



Restaurant-ready space available

341 HIGHWAY 64 | CASHIERS, NC

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**AVISON
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Executive summary

Greenville's Avison Young Retail Division is pleased to present an exceptional restaurant opportunity in the charming village of Cashiers, North Carolina. This beautifully appointed second generation restaurant offers a prime location for local residents, as well as the thousands of tourists who travel Highway 64 every year.









Located directly on the main route from Cashiers to Highlands, passing travelers won't want to miss all this shopping center has to offer!

PROPERTY INFORMATION

Address	341 US Highway 64 Cashiers, NC 28717
Center name	The Shoppes at Creekside
Building size	18,042 sf
Acreage	1.93 acres
Year built	2008
Traffic count	±8,400 US Highway 64 ±11,500 NC Highway 107
On-site parking	73 surface spaces



HIGHLIGHTS

-  Second generation restaurant space
-  Dedicated covered patio with gas fireplace
-  Drive-thru in place
-  Marquee signage opportunity
-  Multiple points of ingress/egress
-  Situated on the main road from Cashiers to Highlands
-  Located near the main retail center of Cashiers
-  Tourist destination with high concentration of high-end vacation homes

LEASE INFORMATION

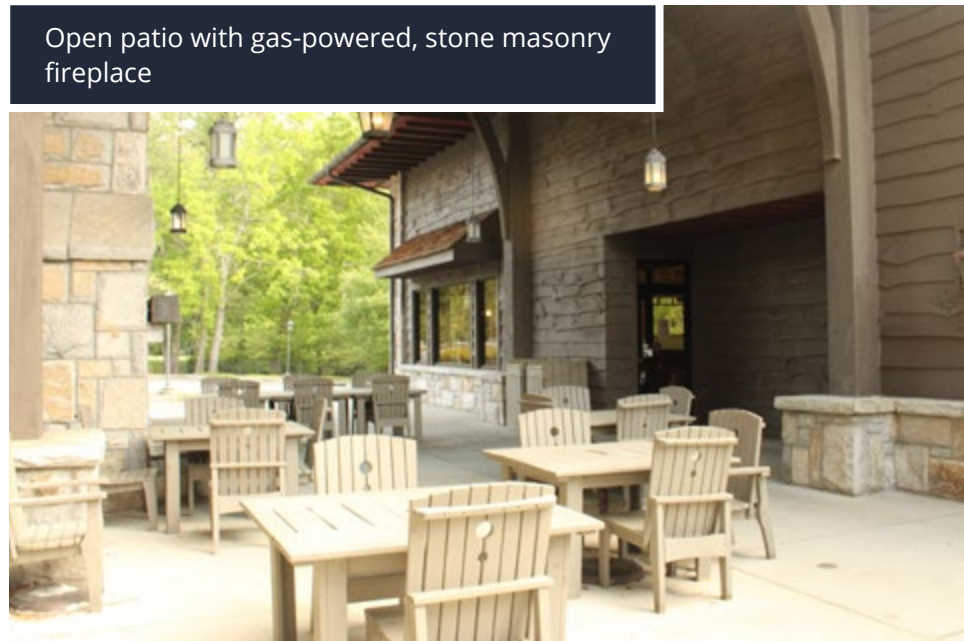
Suite	Size	Rate	Type
Restaurant	±3,123 sf	\$28.00/sf/yr	NNN



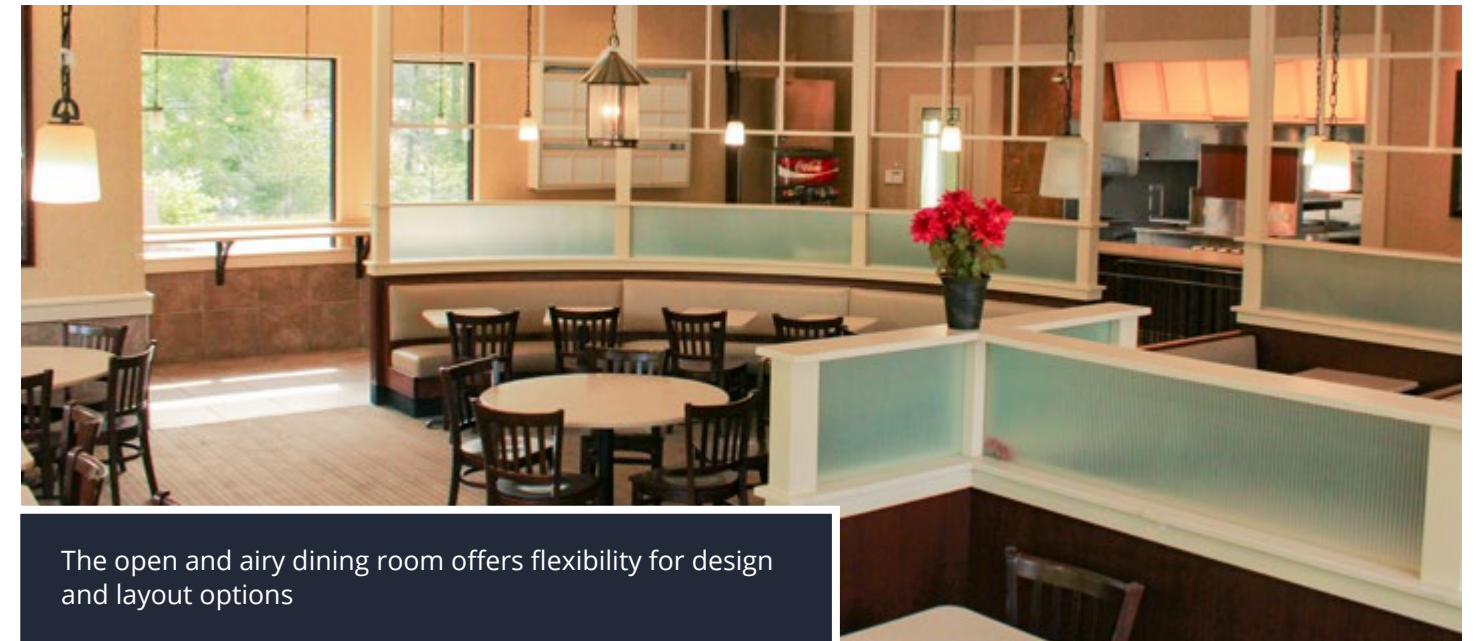
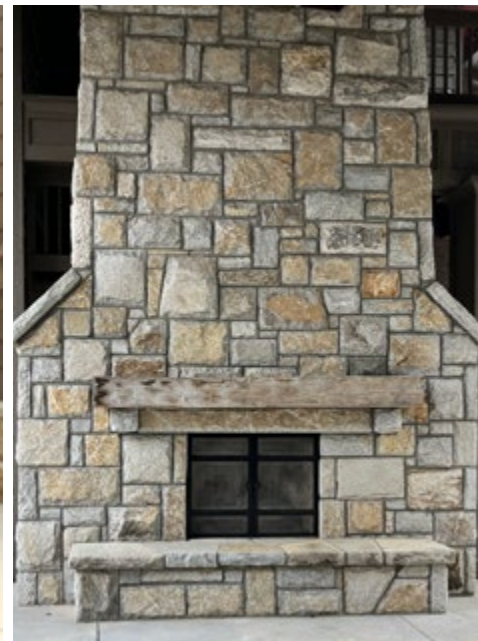
This area is home to world-class accommodations, unique restaurants, and specialty shopping experiences. The remarkable scenery and location has drawn golf and tennis enthusiasts, avid hikers, and premier fishermen for decades. With so much to offer, the area brings tourists from all walks of life throughout the year!



Fully-equipped kitchen comes with plenty of prep space, walk-in freezer and cooler, triple sink and more



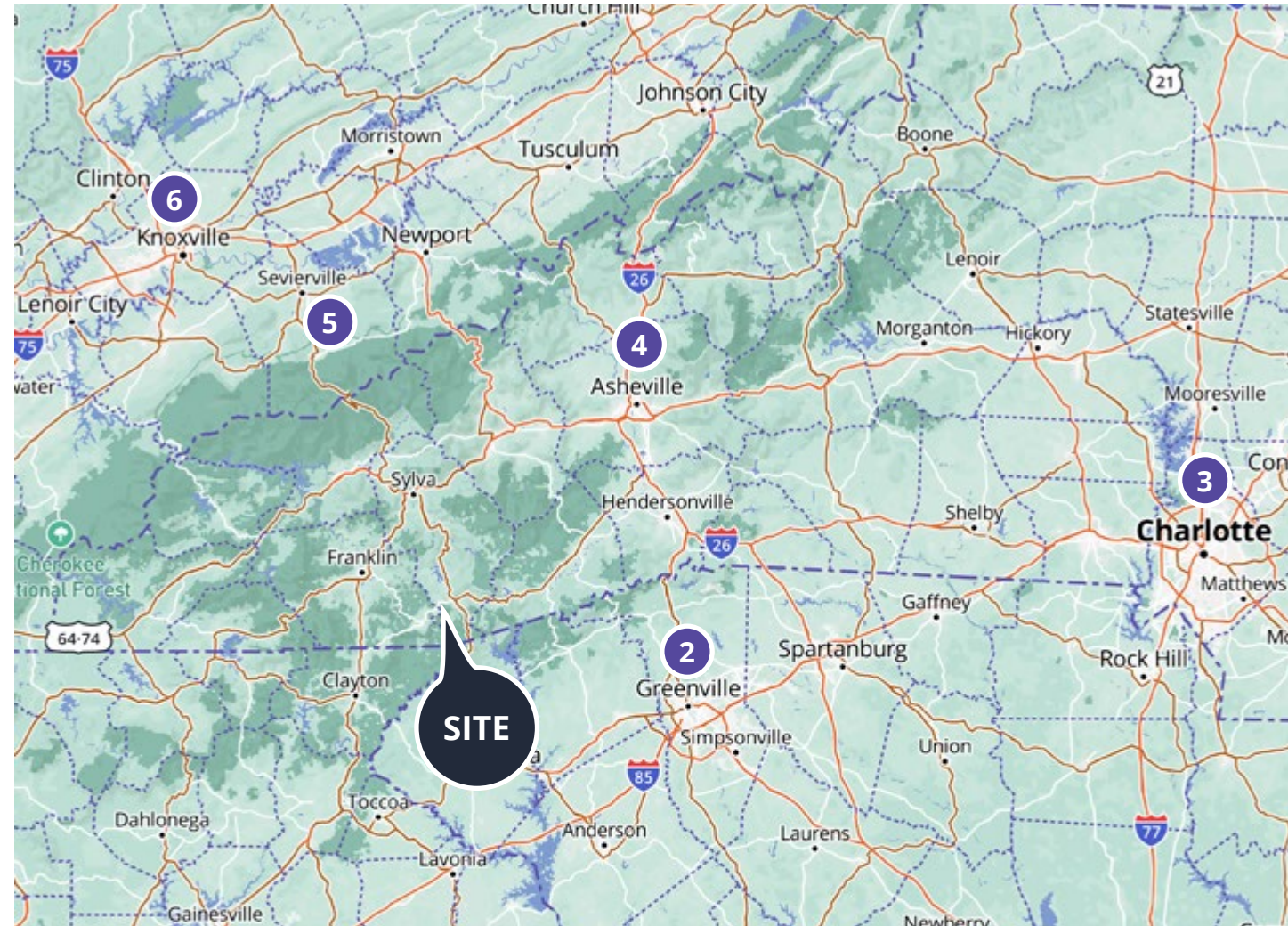
Open patio with gas-powered, stone masonry fireplace



The open and airy dining room offers flexibility for design and layout options

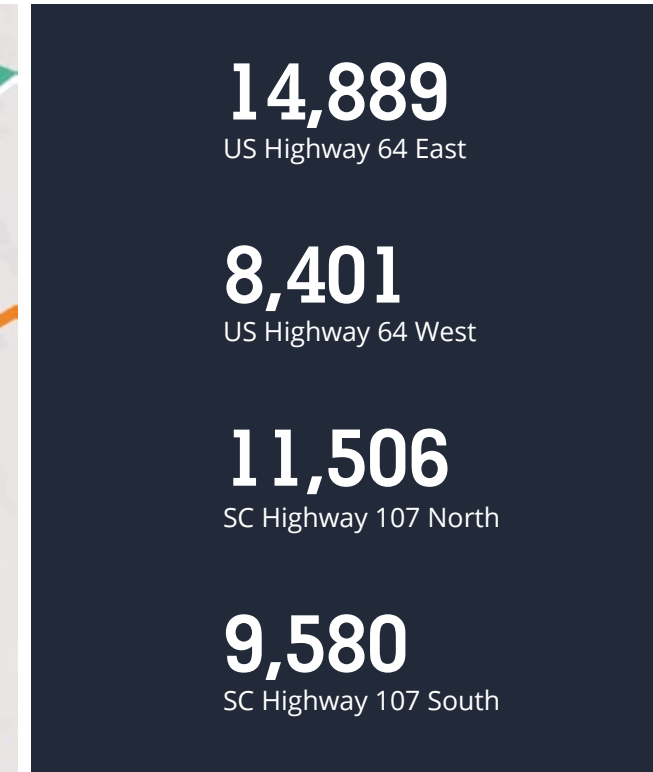
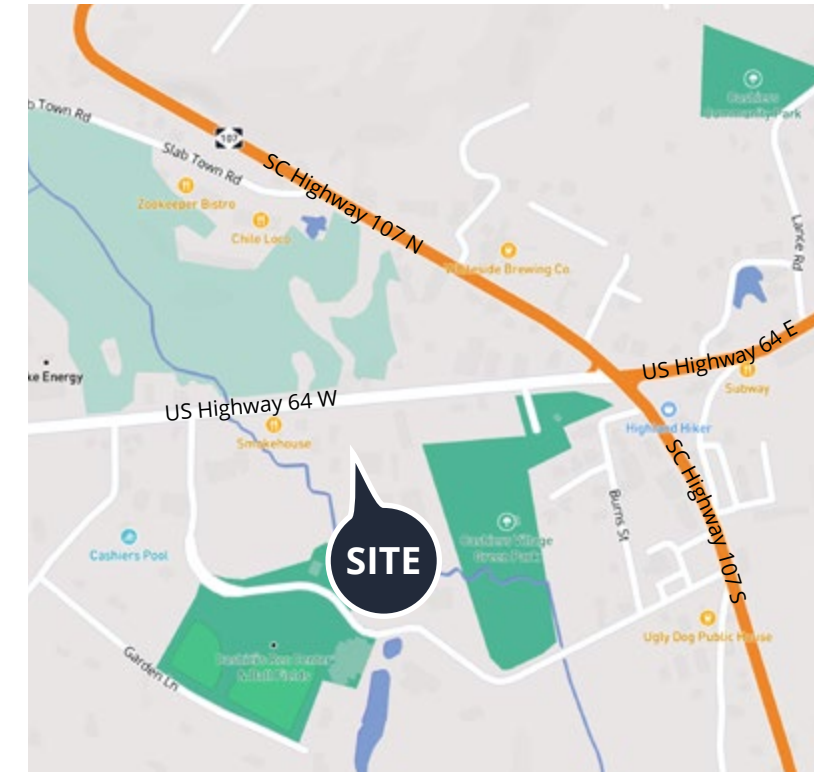
Location overview

Located in the southern portion of North Carolina's Jackson County, Cashiers offers some of the most beautiful scenery found in the eastern United States. Visitors flock to the area to take advantage of all it has to offer from local lakes, hiking trails, and waterfalls to nearby ski resorts, golf courses, and luxury day spas. Its unique geography and positioning within the Blue Ridge mountains provides a distinctive climate that draws tourists throughout the southeast months for a respite from the summer heat and humidity in the surrounding low-lying areas.



	Location	Distance (approximate)	Drive time (approximate)
1	Atlanta, GA	140 miles	2 hours, 53 minutes
2	Greenville, SC	60 miles	1 hour, 31 minutes
3	Charlotte, NC	167 miles	3 hours, 2 minutes
4	Asheville, NC	74 miles	1 hour, 29 minutes
5	Gatlinburg, TN	78 miles	2 hours, 5 minutes
6	Knoxville, TN	140 miles	2 hours, 35 minutes

AVERAGE DAILY VEHICLE COUNT



BUSINESS INCENTIVES

North Carolina, Jackson County in particular, has one of the lowest overall costs of doing business in the nation. Construction costs, electric rates, overall taxes, and cost-of-living indices are all below the national average.

Jackson County Business Incentives

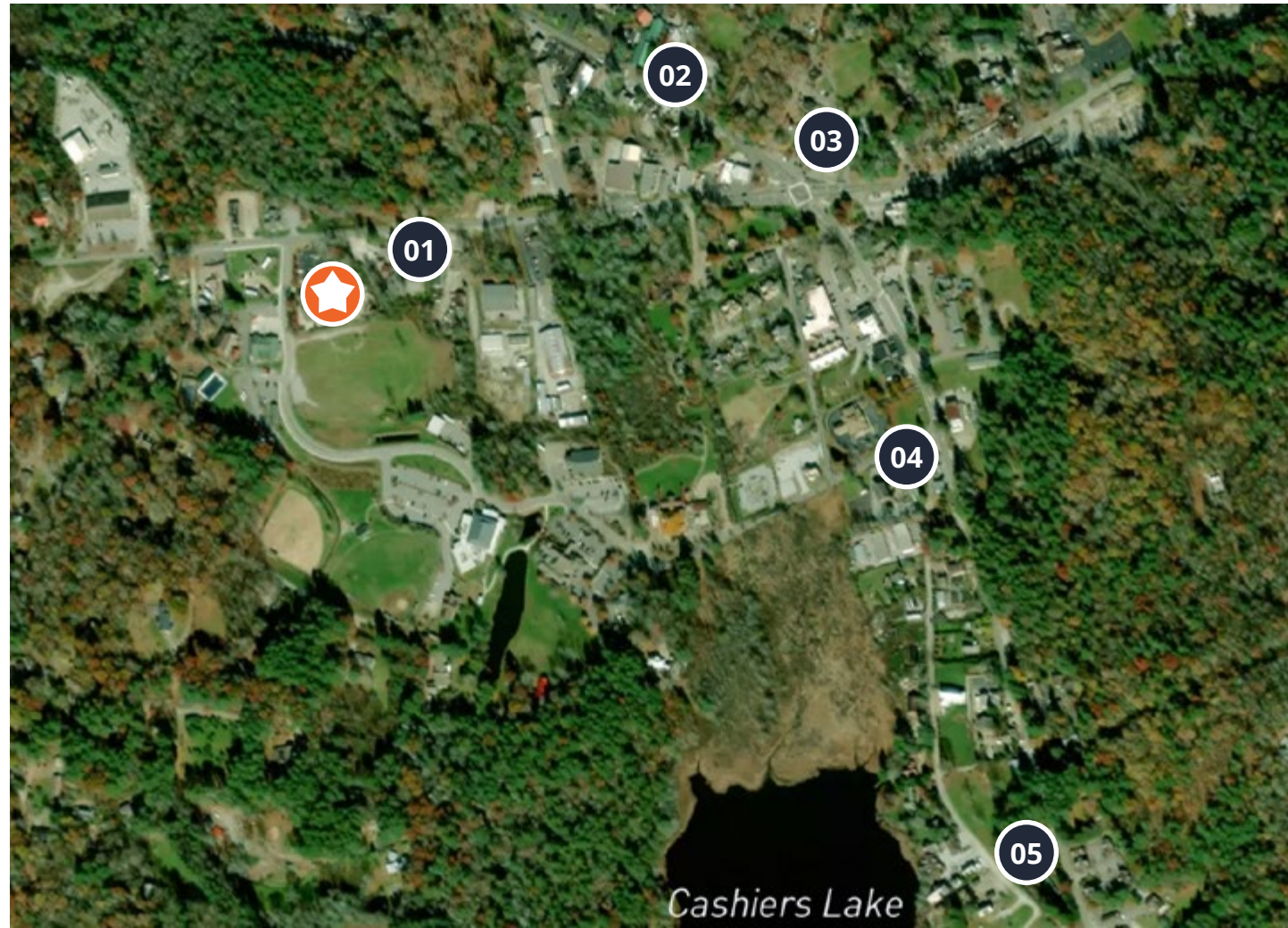
Jackson County offers discretionary incentive program options that include cash grants, site assistance, utility connections, and more. In addition, an incentive program is available based on job creation and investment minimums.

North Carolina Business Incentives

North Carolina offers a number of tax credits and other incentives, including sales and use tax discounts, exemptions and refunds, discretionary programs and other cost-saving programs for companies who meet certain requirements. These benefits lessen tax costs and other expenses for businesses locating and doing business in North Carolina.



Restaurant market potential



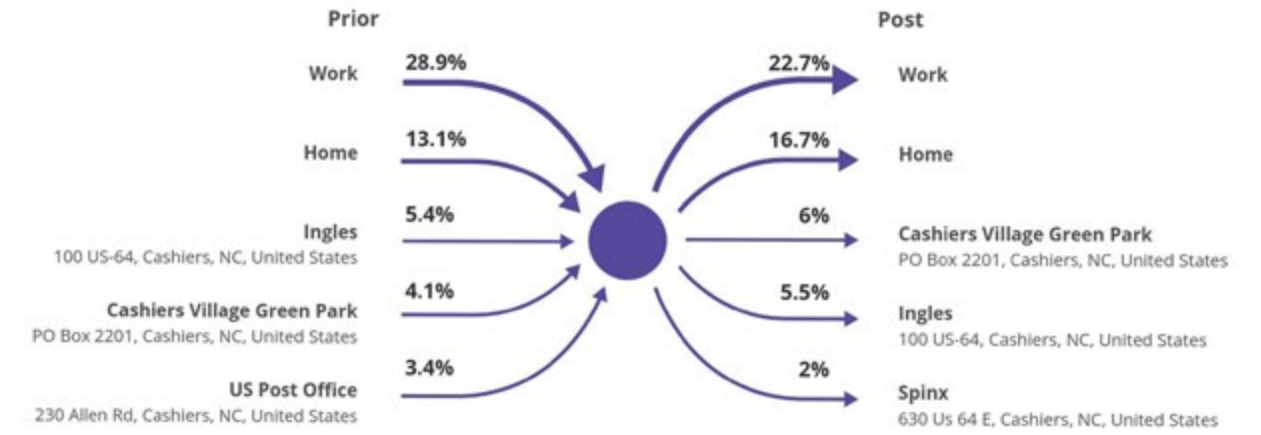
METRICS

Visitor metrics for Shoppes at Creekside

Visits	48.6K	Panel Visits	3.2K
Visitors	18.6K	Visits YoY	-35.4%
Visit Frequency	2.61	Visits Yo2Y	-42.9%
Avg. Dwell Time	21 min	Visits Yo3Y	-43.1%

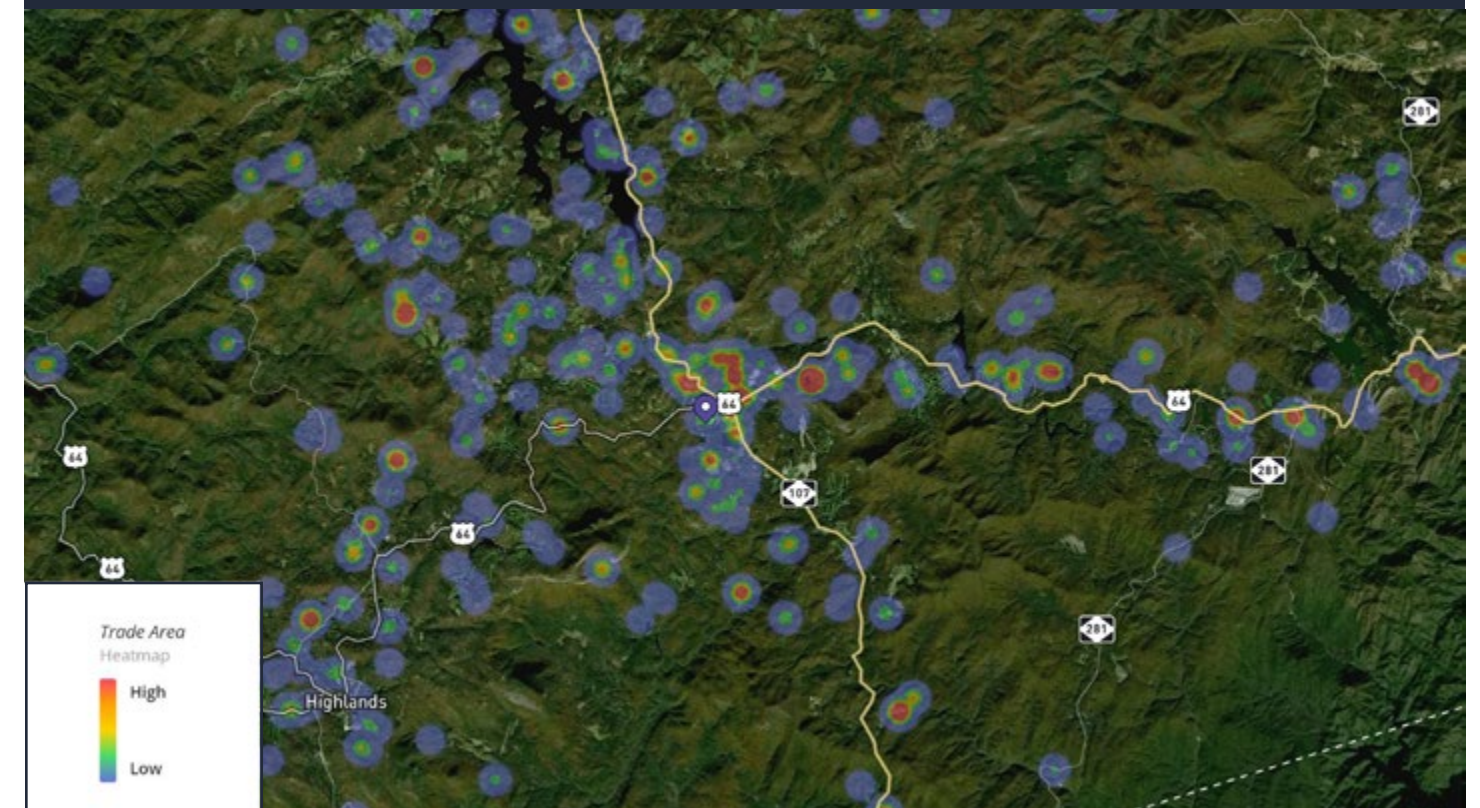
VISITOR JOURNEY

Journeys to and from Shoppes at Creekside



MARKET LANDSCAPE

Distance traveled to and from Shoppes at Creekside



The tourism industry

\$452M
Visitor spending in Jackson County (2022)



Jackson County ranks number 16 of North Carolina's 100 counties in visitor spending:



\$1.24M
Average daily visitor spending in Jackson County

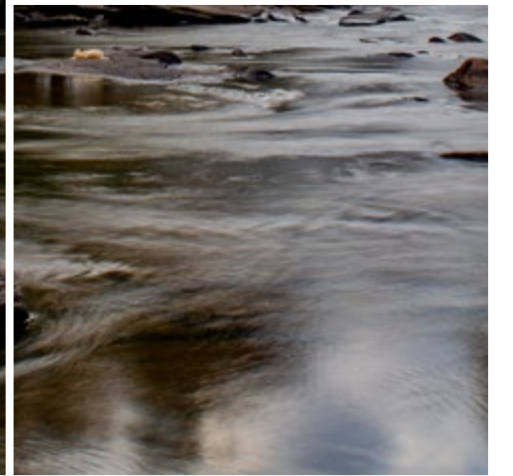
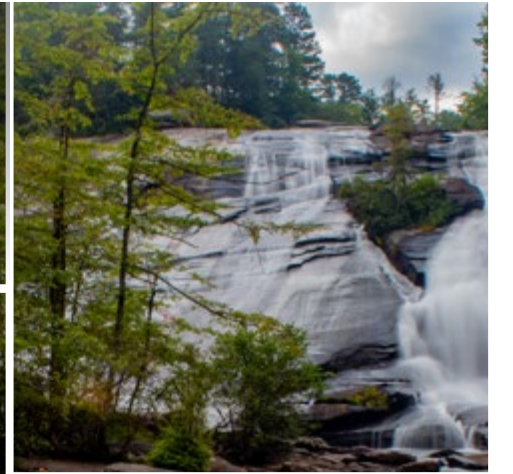
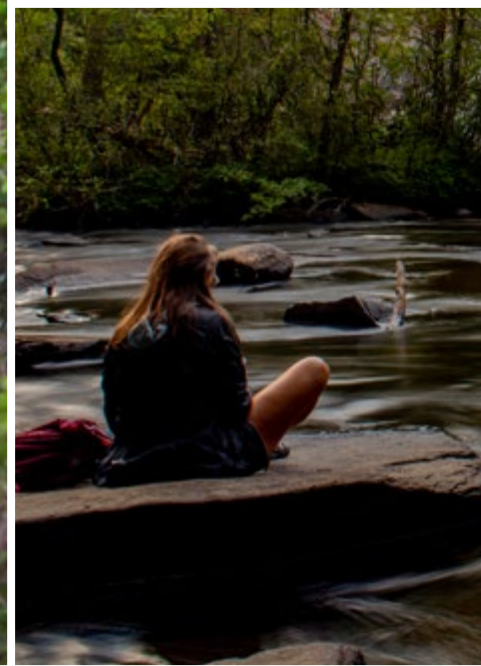
The Food and Beverage industry annually brings in more than **\$129M**



+3.5%
Visitor spending in 2023



Jackson County's recreational and outdoor tourism accounts for \$163 million in economic impact each year.



457,853
Hotel room nights

430,738
Airbnb/VRBO room nights

64.5%
Hotel occupancy

More than 9 million visitors come to the region every year to visit the Great Smoky Mountains National Park, making it the most visited national park in the country.



Let's talk.

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