

GRANDFATHER CENTER

3990 – 4004 NC HIGHWAY 105 SOUTH, BANNER ELK, NC 28604

RETAIL/OFFICE/RESTAURANT SPACE FOR LEASE



- 33,831± sf shopping center which is shadow anchored by Lowes Foods. McDonalds/Exxon is located on an adjacent outparcel with Rite-Aid and BB&T located across NC 105.
- Located nearby are the communities of Linville Ridge, Grandfather Golf and Country Club and Linville Golf Club.
- Located at the signalized intersection of NC 184 and NC 105. NC 184 leads to the Town of Banner Elk along with travel to the ski resorts of Sugar Mountain and Beech Mountain.
- Variety of available suite sizes within the center.
- Well maintained center with adequate parking (5/1000) and professional landscaping. Multiple point of ingress and egress onto NC 105.

	Population (2015)	Projected Population (2020)	Average HH Income (2015)
3 miles	1,523	1,557	\$62,596
5 miles	4,940	5,187	\$66,345
10 miles	19,323	20,395	\$58,708

BROKER CONTACT

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AERIAL



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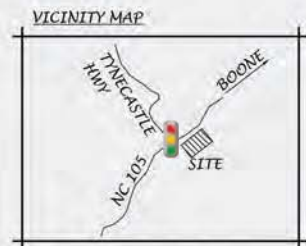
SITE MAP

UPPER BUILDING

Suite	Tenant	SF
1	AVAILABLE	1,011
2	AVAILABLE	994
3	Gentiva Health Services	3,467
4	AVAILABLE	1,400
5	Special Additions (lower level)	3,236
6-7	AVAILABLE	5,919
8	Doncaster/Tanner Outlet Store	1,300
9	Distinctive Cabinetry	1,428
10	Mountain Grounds Coffee/Tea	1,466

LOWER BUILDING

Suite	Tenant	SF
1	AVAILABLE	1,521
2-3	Linville Animal Hospital	2,560
4-5	Verizon	2,236
6	Perfect Nail & Tan	1,585
7	AVAILABLE	1,400
8	Reid's Catering	1,400
9-10	Erik's Cheese & Wine Shop	2,985



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