

# AVAILABLE

263 WAYNESVILLE PLAZA • WAYNESVILLE • NORTH CAROLINA



*An approximate 4,310SF  
end cap space available for lease*

**SEE INSIDE FOR MORE INFORMATION!**





# 263 Waynesville Plaza Waynesville, NC 28785

*“The Landlord, through G/M Property Group, LLC, as its exclusive agent, is soliciting offers for the leasing opportunity located at 263 Waynesville Plaza in Waynesville, NC.”*

## EXECUTIVE SUMMARY

### OFFERING TERMS

Offering terms: Clayton Commercial Properties, LLC seeks offers from qualified tenants for long-term leasing opportunities.

### INVESTMENT HIGHLIGHTS

- +/-4,310SF end cap location
- Available 2Q24
- Store front with side and rear access
- Ample parking

- Neighboring tenants include Go Grocery, Smokey Mountain Cinema, Carolina West Dental, Bealls, Staples, Sherwin Williams, Hometown Hardware

### LOCATION

- Situated along the primary retail corridor and directly off of Russ Avenue - 15,500 average automobile daily traffic (AADT) count
- Approximately one mile from US Hwy 23 / 74 Exit 102 (35,000+ AADT)

- Less than one mile from downtown Waynesville
- New developments along corridor include Publix, Starbucks, and Chick-fila along with a 200+ unit multifamily development

### UTILITIES

- Water: public – Town of Waynesville
- Sewer: public – Town of Waynesville
- Electricity – Duke Progress





## INVESTMENT SUMMARY

### RENTAL RATE

\$12.00 PSF

### LEASE TYPE

NNN

### BUILDING SIZE

+/-25,000SF

### LEASABLE AREA

4,310SF

### CONFIGURATION

Single or Multi-tenant

### CEILING HEIGHTS

14'

### GROSS LAND AREA

Approximately 6.8 acres

### PARKING

Ample, Resurfaced 2019

### LEGAL

8616-40-7835

### UTILITIES

- Water: Public – Town of Waynesville
- Sewer: Public – Town of Waynesville
- Electricity: Duke Progress

### MARKET INTEL

- Metro population (Asheville MSA) growth rate is forecasted to exceed the national rate by nearly 40%.
- Healthcare is the largest major industry in the Asheville MSA. It is considered a key economic driver in the area.
- Health services industry is the leading job creator, accounting for nearly 18% of total, and is the fastest growing sector, increasing by 62.5% since 2000.



Boundary Lines Are Approximate

## SITE DESCRIPTION

### LOCATION

- Waynesville, NC
- Primary retail corridor for Waynesville
- Equally situated between four-lane highway and downtown

### ACCESS

- Hwy 23 – Exit 102 (Russ Avenue)
- Downtown via Main Street / Russ Avenue

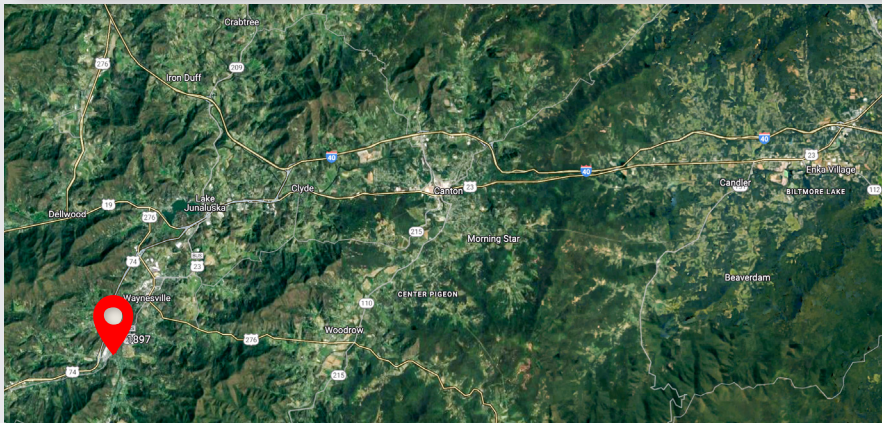
### TRAFFIC COUNTS

- Hwy 74 / 23: 35,500 AADT
- Russ Avenue: 15,500 AADT

### SITE ATTRIBUTES

- Established retail corridor
- Complimentary neighboring tenants
- Parking lot resurfaced 2019
- Neighboring Richland Creek





### LOCATION

#### ADDRESS

263 Waynesville Plaza  
Waynesville, NC 28786

#### GPS COORDINATES

35.50048, -82.98296

*All information is from sources deemed reliable. No warranty nor representation is made as to the accuracy thereof and all information above is subject to errors, omissions or change without notice.*



Keaton Edwards

### FOR MORE INFORMATION

Please contact Keaton Edwards at G/M Property Group, LLC

G/M PROPERTY GROUP, LLC  
P.O. Box 18723  
Asheville, NC 28814  
(828) 281-4024 (Main)

kedwards@gmproperty.com  
(828) 774-5191 (Direct)  
(828) 289-8400 (Cell)



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