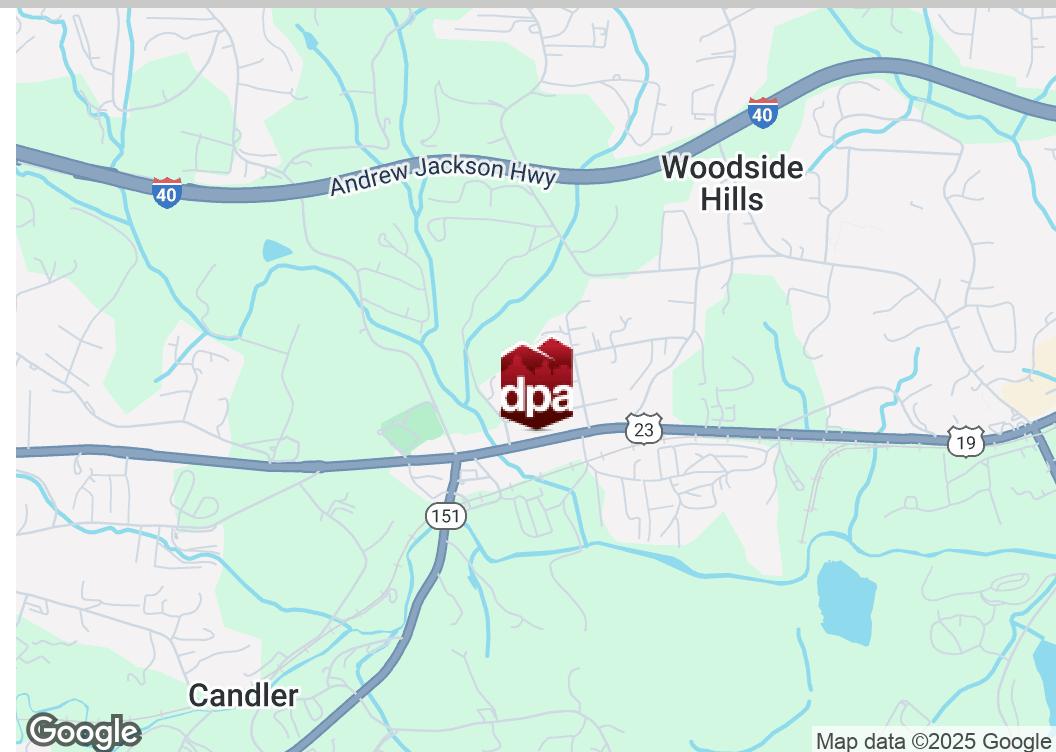


OFFICE / RETAIL / STUDIO OPPORTUNITY

1449 SMOKEY PARK HWY | CANDLER, NC

LEASING INFORMATION

EXECUTIVE SUMMARY



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 SPACES



LEASE INFORMATION

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

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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OPTIONS - BUILDING A ON LEFT - 278 SF



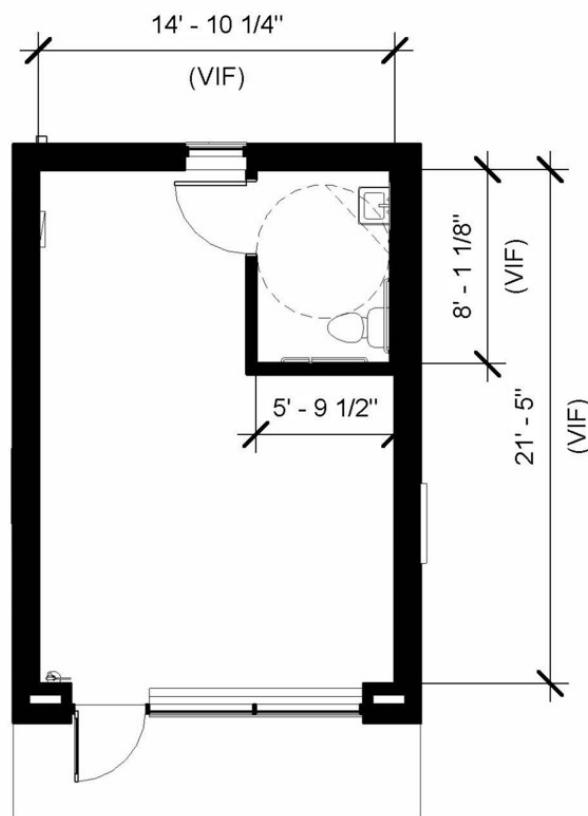
[+]
Project Plus

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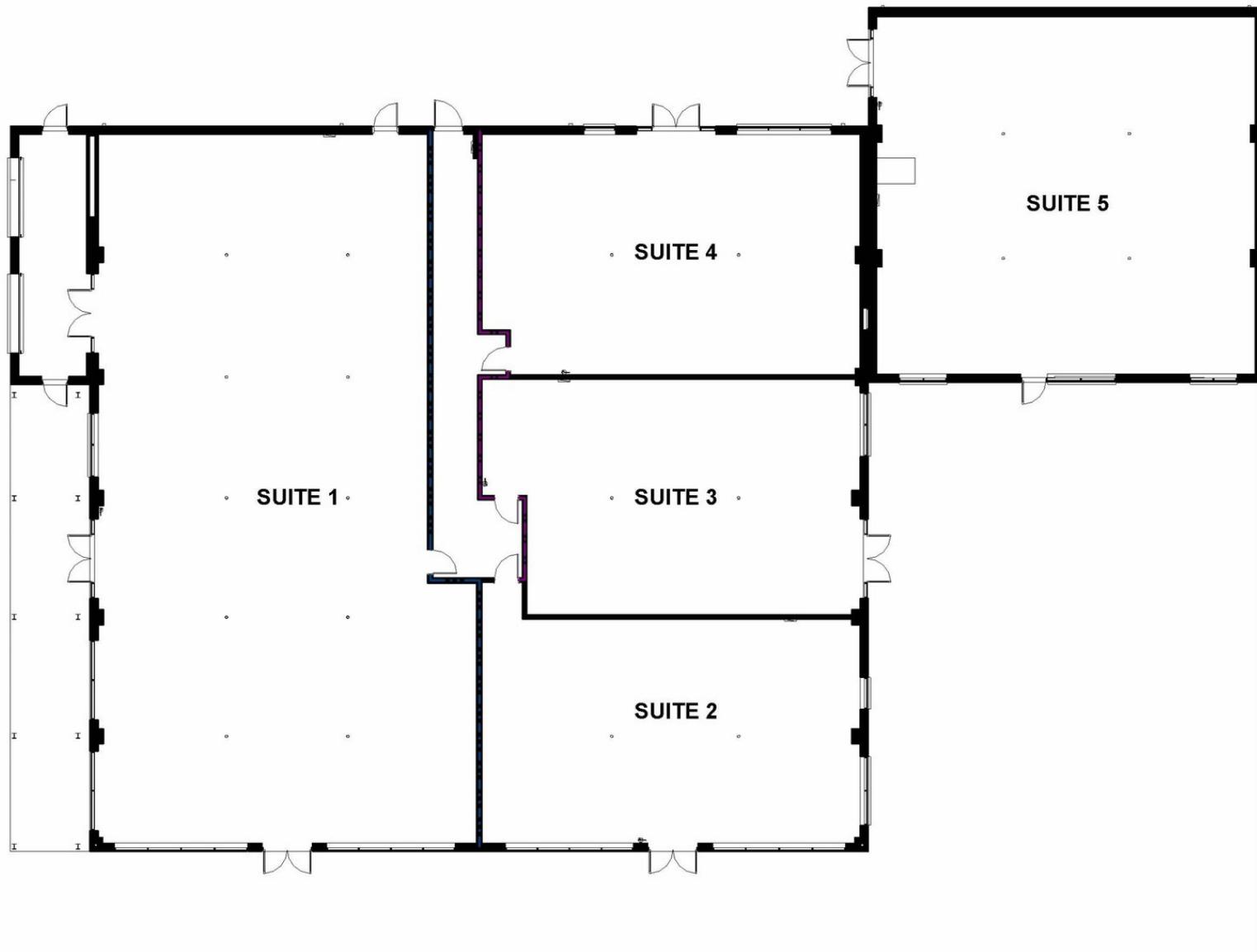
BUILDING A - FLOOR PLAN (278 SF)



OPTIONS - BUILDING B (SUITES 1-5)



BUILDING B - FLOOR PLAN (RANGE FROM 1,242 SF TO 4,333 SF)



LOCATION



DEMOGRAPHIC SUMMARY: 1 MILE RADIUS

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



29.1%
Some College/
Associate's
Degree



31.6%
Bachelor's/Grad/
Prof Degree

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

INCOME



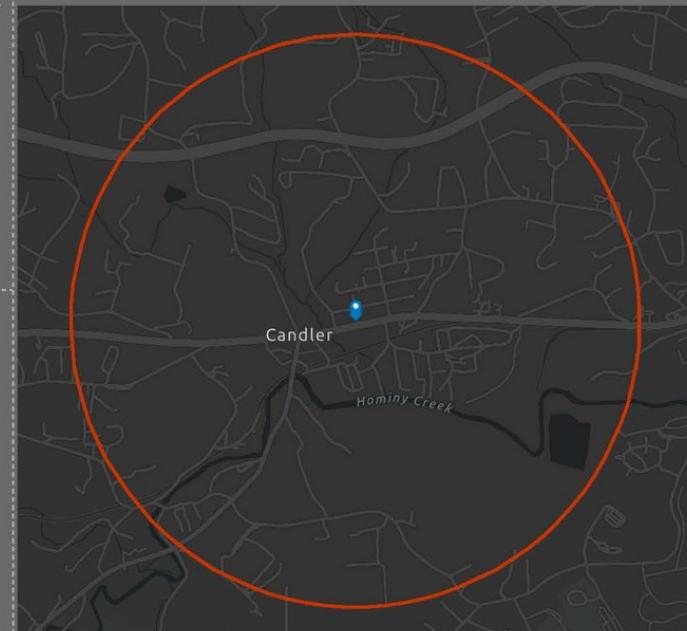
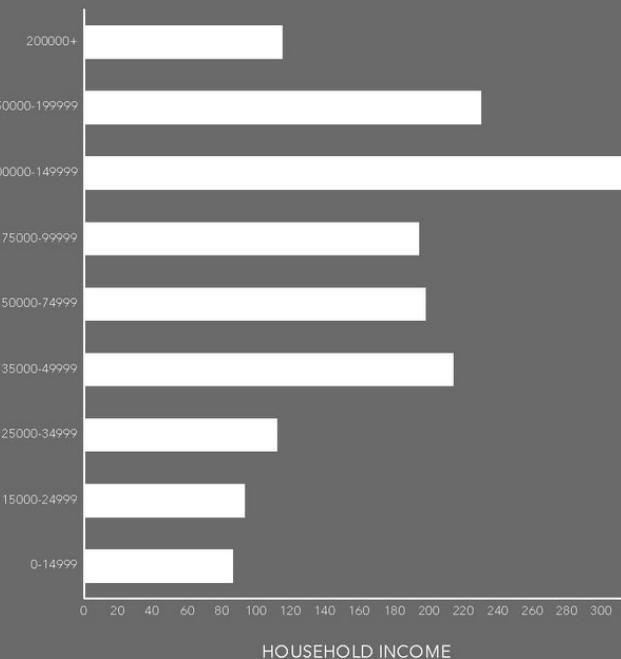
\$83,105
Median Household Income



\$45,307
Per Capita Income



\$214,057
Median Net Worth



EMPLOYMENT



White Collar

64.8%



Blue Collar

24.5%



Services

12.4%



7.4%
Unemployment
Rate

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DEMOGRAPHIC SUMMARY: 3 MILE RADIUS

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



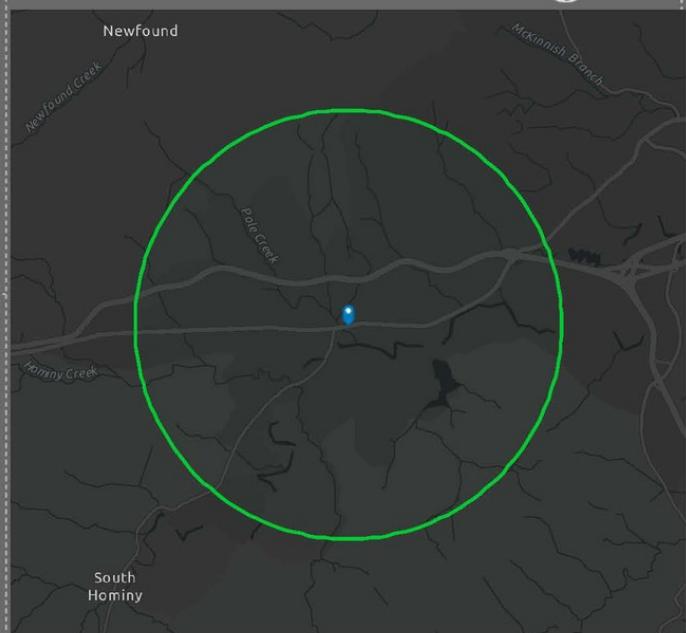
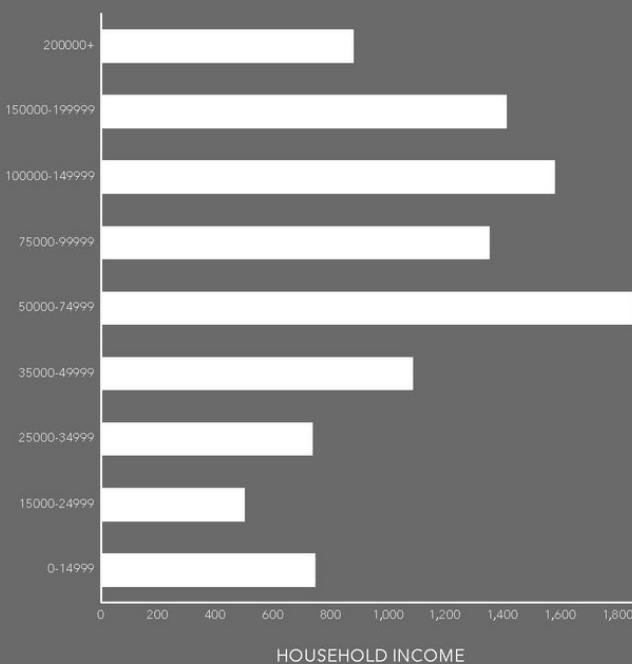
\$77,077
Median Household Income



\$43,968
Per Capita Income



\$238,280
Median Net Worth



EMPLOYMENT

White Collar

Blue Collar

Services

64.4%

22.5%

16.6%

6.0%

Unemployment Rate

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

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DEMOGRAPHIC SUMMARY: 5 MILE RADIUS

DEMOGRAPHIC SUMMARY

1449 Smokey Park Highway, Candler, North Carolina, 28715

Ring of 5 miles

KEY FACTS

51,235

Population



21,440

Households

40.8

Median Age

\$57,161

Median Disposable Income

EDUCATION

5.8%



No High School Diploma



27.8%

High School Graduate



26.0%

Some College/
Associate's Degree



40.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$70,805

Median Household Income



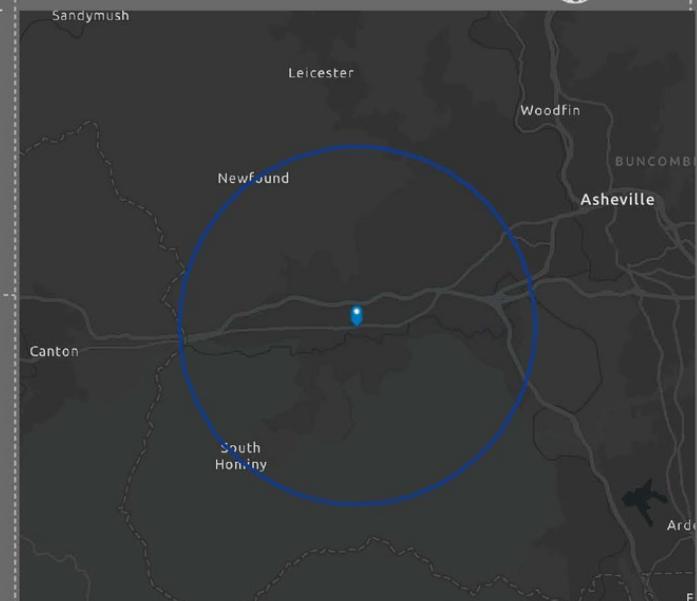
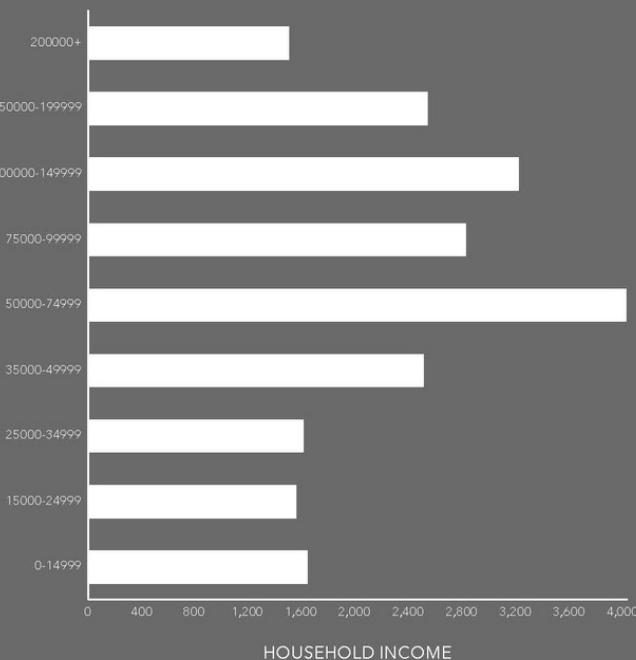
\$41,087

Per Capita Income



\$173,131

Median Net Worth



EMPLOYMENT

64.8%

White Collar

21.6%

Blue Collar

17.9%

Services

5.9%

Unemployment Rate

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

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