

FOR SALE OR FOR LEASE
16 Physician Drive, Unit A
Clyde, NC 28721

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$649,000 or for Lease \$17.50/sf NNN

3,421±/SF PRIME OFFICE SPACE ON GREAT SMOKY HIGHWAY



PROPERTY HIGHLIGHTS

3,421±/sf office space on popular Great Smoky Highway

Currently upfitted and ready to use as a medical space

Previous occupant: Haywood Pediatric / Women's Clinic

Office park includes ample parking

Easy access to Waynesville and Asheville via I-40

Close proximity to Lowes, Lake Junaluska & Schools



PHOTO CREDIT: NOAA

AERIAL VIEW

SITE LOCATION



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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FLOOR PLAN



Estimated Areas

Main Level Area: **3,423 SQFT**

Sizes And Dimensions Are Approximate, Actual May Vary.

Note 1: Unless otherwise noted and defined, our Floor Plans are strictly "For marketing purposes only!" Measurements are an estimation derived from Electronic Measuring Devices of VISIBLE interior areas only. This Floor Plan is not created for nor intended for Pricing, Surveying, Building/Remodeling, or any structural purpose. It's a *Graphic Marketing Tool* only!

Note 2: Our scans and processes to create Floor Plans follow the [ANSI Z7.65-2021](https://ansi.org/ansi/ansi-z7.65-2021) calculation standard.

Note 3: Our measurements and calculations are deemed highly accurate.



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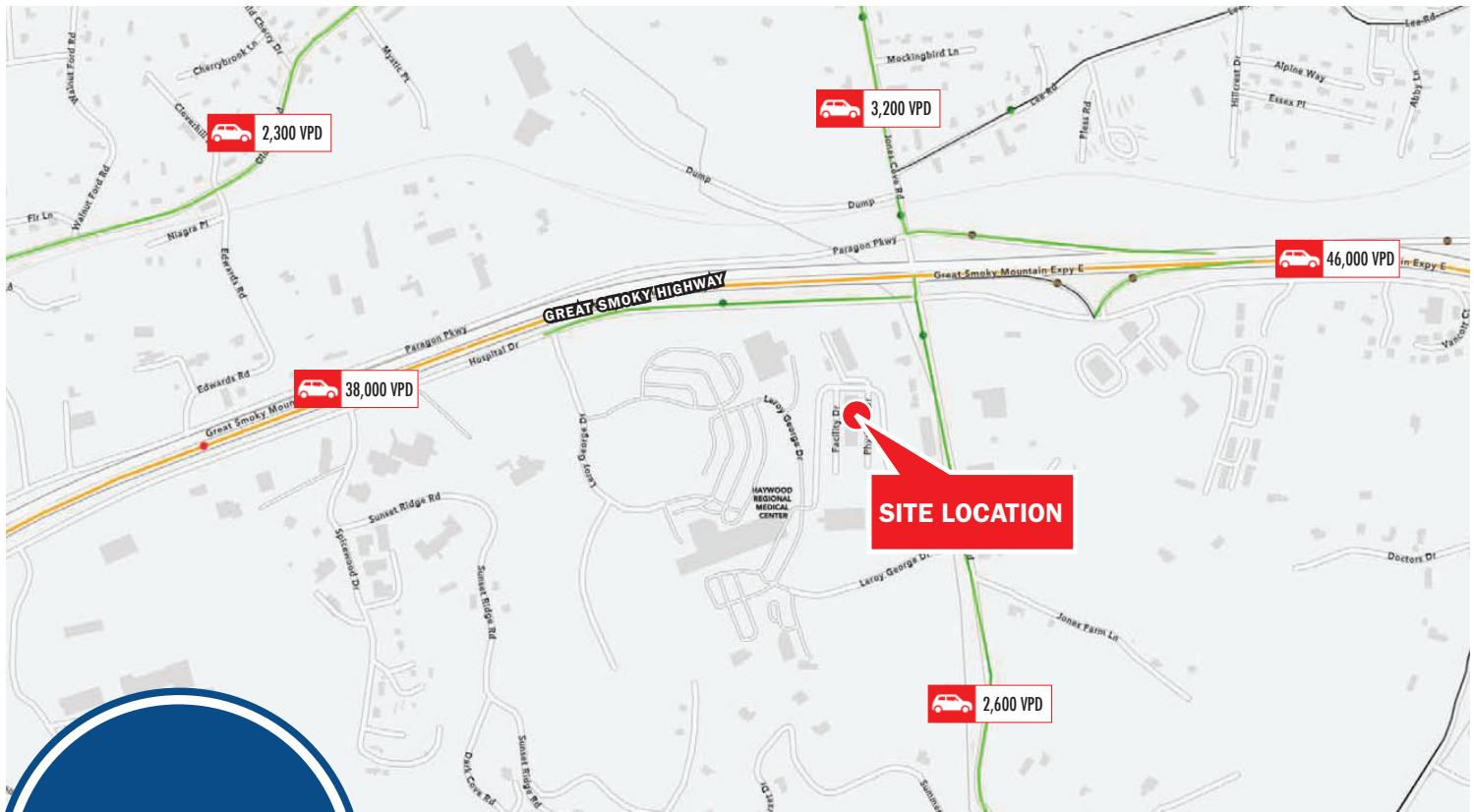
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MAP CREDIT: NC DOT

TRAFFIC
volumes map

TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Jones Cove Rd	Bills Dr S	2,302	0.08 mi
SR 1800	Bills Dr S	2,100	0.09 mi
Hospital Dr	Jones Cove Rd E	5,394	0.12 mi
Jones Cove Rd	Recycle Rd N	6,208	0.17 mi
Great Smoky Mtn Hwy	US Hwy 19 E	44,237	0.34 mi
Jones Cove Rd	Old Clyde Rd N	4,140	0.36 mi
Lee Rd	Miller Loop Rd SW	1,169	0.36 mi
Old Clyde Rd	Chapel View Dr E	3,695	0.46 mi
Ingram Loop	Woodland Church Rd	142	0.49 mi



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SURROUNDINGS



MAP CREDIT: NOAA

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DEMOGRAPHICS

	1 mile	3 miles
Population	2,017	11,228
Households	866	4,823
Median Age	44.60	46.80
Median Household Income	\$54,423	\$59,959
Daytime Employees	2,858	6,035
Population Growth '24 – '29	+1.19%	+1.43%
Household Growth '24 – '29	+1.04%	+1.35%

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