

**FOR LEASE**  
**275 Smokey Park Highway**  
**Asheville, NC 28806**

contact: 828.545.9002 • [pellis@pulliamproperties.com](mailto:pellis@pulliamproperties.com)



WESTERN NORTH CAROLINA'S NUMBER ONE COMMERCIAL REAL ESTATE FIRM

**3,607/sf Unit Available For Lease**

**SITE LOCATION**



PROPERTY VIDEO LINK



Evergreen Veterinary Hospital



The Joint Chiropractic / Starbucks

**\$28.00/sf NNN**

1 UNIT NOW AVAILABLE PRE-CONSTRUCTION

### Property Highlights

4.77/ac site off I-40 (exit 44) and Smokey Park Hwy  
± 45,000 traffic count per day

Anchor tenants include: Starbucks, IHOP & Popeye's  
Great visibility with ample parking and easy access

New apartment complex being developed nearby



**Paul Ellis**  
Commercial Broker  
Main Office:  
828.684.4344  
Mobile:  
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Email:  
[pellis@pulliamproperties.com](mailto:pellis@pulliamproperties.com)

EXPERIENCE MAKES THE DIFFERENCE

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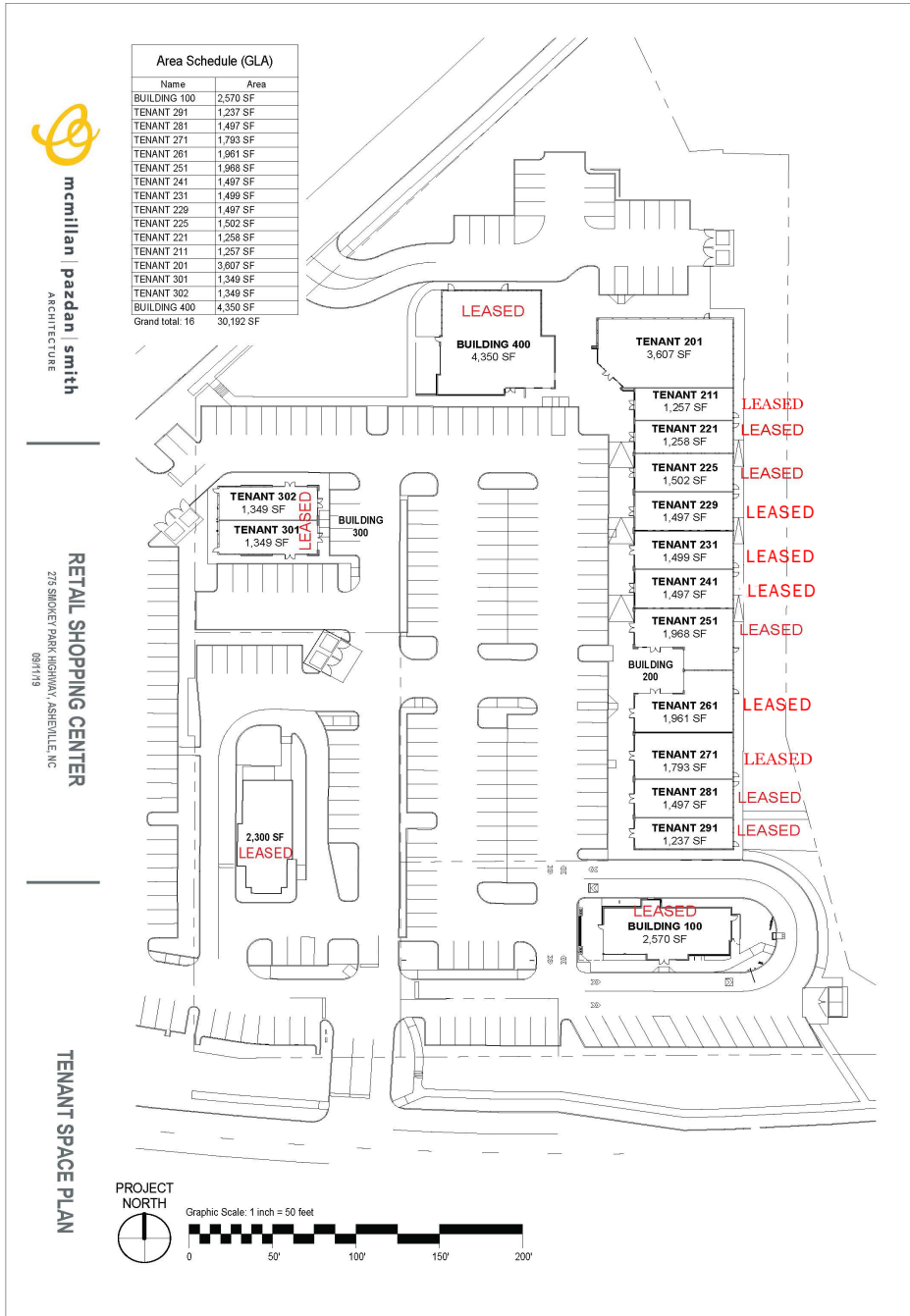


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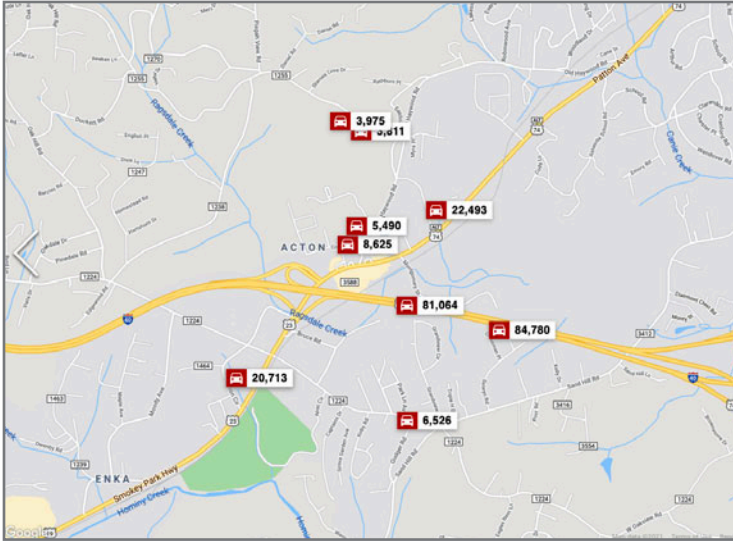
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**AREA TRAFFIC**



PROPERTY VIDEO LINK

Outparcel

**SITE AVAILABILITY**

Space/Tenants	SQ FT	\$ per SF
<b>BUILDING 100</b>		
Starbucks	2,570	STARBUCKS
<b>BUILDING 200</b>		
Unit 201	3,607	\$28.00 SF
Unit 211	1,257	Plat. Coll. Salon
Unit 221	1,258	Radius Financial
Unit 225	1,502	Pro Rehab Partners
Unit 229	1,497	LGFCU
Unit 231	1,499	LGFCU
Unit 241	1,497	LGFCU
Unit 251	1,968	Poke Bowl
Unit 261	1,961	Nothing Bundt Cake
Unit 271	1,793	T-Mobile
Unit 281	1,497	Red Nails
<b>BUILDING 300</b>		
Evergreen VET	2,698	Evergreen VET
● Popeye's	2,300	Popeye's
<b>BUILDING 400</b>		
IHOP	4,350	IHOP



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**TICAM (NNN): \$4.99/sf**

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MAP CREDIT: GOOGLE MAPS



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**FROM ASHEVILLE / 3 Miles**

- Follow I-240 W and I-40 W to US-19 N/US-23 N/US-74 ALT E. Take exit 44 from I-40 W 8 mi
- Use the left 2 lanes to turn left onto US-19 N/US-23 N/US-74 ALT E 1 min (0.3 mi)

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