

# AVAILABLE

1897 S. MAIN STREET • WAYNESVILLE • NORTH CAROLINA

## NEW RETAIL DEVELOPMENT

*An approximate 7,680k SF  
single or multi-tenant building*



***SEE INSIDE FOR MORE INFORMATION!***



# 1897 S. Main Street Waynesville, NC 28785

*“The Landlord, through G/M Property Group, LLC, as its exclusive agent, is soliciting offers for the leasing opportunity located at 1897 S. Main Street in Waynesville, NC.”*

## EXECUTIVE SUMMARY

### OFFERING TERMS

Offering terms: Beyond Properties, LLC seek offers from qualified tenants for long-term leasing opportunities.

### INVESTMENT HIGHLIGHTS

- A 7,680SF Class A retail building with an approximate 491SF patio area
- Building to be delivered in 2Q 2025
- Delivered as a Cold Dark Shell with a tenant allowance

- Single or multitenant configurations
- Parking ratio 6+ per 1,000
- Neighboring tenants include Best Buy, Walmart, Ingles, Belk, Verizon, Mattress Firm, PetSmart, Cookout, etc.

### LOCATION

- Approximately one half mile from US Hwy 23 (Exit 98) – 32,000 avg. daily traffic count as well as a half mile from the Waynesville Country Club

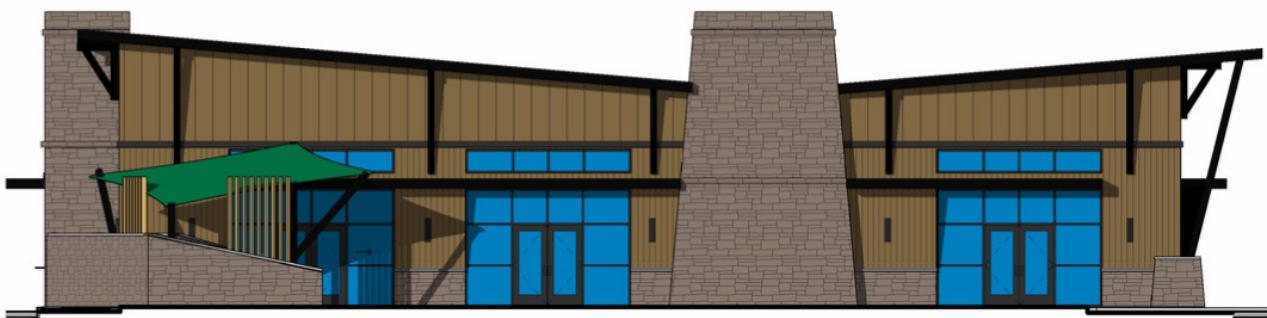
- Less than two miles from historic downtown Waynesville
- Situated within a growing retail corridor

### UTILITIES

- Water: public – Town of Waynesville
- Sewer: public – Town of Waynesville
- Electricity – Duke Progress
- Gas – Dominion



① REAR ELEVATION  
3/32" = 1'-0"



③ FRONT ELEVATION  
3/32" = 1'-0"

## INVESTMENT SUMMARY

### RENTAL RATE

\$40.00 PSF

### LEASE TYPE

NNN

### BUILDING SIZE

+/-7,680SF

### CONFIGURATION

Single or Multi-tenant

### INTERIOR ROOF STRUCTURE HEIGHT

13' 6"

### DEMISING

1,775SF – 7,680SF

### GROSS LAND AREA

1.3 Acres

### PARKING

6+ per 1,000

### LEGAL

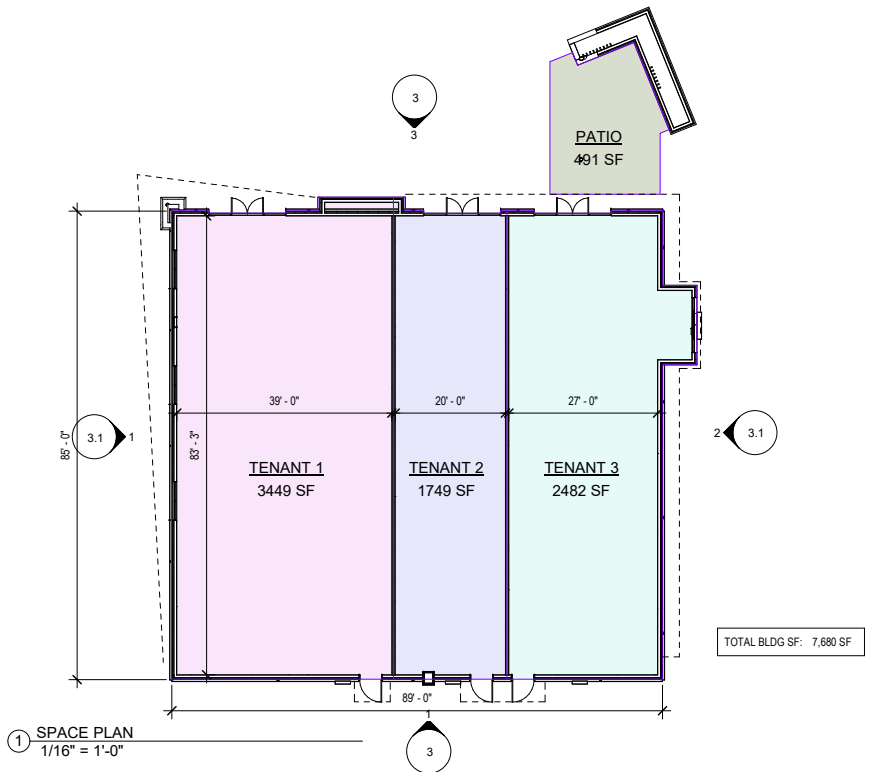
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### MARKET INTEL

- Metro population (Asheville MSA) growth rate is forecasted to exceed the national rate by nearly 40%.
- Healthcare is the largest major industry in the Asheville MSA. It is considered a key economic driver in the area.
- Health services industry is the leading job creator, accounting for nearly 18% of total, and is the fastest growing sector, increasing by 62.5% since 2000.



## SITE DESCRIPTION

### LOCATION

- Waynesville, NC
- Primary retail corridor for west Waynesville
- Equally situated between four-lane highway and downtown

### ACCESS

- Hwy 23 – Exit 98 or Exit 100
- Downtown via Main Street

### TOPOGRAPHY

Flat, compacted, building ready site

### ROAD FRONTAGE

Approximately 190ft

### TRAFFIC COUNTS

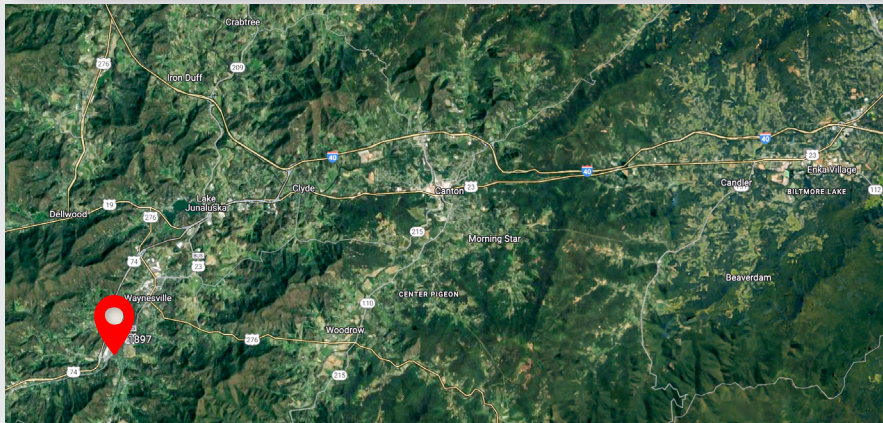
- Hwy 19/74: 32,000 AADT
- Main Street: 13,000 AADT

### SITE ATTRIBUTES

- Graded and compacted site
- Availability of utilities
- New class A construction
- Prime retail corridor



Boundary Lines Are Approximate



### LOCATION

#### ADDRESS

1897 S. Main Street  
Waynesville, NC 28785

#### GPS COORDINATES

35.46737, -83.00453

*All information is from sources deemed reliable. No warranty nor representation is made as to the accuracy thereof and all information above is subject to errors, omissions or change without notice.*



Keaton Edwards

### FOR MORE INFORMATION

Please contact Keaton Edwards at G/M Property Group, LLC

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