

FOR LEASE



10 N. MAIN ST. MARS HILL, NC 28754

GREAT STREET-LEVEL RETAIL SPACE AT SIGNALIZED CORNER LOCATION



Great street-level retail space at signalized corner location on N. Main St. across from Mars Hill University. Approximately 1,514 SF with open layout, new windows and recently replaced walls and ceiling - ready for tenant to add their personal touch on layout and design. Suitable uses include art studio/gallery, bike store, outdoor gear/apparel shop, jewelry store, clothing boutique, antique shop or specialty retailer. The building has 2 short term vacation rentals upstairs and professional office located downstairs - all on separate meters. A Yoga Wellness Center is opening next door and the quaint yet active downtown area has many restaurants, offices and the historic Owen Theater and Mars Hill University campus. Located 1 mile off I-26 and only 20 minutes to Asheville and 45 minutes to Johnson City, TN. The area is known for its access to world-class outdoor activities and rich music and crafts heritage. Please call listing agent for more information.

SALE PRICE	\$1,900/month (NNN)
BUILDING SIZE	1,514 SF
LOT SIZE	.04 ACRES

PROPERTY FEATURES

- Located across from Mars Hill University campus
- Great visibility & walkability on Main St.
- Open layout with new windows & walls - 10'3" ceiling
- Located 1 mile off I-26 and 20 minutes to Asheville

CARLA BARNARD Broker | Director

0 828.222.3685 | M 828.575.0272

carla@carla-co.com

53 Asheland Avenue, Suite 105 | Asheville, NC 28801

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BRITNI MCCOLLUM Broker | Ambassador of Buzz

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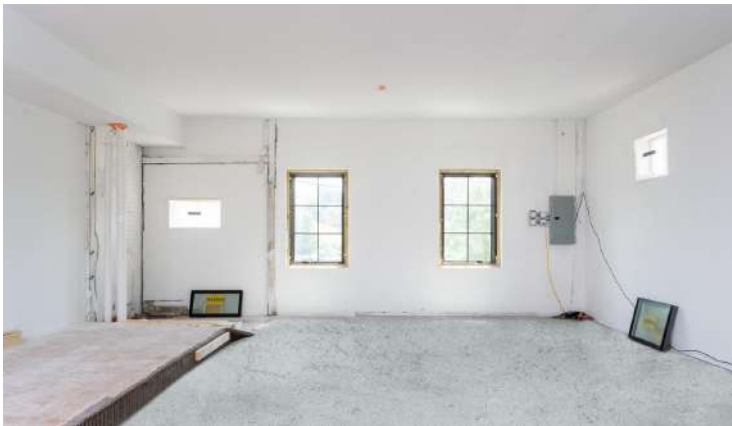
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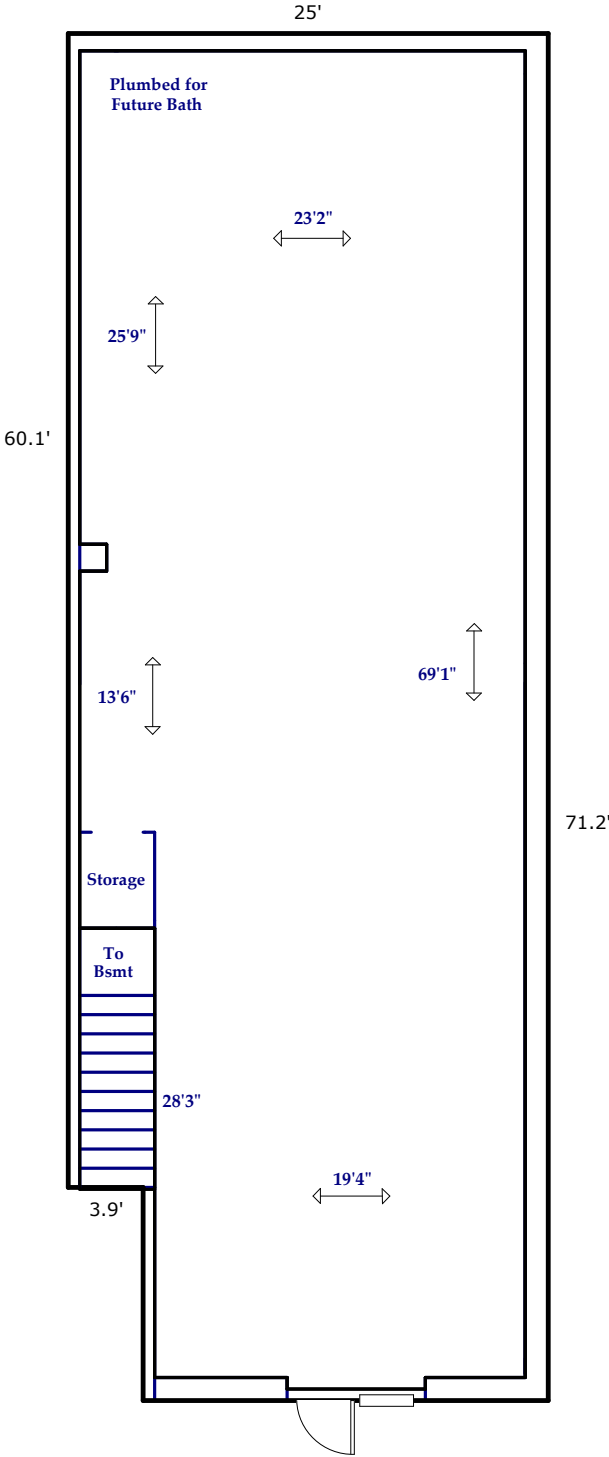
GREAT STREET-LEVEL RETAIL SPACE AT SIGNALIZED CORNER LOCATION



BUILDING SKETCH

10 North Main Street, Mars Hill

**Net Leasable Area:
1514 Square Feet**




Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC
for Carla & Company Keller Williams Commercial Real Estate

All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.
Square Footage Calculations determined following ANSI Standards and NCREC House Measuring Square Footage Guidelines.

Scale: 1" = 10'



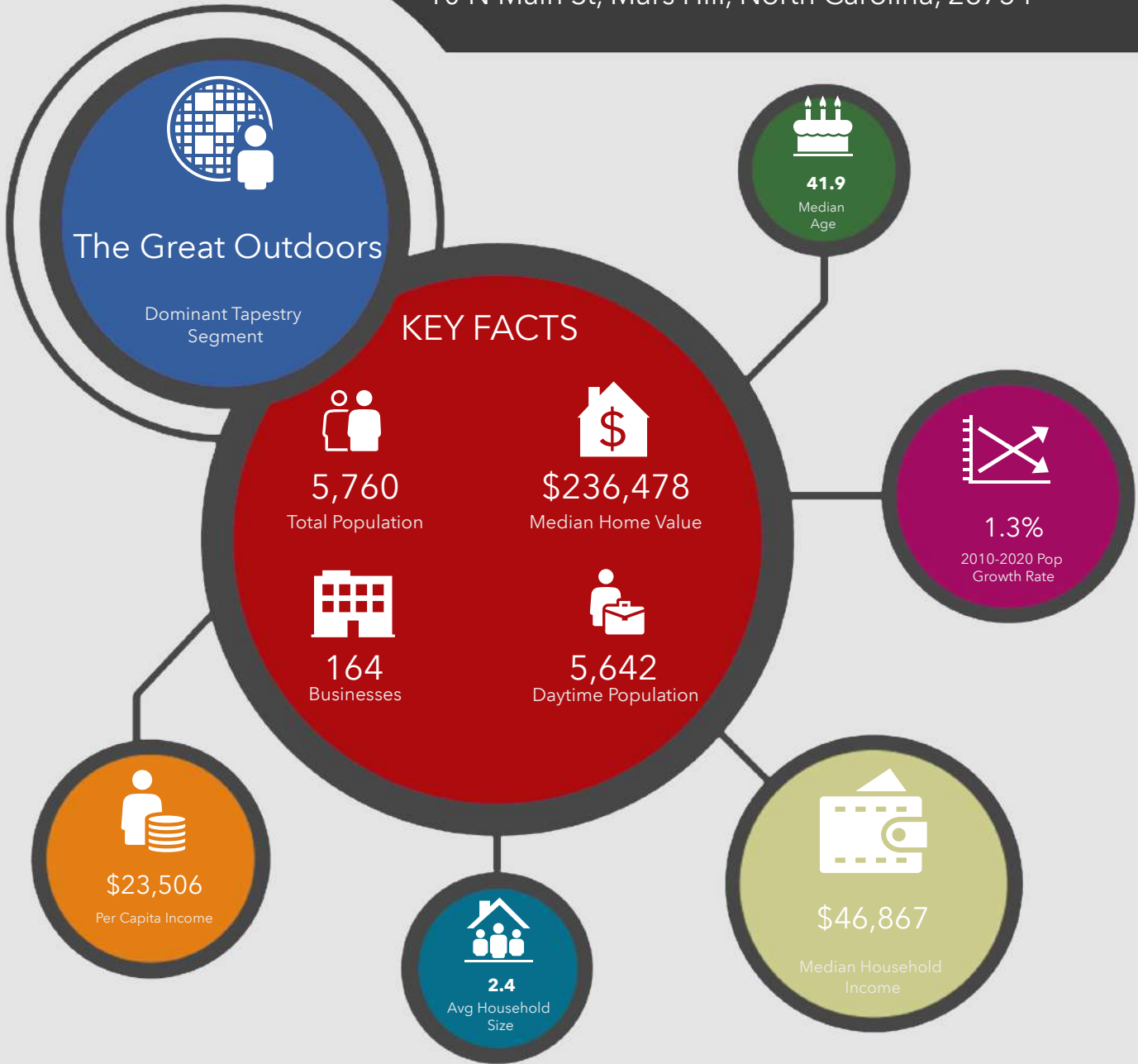
 Boundary

Executive Summary - Call Outs

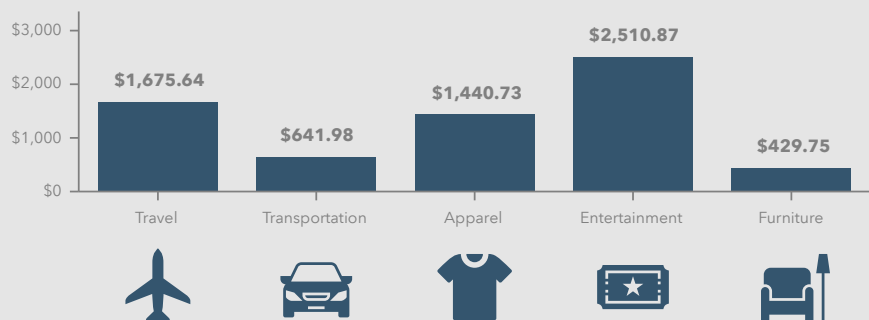
10 N Main St, Mars Hill, North Carolina, 28754 (3 miles)
10 N Main St, Mars Hill, North Carolina, 28754
Ring of 3 miles

Prepared by Esri
Latitude: 35.82708
Longitude: -82.54857

10 N Main St, Mars Hill, North Carolina, 28754



KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

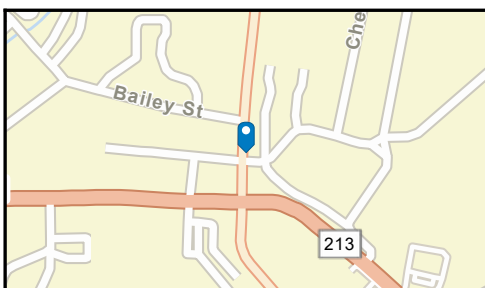
© 2020 Esri

Spending facts are average annual dollars per household

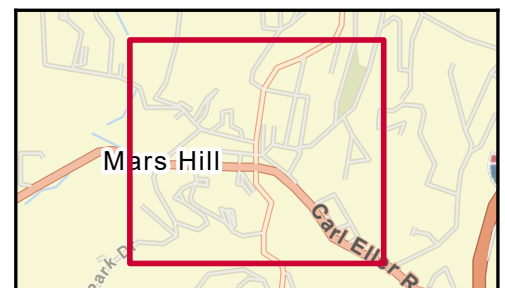
Traffic Count Map - Close Up

10 N Main St, Mars Hill, North Carolina, 28754
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.82708
 Longitude: -82.54857



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

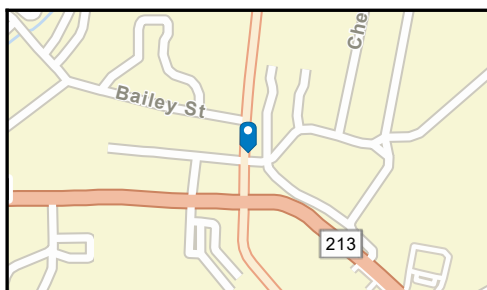
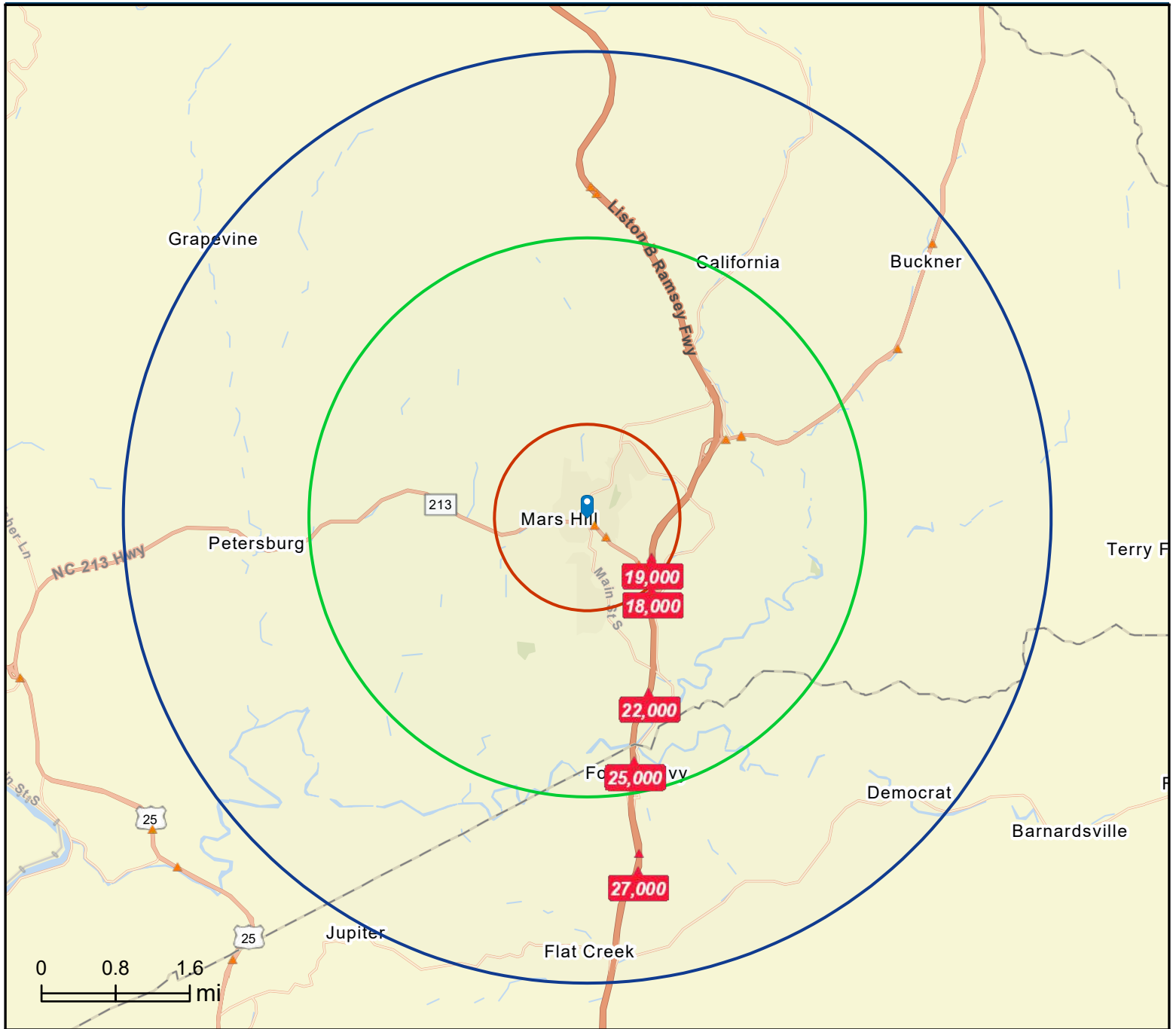


Source: ©2020 Kalibrate Technologies (Q2 2020).

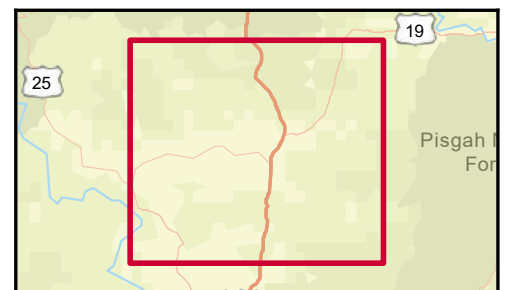
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10 N Main St, Mars Hill, North Carolina, 28754
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 - ▲ 50,001 - 100,000
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Source: ©2020 Kalibrate Technologies (Q2 2020).

Retail Demand Outlook

10 N Main St, Mars Hill, North Carolina, 28754
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.82708
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Top Tapestry Segments	Percent	Demographic Summary	2020	2025
The Great Outdoors (6C)	42.4%	Population	5,760	6,007
Rooted Rural (10B)	40.2%	Households	2,062	2,164
Salt of the Earth (6B)	17.3%	Families	1,402	1,466
	0.0%	Median Age	41.9	44.1
	0.0%	Median Household Income	\$46,867	\$50,480
		2020 Consumer Spending	2025 Forecasted Demand	Projected Spending Growth
Apparel and Services		\$2,970,790	\$3,441,697	\$470,907
Men's		\$558,011	\$646,359	\$88,348
Women's		\$1,086,948	\$1,258,929	\$171,981
Children's		\$428,556	\$496,987	\$68,431
Footwear		\$648,933	\$751,729	\$102,796
Watches & Jewelry		\$174,605	\$202,419	\$27,814
Apparel Products and Services (1)		\$73,737	\$85,273	\$11,536
Computer				
Computers and Hardware for Home Use		\$213,776	\$247,368	\$33,592
Portable Memory		\$5,656	\$6,543	\$887
Computer Software		\$12,877	\$14,879	\$2,002
Computer Accessories		\$23,202	\$26,852	\$3,650
Entertainment & Recreation		\$5,177,406	\$6,002,053	\$824,647
Fees and Admissions		\$883,129	\$1,021,459	\$138,330
Membership Fees for Clubs (2)		\$300,023	\$347,104	\$47,081
Fees for Participant Sports, excl. Trips		\$118,767	\$137,350	\$18,583
Tickets to Theatre/Operas/Concerts		\$95,822	\$110,792	\$14,970
Tickets to Movies		\$67,952	\$78,590	\$10,638
Tickets to Parks or Museums		\$49,260	\$57,058	\$7,798
Admission to Sporting Events, excl. Trips		\$82,922	\$96,061	\$13,139
Fees for Recreational Lessons		\$167,442	\$193,414	\$25,972
Dating Services		\$943	\$1,091	\$148
TV/Video/Audio		\$1,916,111	\$2,222,499	\$306,388
Cable and Satellite Television Services		\$1,416,048	\$1,642,906	\$226,858
Televisions		\$153,417	\$177,924	\$24,507
Satellite Dishes		\$1,706	\$1,978	\$272
VCRs, Video Cameras, and DVD Players		\$7,055	\$8,175	\$1,120
Miscellaneous Video Equipment		\$35,635	\$41,339	\$5,704
Video Cassettes and DVDs		\$14,498	\$16,807	\$2,309
Video Game Hardware/Accessories		\$35,078	\$40,652	\$5,574
Video Game Software		\$20,493	\$23,747	\$3,254
Rental/Streaming/Downloaded Video		\$70,503	\$81,619	\$11,116
Installation of Televisions		\$1,567	\$1,812	\$245
Audio (3)		\$157,100	\$182,044	\$24,944
Rental and Repair of TV/Radio/Sound Equipment		\$3,013	\$3,494	\$481
Pets		\$1,390,766	\$1,614,166	\$223,400
Toys/Games/Crafts/Hobbies (4)		\$176,783	\$204,874	\$28,091
Recreational Vehicles and Fees (5)		\$268,450	\$311,246	\$42,796
Sports/Recreation/Exercise Equipment (6)		\$282,144	\$326,746	\$44,602
Photo Equipment and Supplies (7)		\$62,279	\$72,128	\$9,849
Reading (8)		\$158,807	\$183,846	\$25,039
Catered Affairs (9)		\$38,936	\$45,089	\$6,153
Food		\$13,916,114	\$16,128,331	\$2,212,217
Food at Home		\$8,412,926	\$9,751,809	\$1,338,883
Bakery and Cereal Products		\$1,109,485	\$1,286,144	\$176,659
Meats, Poultry, Fish, and Eggs		\$1,805,632	\$2,093,243	\$287,611
Dairy Products		\$887,119	\$1,028,051	\$140,932
Fruits and Vegetables		\$1,570,826	\$1,819,777	\$248,951
Snacks and Other Food at Home (10)		\$3,039,864	\$3,524,595	\$484,731
Food Away from Home		\$5,503,189	\$6,376,521	\$873,332
Alcoholic Beverages		\$820,314	\$948,890	\$128,576

Data Note: The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2020 and 2025; Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics.

	2020 Consumer Spending	2025 Forecasted Demand	Projected Spending Growth
Financial			
Value of Stocks/Bonds/Mutual Funds	\$33,191,709	\$38,396,661	\$5,204,952
Value of Retirement Plans	\$138,212,948	\$160,004,544	\$21,791,596
Value of Other Financial Assets	\$12,156,884	\$14,060,645	\$1,903,761
Vehicle Loan Amount excluding Interest	\$4,642,562	\$5,387,034	\$744,472
Value of Credit Card Debt	\$3,933,915	\$4,560,240	\$626,325
Health			
Nonprescription Drugs	\$272,823	\$316,537	\$43,714
Prescription Drugs	\$669,341	\$777,004	\$107,663
Eyeglasses and Contact Lenses	\$157,388	\$182,557	\$25,169
Home			
Mortgage Payment and Basics (11)	\$15,641,520	\$18,105,914	\$2,464,394
Maintenance and Remodeling Services	\$4,066,795	\$4,708,336	\$641,541
Maintenance and Remodeling Materials (12)	\$1,125,436	\$1,304,251	\$178,815
Utilities, Fuel, and Public Services	\$8,095,002	\$9,388,128	\$1,293,126
Household Furnishings and Equipment			
Household Textiles (13)	\$146,755	\$170,128	\$23,373
Furniture	\$886,152	\$1,027,014	\$140,862
Rugs	\$48,165	\$55,835	\$7,670
Major Appliances (14)	\$594,145	\$688,764	\$94,619
Housewares (15)	\$162,839	\$188,821	\$25,982
Small Appliances	\$72,546	\$84,052	\$11,506
Luggage	\$17,146	\$19,835	\$2,689
Telephones and Accessories	\$104,322	\$120,788	\$16,466
Household Operations			
Child Care	\$606,410	\$702,335	\$95,925
Lawn and Garden (16)	\$888,080	\$1,029,370	\$141,290
Moving/Storage/Freight Express	\$76,437	\$88,411	\$11,974
Housekeeping Supplies (17)	\$1,257,472	\$1,457,954	\$200,482
Insurance			
Owners and Renters Insurance	\$1,093,257	\$1,268,235	\$174,978
Vehicle Insurance	\$2,876,713	\$3,336,686	\$459,973
Life/Other Insurance	\$915,560	\$1,062,295	\$146,735
Health Insurance	\$6,075,331	\$7,044,485	\$969,154
Personal Care Products (18)	\$720,498	\$835,178	\$114,680
School Books and Supplies (19)	\$207,304	\$240,171	\$32,867
Smoking Products	\$839,794	\$975,745	\$135,951
Transportation			
Payments on Vehicles excluding Leases	\$4,542,792	\$5,272,597	\$729,805
Gasoline and Motor Oil	\$3,964,052	\$4,597,430	\$633,378
Vehicle Maintenance and Repairs	\$1,868,256	\$2,165,650	\$297,394
Travel			
Airline Fares	\$772,671	\$893,389	\$120,718
Lodging on Trips	\$971,936	\$1,125,491	\$153,555
Auto/Truck Rental on Trips	\$35,922	\$41,528	\$5,606
Food and Drink on Trips	\$838,863	\$971,269	\$132,406

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- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

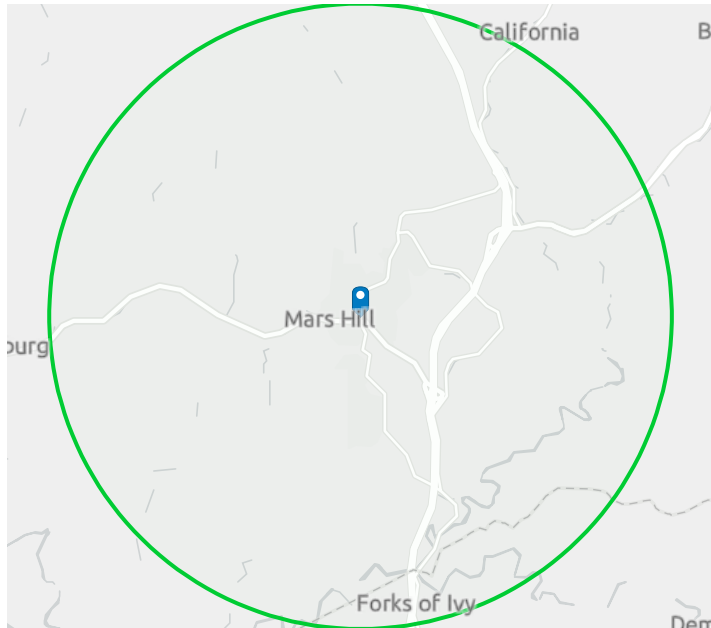
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Population Trends

10 N Main St, Mars Hill, North Carolina, 28754 (3 miles)
 10 N Main St, Mars Hill, North Carolina, 28754
 Ring of 3 miles

Prepared by Esri
 Latitude: 35.82708
 Longitude: -82.54857



POPULATION TRENDS AND KEY INDICATORS

10 N Main St, Mars Hill, North Carolina, 28754

5,760	2,062	2.39	41.9	\$46,867	\$236,478	61	116	21
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



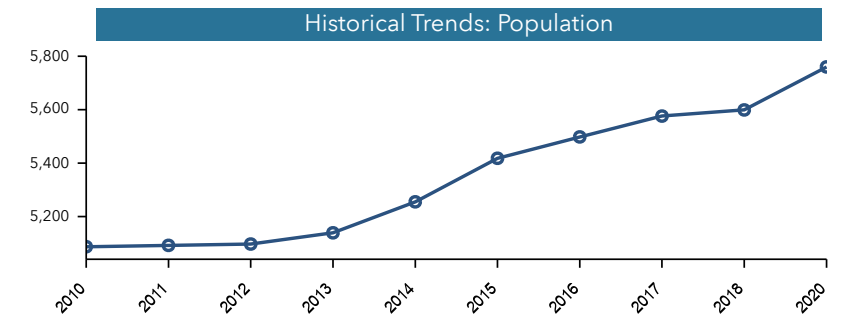
\$7,586

Avg Spent on Mortgage & Basics

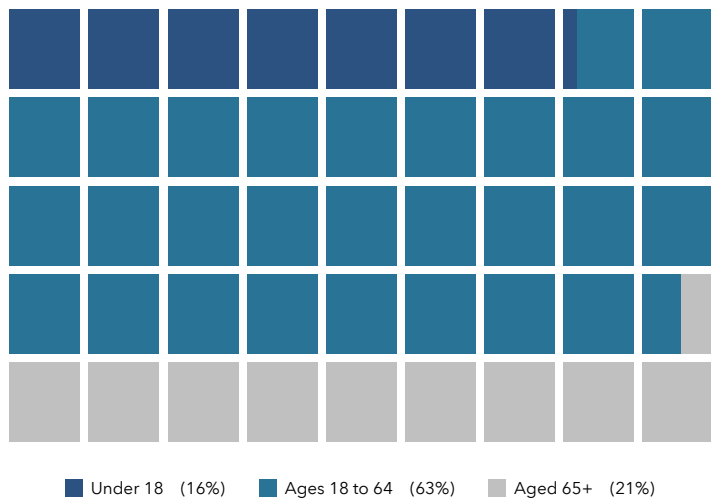


21.1%


Percent of Income for Mortgage



POPULATION BY AGE




POPULATION BY GENERATION




9.1%

Greatest Gen:
Born 1945/Earlier




24.3%

Baby Boomer:
Born 1946 to 1964




18.7%

Generation X:
Born 1965 to 1980




19.9%

Millennial:
Born 1981 to 1998



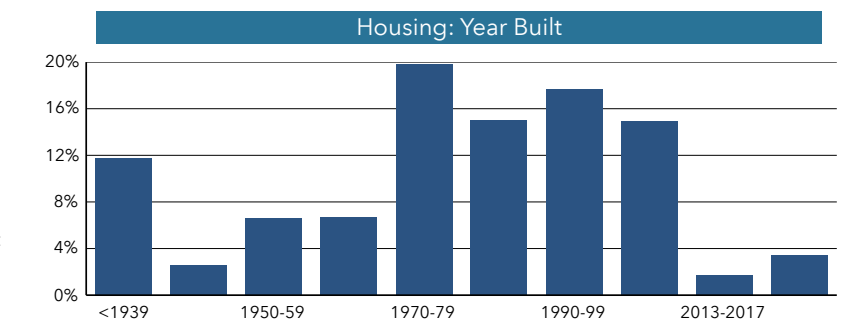
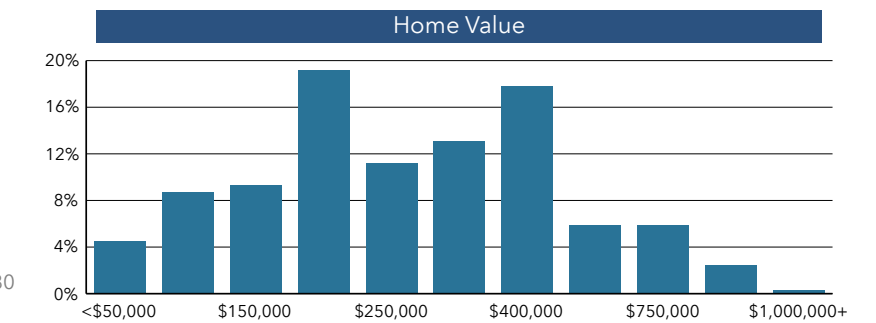
25.1%

Generation Z:
Born 1999 to 2016



2.9%

Alpha: Born
2017 to Present



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025.
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000056899020192019000000



Property Tax Bill Detail

ROBINSON, WILLAREE Property Tax Real Property

Description: **LO1**
 Location: **10 N MAIN ST MARS HILL NC 28754**
 Mailing Address: **75 ROY EDWARDS RD MARS HILL NC 28754**
 Parcel #: **659589**
 Lender:

Bill Status: **PAID**
 Bill Flag:
 Bill #: **0000568990-2019-2019-0000-00**
 Old Bill #:
 Old Account #:
 Due Date: **9/1/2019**
 Interest Begins: **1/7/2020**

	Value	Rate	Tax Districts	Description	Amount
Real	\$91,435	.5500	MADISON COUNTY	Tax	\$502.89
Deferred	\$0				
Use	\$91,435		MADISON COUNTY	Trash Fee - BUS	\$207.00
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$30.17
					Total Billed: \$740.06
Total Assessed Value	\$91,435				

Transaction History

Date	Type	Paid By	Trans #	Amount
4/30/2020	PAYMENT	KEELY K SEWELL	610818	\$740.06

Current Due: \$0.00

TOWN OF MARS HILL
P.O. BOX 368
MARS HILL, NC 28754



Billing Date
10/07/2019

2019 TOWN OF MARS HILL TAX STATEMENT

INTEREST AND PENALTY WILL BE APPLIED
JANUARY 6, 2020

ROBINSON, WILLAREE
75 ROY EDWARDS LANE

IF PROPERTY IS IN ESCROW PLEASE FORWARD
TO THE MORTGAGE COMPANY

MARS HILL NC 28754

YEAR	ACCOUNT NUMBER	COUNTY NUMBER	BILL #		DUE DATE	TOTAL TAX
2019	516	4870	657	\$0.00	01/06/2020	\$794.68
PERSONAL VALUE	REAL VALUE	BUILDING VALUE	USEFUL VALUE	EXEMPTIONS	BILLABLE VALUE	
\$0.00	\$169,080.00	\$0.00	\$0.00	\$0.00	\$169,080.00	
PIN NUMBER	Property Description	Charge Description	Rate	Charges		
9747-84-3752	10 North Main St.	Real Commercial	0.47%	\$794.68		
					TOTAL	\$794.68

YEAR	ACCOUNT NUMBER	BILL #	BILLING DATE	DUE DATE	PREPAY APPLY	TOTAL DUE
2019	516	657	10/07/2019	01/06/2020	\$0.00	\$794.68

PLEASE DETACH AND RETURN

ROBINSON, WILLAREE
75 ROY EDWARDS LANE

TOWN OF MARS HILL
P.O. BOX 368
MARS HILL, NC 28754

MARS HILL NC 28754



828.222.3685

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Asheville, NC 28801

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Forward Thinking. Client Focused.