

# West Pointe Village

## Food Lion Anchored Shopping Center

433 NC Highway 49 South  
Asheboro, NC 27205

- + Total Square Feet: 48,246± SF
- + Available Square Feet:
  - + Suite 1: 1,750 - 7,500± SF (owner will subdivide)
- + Lease Rate: \$12.00/SF
- + TICAM: \$2.89/SF
- + Traffic Counts: 30,000 VPD on I-73 & 15,000 VPD on NC Highway 49
- + Located at the intersection of NC Highway 49 and Oak Leaf Road
- + Diverse mix of restaurants and retail
- + Positioned in a strong retail corridor with easy access to I-73 & US Highway 64

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,059	23,370	37,321
Daytime Population	10,731	34,314	44,781
Households	2,343	9,543	14,917
Average Household Income	\$60,652	\$65,161	\$70,960
Avg Value of Owner Occ. Housing Units	\$172,776	\$181,801	\$189,821

\*Source: CBRE Fast Reports

### Major Tenants



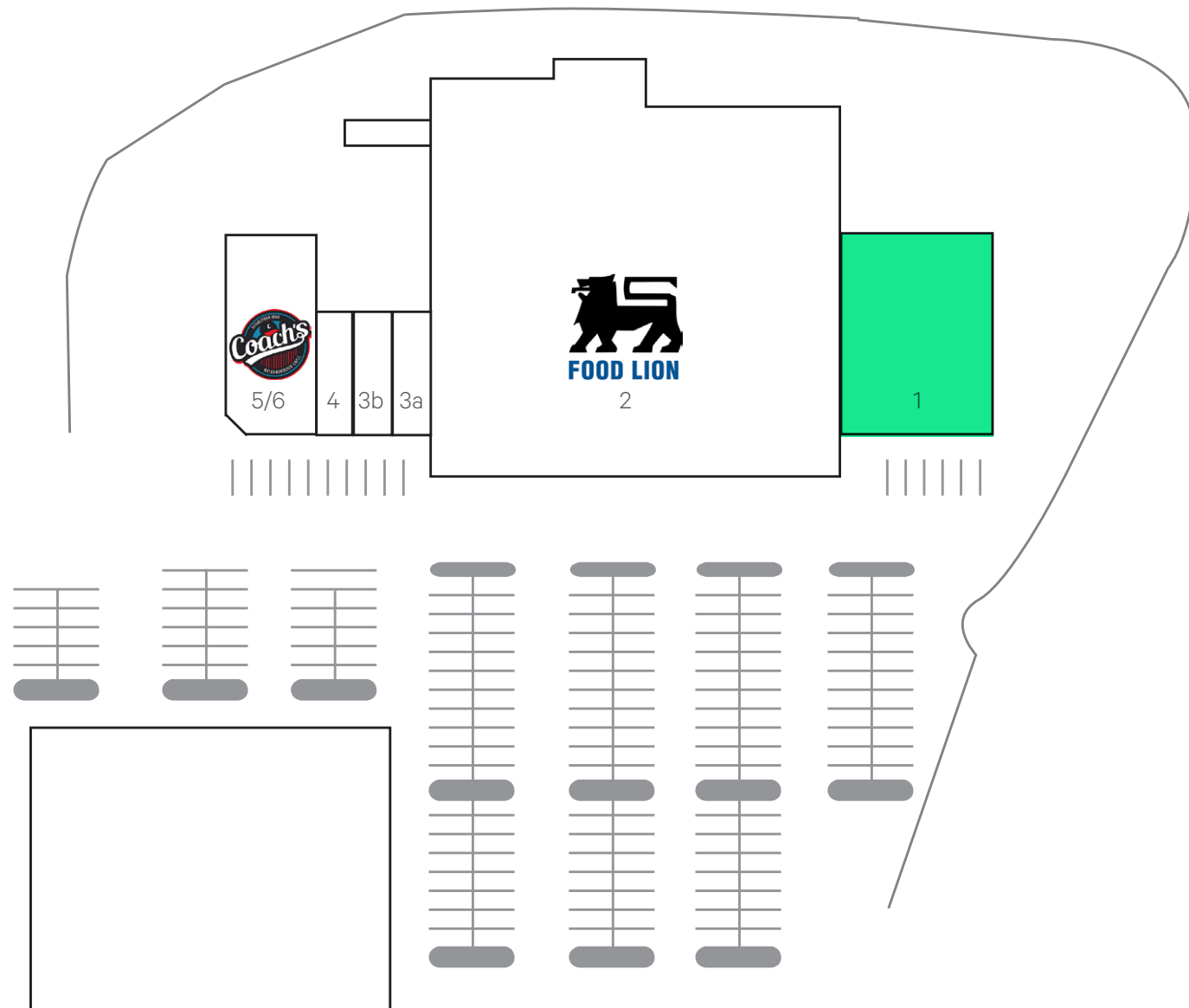
### Contact Us

**Lydia Whitley**  
Vice President  
+1 336 714 0385  
lydia.whitley@cbre.com



# Site Plan

SUITE	TENANT	SF
<b>1</b>	<b>AVAILABLE</b>	<b>1,750 - 7,500</b>
2	Food Lion	33,000
3a	Cuttin' Up Hair & Nails	1,200
3b	Unique Nails	1,200
4	Chu's Express	1,080
5/6	Coach's Grill	4,266
<b>TOTAL</b>		<b>48,246</b>



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

## Location Map

