

# Publix #2105 - Marketplace at Mills River

60 Vance Hill Drive  
Mills River, NC 28759  
Lat 35.403, Long -82.568

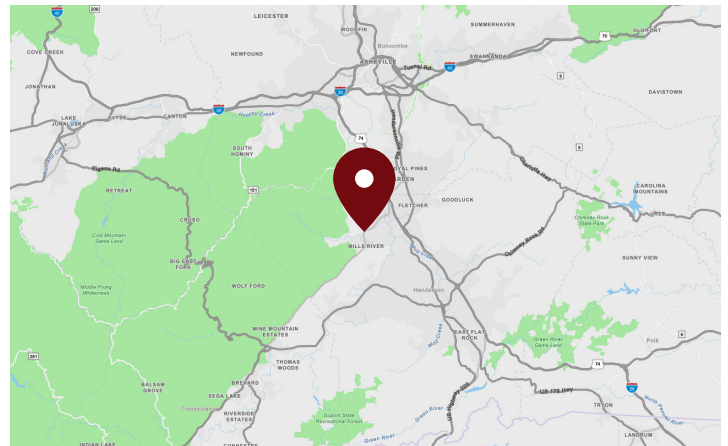
FOR LEASE



1,200 - 4,800 SF & 4 OP'S AVAILABLE

## PROPERTY HIGHLIGHTS

- New Publix-Anchored Development Located in Rapidly Growing Mills River, NC with an Estimated Delivery of Spring 2026
- Prime Location in the Heart of Mills River, Along Boylston Highway Offering Tremendous Traffic Counts and Convenience to Area Amenities
- Situated Less than 1 Mile from Glenn C Marlow Elementary (560 Students) and 4 Miles from Rugby Middle (830 Students) and West Henderson High (1,126 Students)
- Bordered by Pisgah National Forest, Containing More than 500,000 Acres of Camping, Tubing, Horseback Riding and Miles of Hiking/Biking Trails
- Shop Spaces Available in Vanilla Shell or Cold Dark Shell
- Four Outparcels Available for Ground Lease
- Traffic Count: 18,000 VPD (on Boylston Highway)



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,188	9,938	39,384
Daytime Population	1,195	9,397	42,818
Total Households	535	3,826	16,009
Avg. HH Income	\$128,229	\$130,836	\$110,373

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Melody Holley

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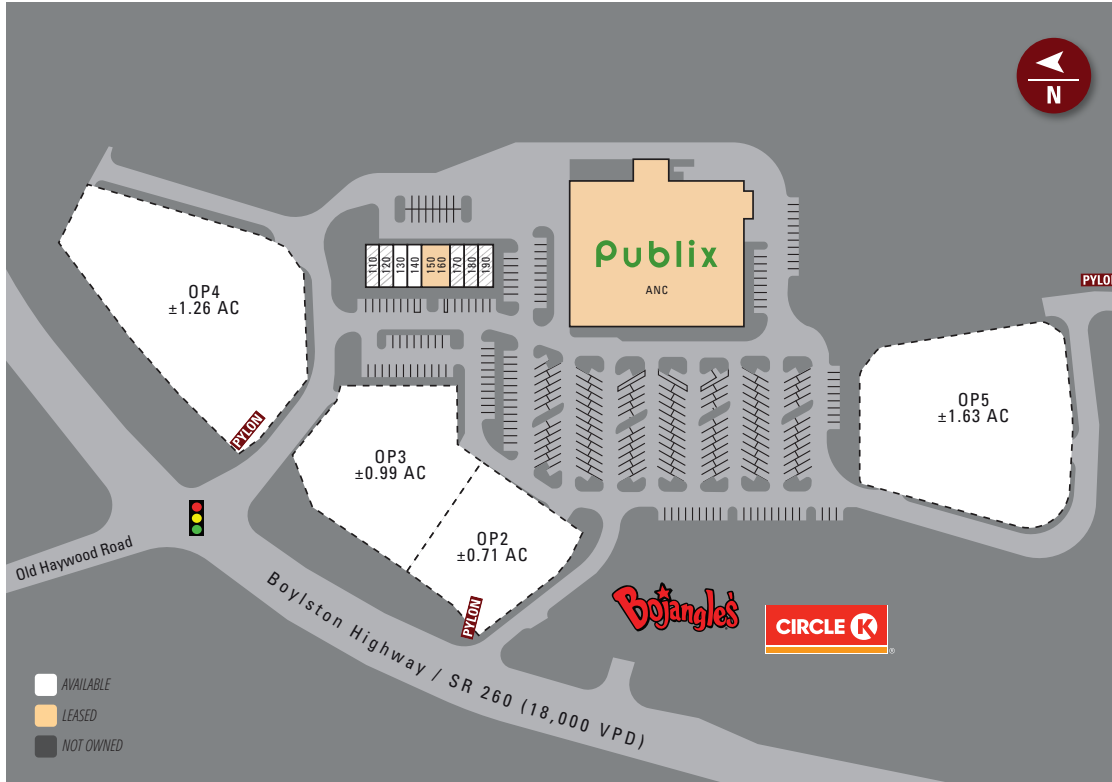


www.crossmanco.com

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## SITE PLAN



Suite	Tenant	Size
1	Publix	50,325
110	AVAILABLE (Cold Dark Shell)	1,200
120	AVAILABLE (Cold Dark Shell)	1,200
130	AVAILABLE (Vanilla Shell)	1,200
140	AVAILABLE (Vanilla Shell)	1,200
150-160	Paris Nails	2,400
170	AVAILABLE (Cold Dark Shell)	1,200
180	AVAILABLE (Cold Dark Shell)	1,200
190	AVAILABLE (Cold Dark Shell)	1,200
OP2	AVAILABLE	±0.71 AC
OP3	AVAILABLE	±0.99 AC
OP4	AVAILABLE	±1.26 AC
OP5	AVAILABLE	±1.63 AC

TOTAL 61,125



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