

# West Pointe Village

## Food Lion Anchored Shopping Center

- + Total Square Feet: 48,246± SF
- + Available Square Feet:
  - + Suite 1: 1,750 - 7,500± SF (owner will subdivide)
- + Lease Rate: \$12.00/SF
- + TICAM: \$3.07/SF
- + Traffic Counts: 30,000 VPD on I-73 & 15,000 VPD on NC Highway 49
- + Located at the intersection of NC Highway 49 and Oak Leaf Road
- + Diverse mix of restaurants and retail
- + Positioned in a strong retail corridor with easy access to I-73 & US Highway 64

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,833	20,621	35,344
Daytime Population	5,176	30,396	45,329
Households	881	8,668	14,205
Average Household Income	\$75,712	\$69,954	\$74,222
Avg Value of Owner Occ. Housing Units	\$214,225	\$248,837	\$244,391

\*Source: CBRE Fast Reports

### Major Tenants



### Contact Us

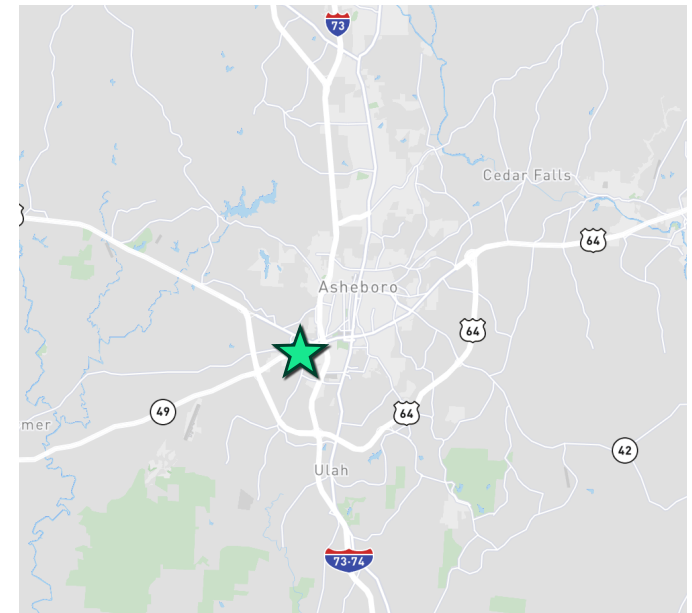
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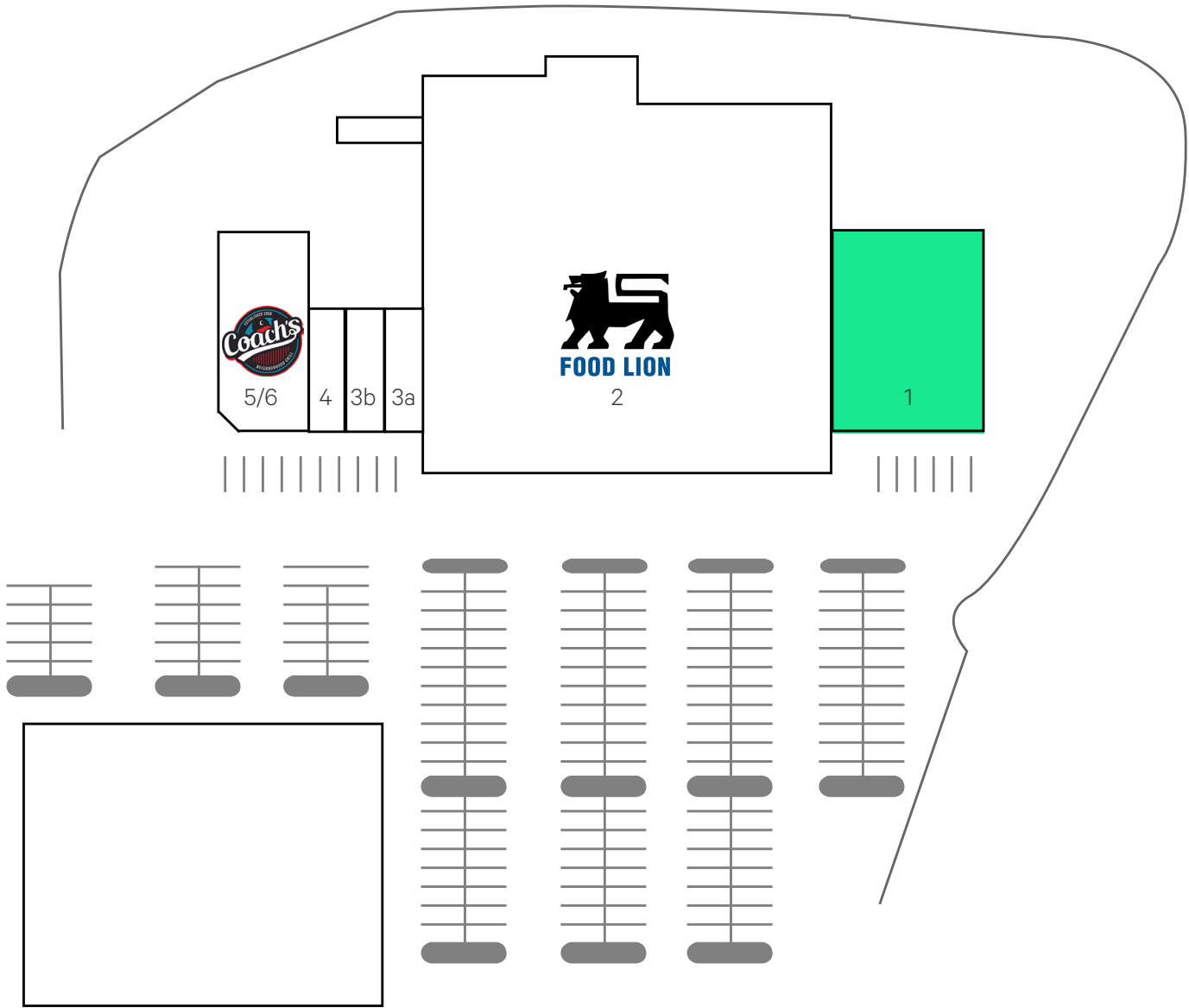
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433 NC Highway 49 South  
Asheboro, NC 27205



Site Plan

SUITE	TENANT	SF
1	AVAILABLE	1,750 - 7,500
2	Food Lion	33,000
3a	Cuttin' Up Hair & Nails	1,200
3b	Unique Nails	1,200
4	Chu's Express	1,080
5/6	Coach's Grill	4,266
TOTAL		48,246



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## Location Overview

