

DRIVE THRU AT TRAFFIC SIGNAL
FOR LEASE



510
NC HWY 9

BLACK MOUNTAIN, NC

LEASE RATE

\$34.02/SF/yr (NNN)
2,010 Square Feet

JASON BURK | CCIM
COMMERCIAL BROKER | RETAIL SPECIALIST
C: 828.674.2120
JBURK@WHITNEYCRE.COM

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

PROPERTY SUMMARY

JASON BURK, CCIM
Cell: 828.674.2120

Drive thru space at signalized corner. This former Walgreens has the potential for any business needing a drive thru; a bank, restaurant, pharmacy, or other services. Daily trips to this property are driven by the adjacent 113,000 square foot Ingles grocery store. The property offers superb visibility with excellent signage available on the front of the building and a large pylon sign visible from the interstate. Abundant parking is available with 23 spaces.

PROPERTY HIGHLIGHTS

- Visible from I-40
- Traffic count - 15,000 cars per day
- Signalized corner location
- 23 parking spaces
- Large pylon sign

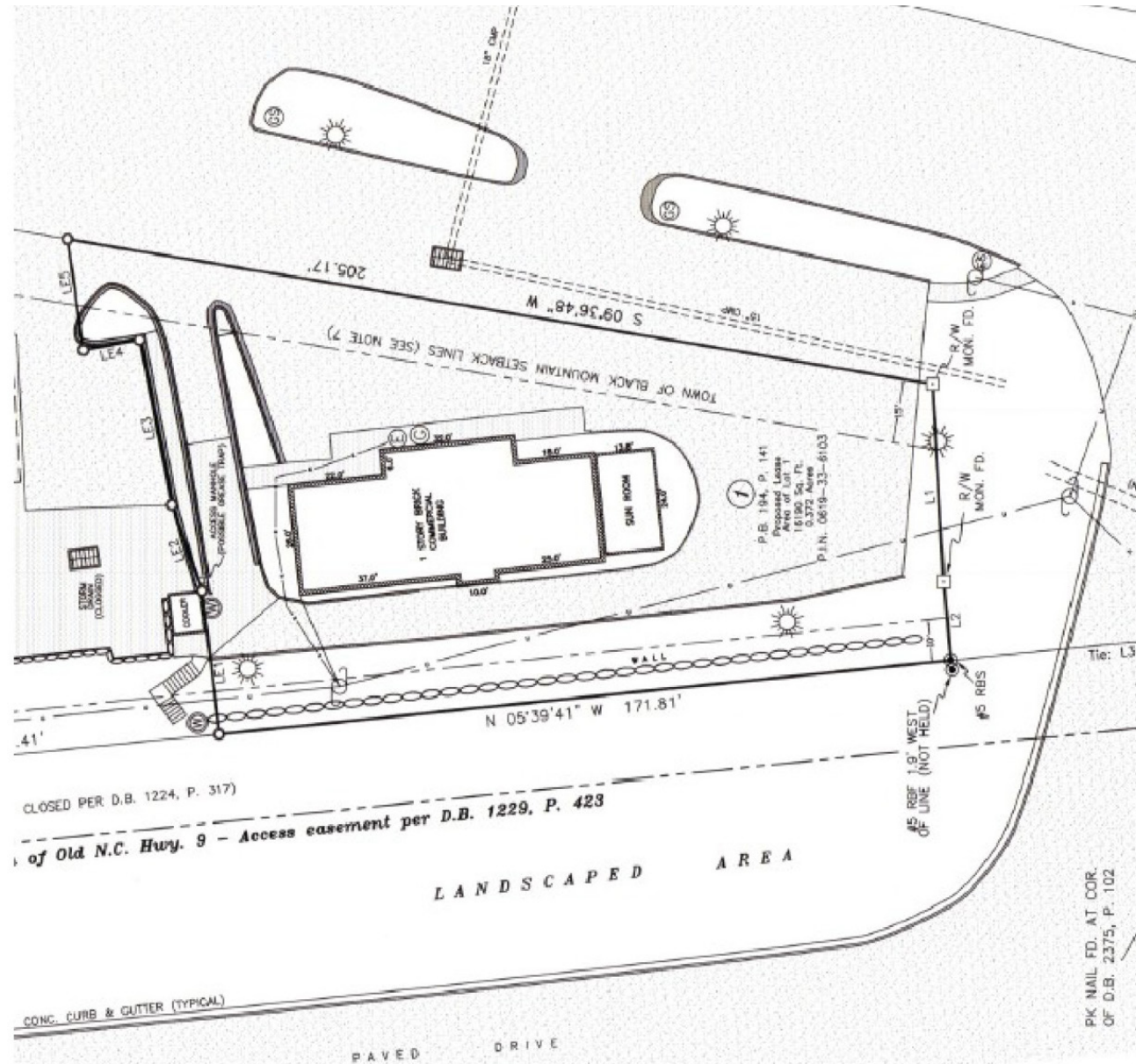
OFFERING SUMMARY

- **LEASE RATE:** \$34.02/SF/yr (NNN)
- **AVAILABLE SF:** 2,010 SF



LEASABLE PREMISES

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RETAIL SPACE FOR SALE | WHITNEY COMMERCIAL REAL ESTATE

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GALLERY

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VIEW FROM HWY 9



FRONT OF BUILDING



DRIVE THRU



WEST FACING VIEW

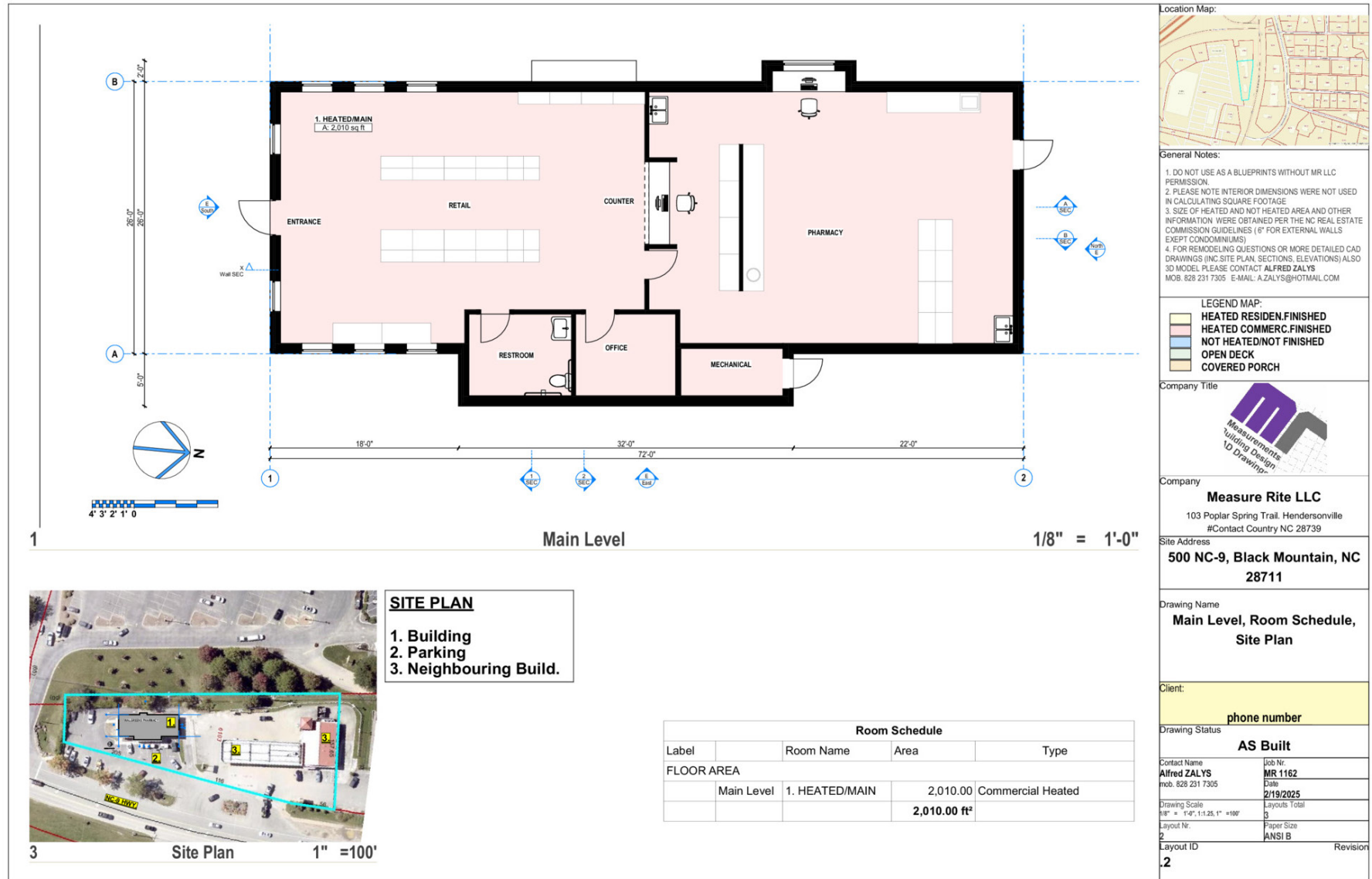


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FLOOR PLAN

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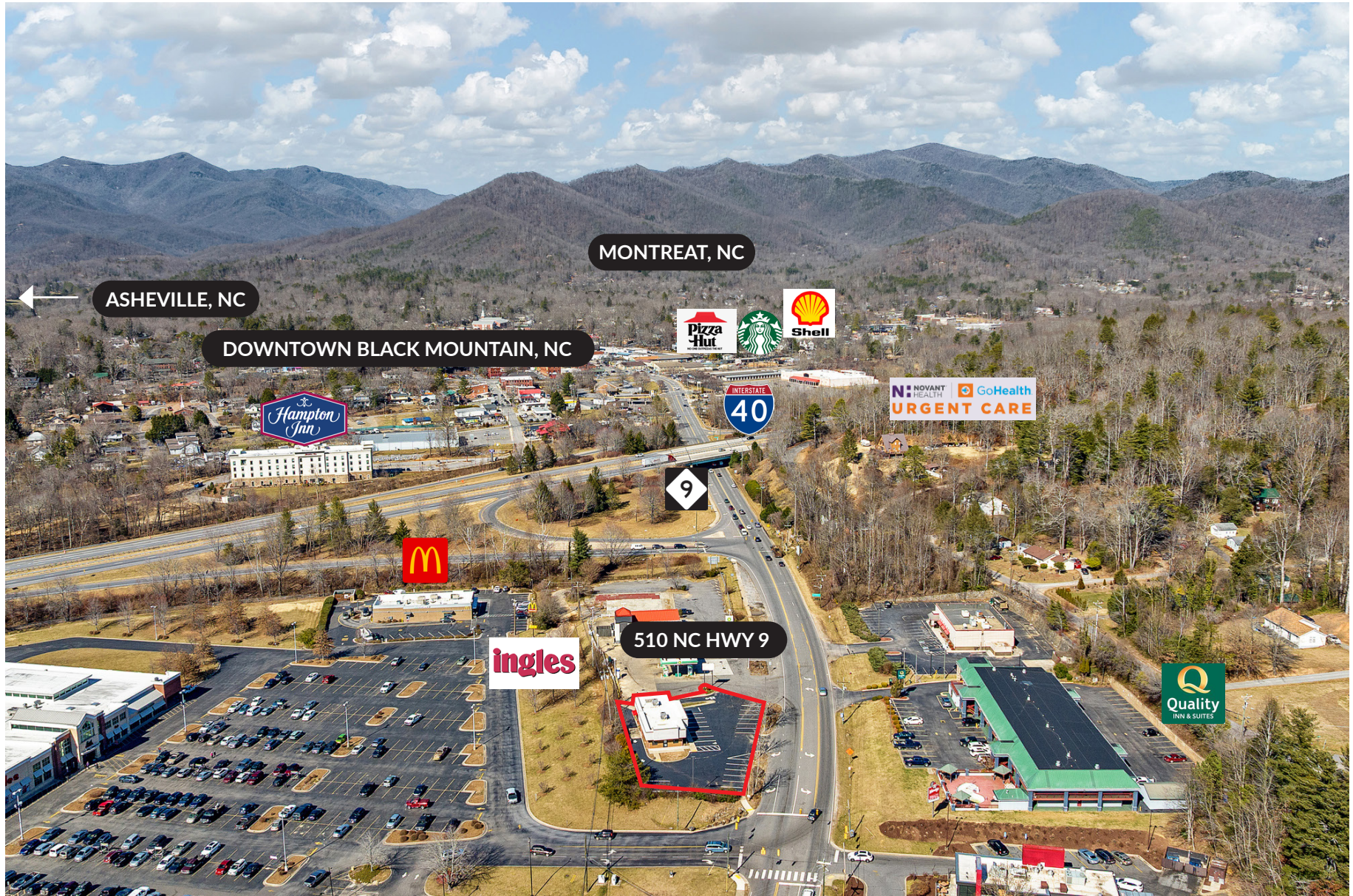


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AREA LANDMARKS

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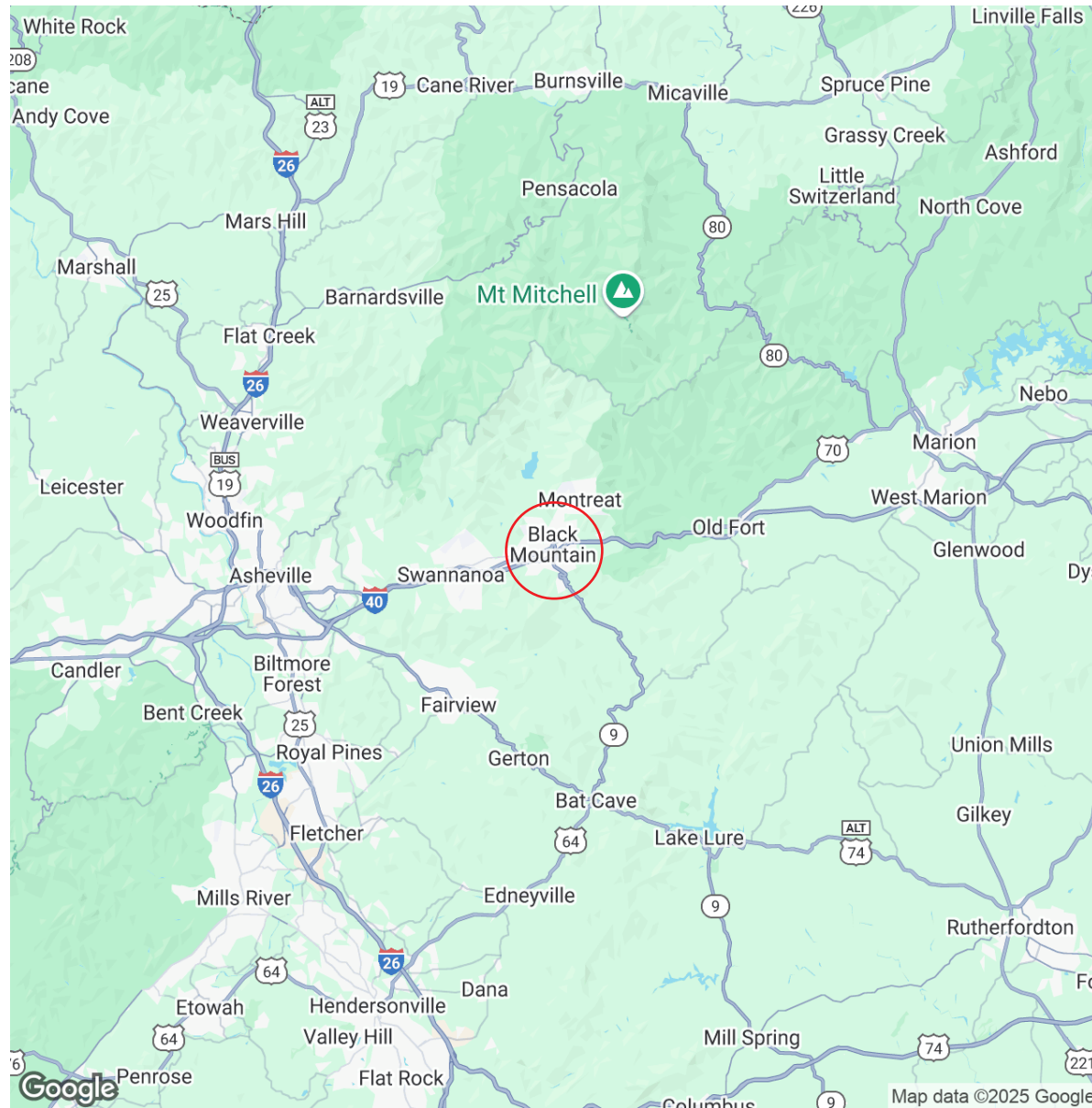


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LOCATION MAP

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JASON BURK, CCIM
Cell: 828.674.2120

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Whitney Commercial Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.