

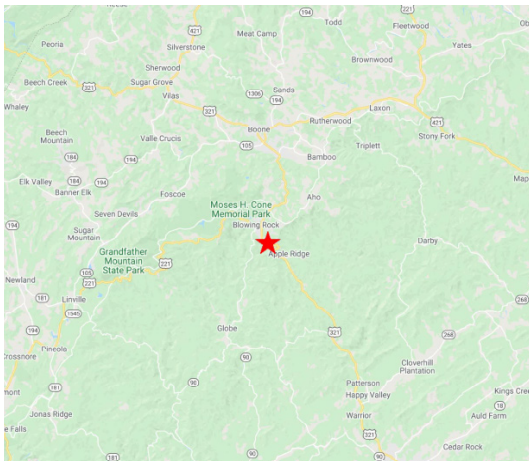
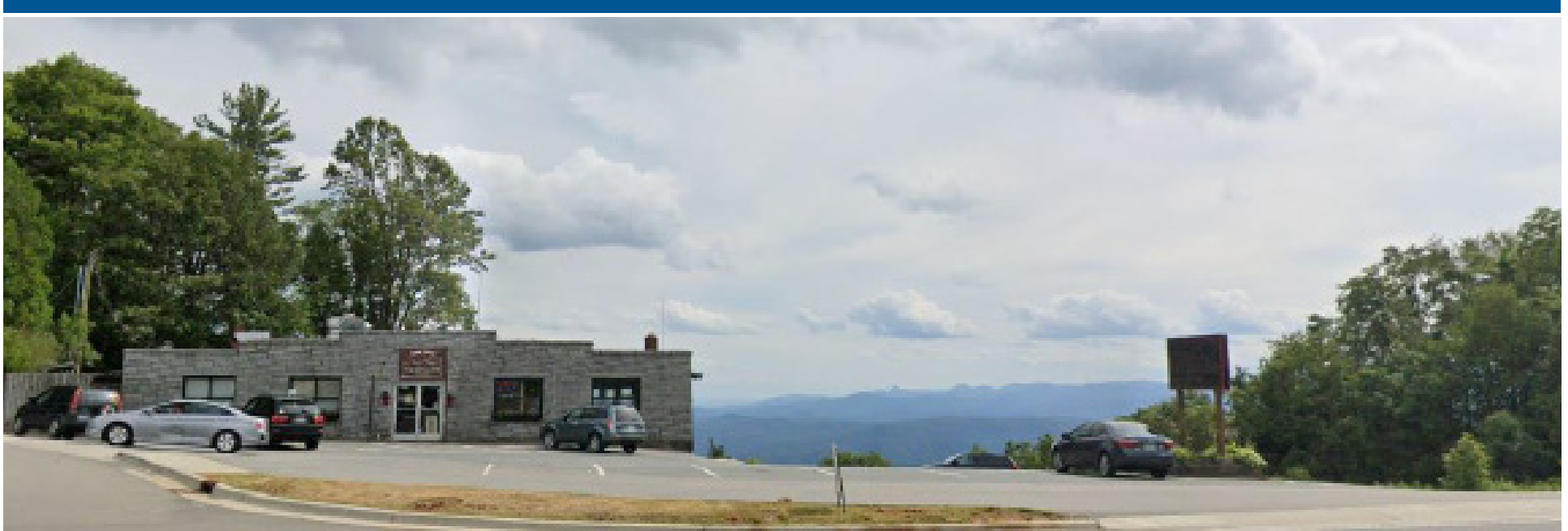


FOR LEASE - EXISTING RESTAURANT

8960 Valley Blvd.
Blowing Rock, NC 28605

Stanford Garnett
direct: 704.206.8345
sgarnett@collettre.com

Will Black
direct: 704.206.8349
wblack@collettre.com



DEMOGRAPHIC SNAPSHOT (2023)

	5 MI	7 MI	10 MI
Population	6,042	27,963	43,445
Projected Pop. (2028)	6,238	28,362	44,596
Avg. Household Income	\$118,927	\$88,264	\$82,844

TRAFFIC COUNTS

Valley Blvd (HWY 321)	16,258
Lenoir Turnpike	10,531

PROPERTY DETAILS

- Approximately 5,500sf 2nd generation restaurant space available.
- One of the best restaurant views in the State!
- Located on 1.22 acres, across the street from Blowing Rock Country Club.
- Convenient to Boone (App State ±20,000 students) and Lenoir Communities
- Asking Rent: \$16/psf
- Approximately 205 seat capacity, including deck space, ±55 parking spaces

1111 METROPOLITAN AVENUE, SUITE 700
CHARLOTTE, NC 28204
704.206.8300 | WWW.COLLETTRE.COM



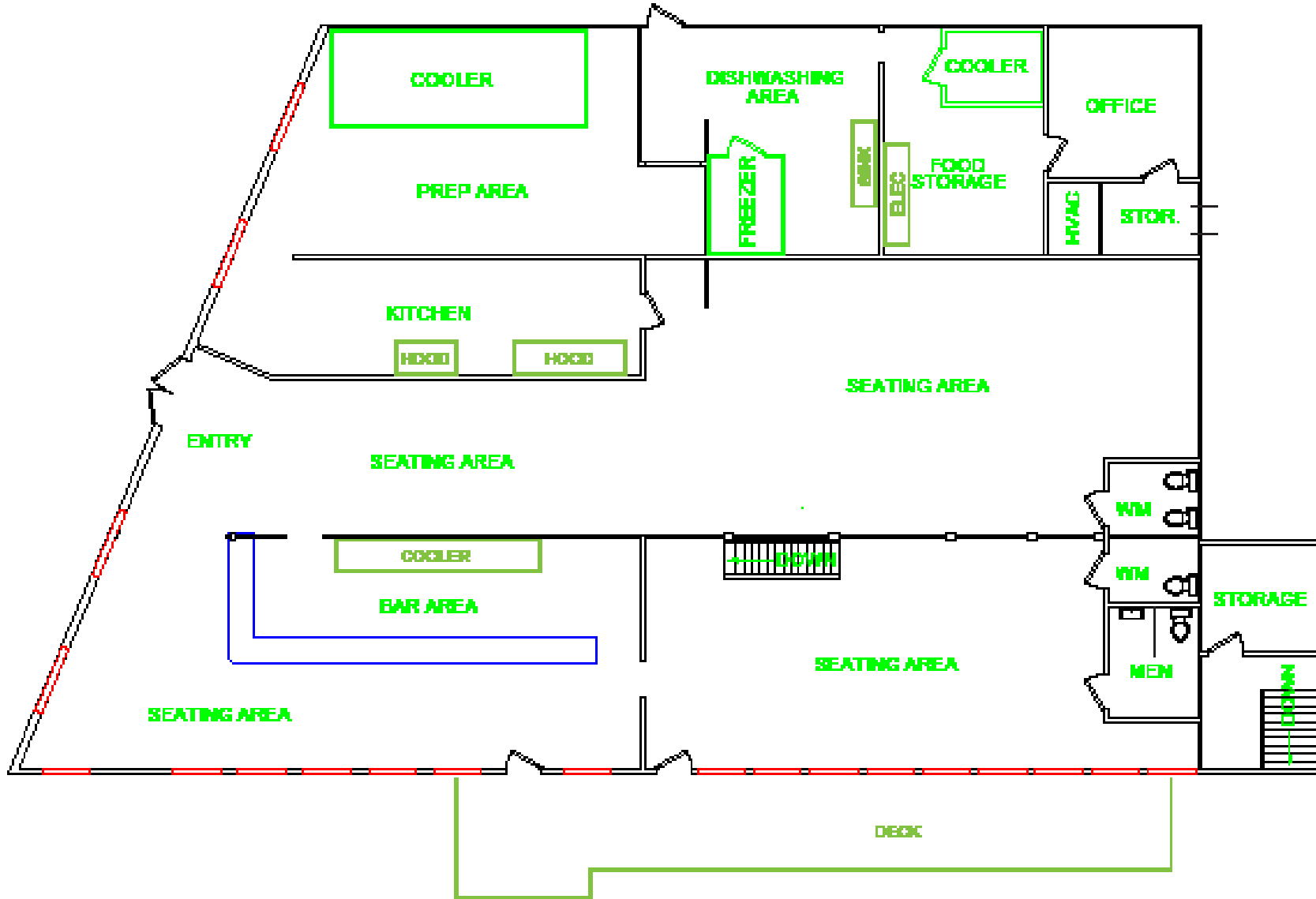


±5,500 SF EXISTING RESTAURANT

EXISTING FLOOR PLAN

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 **±5,500 SF EXISTING RESTAURANT**
LOCATION AERIAL/INTERIOR PHOTOS

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