

Watauga Commons

276 Watauga Village Drive, Boone, NC 28607

Watauga County

TRICOR



HIGHLIGHTS

For Lease
County: Watauga
Type: Retail
Total SF: 5,100
Market: Boone, NC

CONTACT

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RETAILERS INCLUDE



- New building coming to Boone which includes using the existing footprint of our free standing building. New façade and small shop space with bay depths of 65'. New store front glass with updated landscaping and visibility to Blowing Rock Rd.
The shopping center is strategically located in the heart of Boone on Highway 321/ Blowing Rock Rd approximately 2 miles from Appalachian State University that has over 19,000 students attending. This premier location has easy access to King St and all campus residential buildings.
Record home sales in this region have been recorded this past year with the average median home sales price of \$300K and annual positive population growth increases year after year.
Over \$200M in tourism dollars being spent in the local economy.
New business sectors expanding in the area including new hotels, specialty medical facilities and retail buildings. This shopping center is close to some of the most popular tourist attractions in western North Carolina including: Appalachian Ski, Tweetsie Railroad and Grandfather Mountain.

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
Population	27,126	36,495	53,313
Households	10,573	14,917	22,562
Average Household Income (\$)	51,971	56,826	61,714

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A-01/03	Hokkaido	3,000 SF	D-01	Dollar Tree Store	4,300 SF
A-04	Freedom Tobacco	1,000 SF	D-02	Hibbett Sporting Goods	5,000 SF
A-05	Boone Mailing Center	1,000 SF	E-01	Arroz Con Pollo	1,600 SF
B-01/03	The Rock Sports Bar & Grill	3,600 SF	E-02	Revolution Boone	1,600 SF
B-04	Sally Beauty Supply	1,200 SF	G-01	Available	9,953 SF
C-01/02	Spectrum	3,200 SF	OP-01	FUTURE DEVELOPMENT	5,100 SF
C-03a	Sweet Frog Frozen Yogurt	2,160 SF	01	Food Lion	38,600 SF
C-03b	Natural Nails	2,400 SF	02	Michael's	15,000 SF

