



Dewey Property Advisors



OFFICE / RETAIL / STUDIO OPPORTUNITY

1449 SMOKEY PARK HWY | CANDLER, NC

LEASING INFORMATION



OFFERING SUMMARY

Lease Rate: Building B (Suites 1-5):	\$25 / SF, NNN
Available SF:	1,288 - 4,333 SF

PROPERTY OVERVIEW

Incredible adaptive reuse opportunity now available For Lease! Formerly a community grocery store, 1449 Smokey Park Highway is positioned to become a hub for businesses desiring to be in the path of growth. The building includes five individual Suites, all with separate entrances. Each unit is equipped with its own plumbing, mechanical, and electrical systems. Some spaces may be combined. Please contact broker for more information or to arrange a tour.

PROPERTY HIGHLIGHTS

- Fully renovated Suites
- Range of Suite sizes
- On-site surface parking



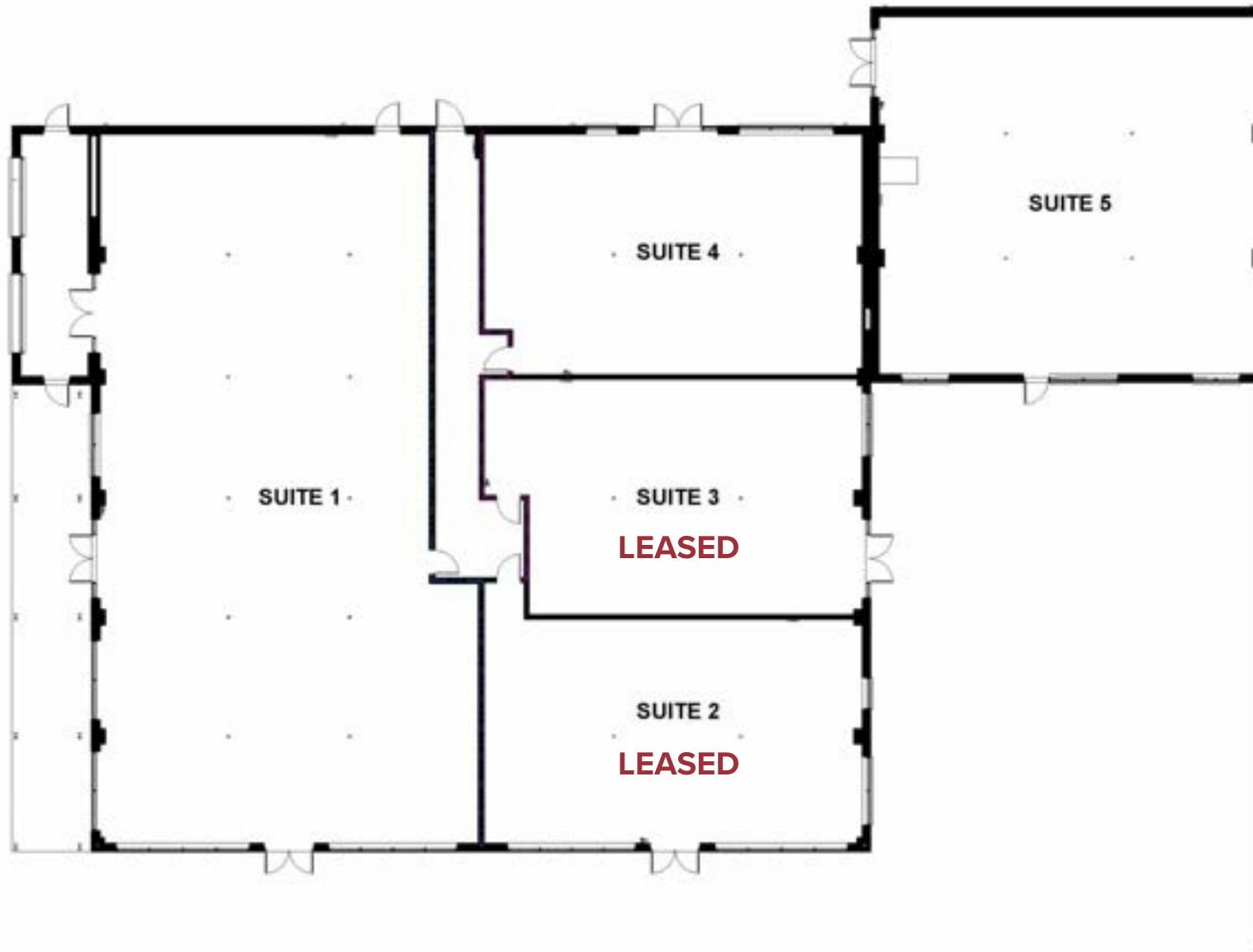
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,288 - 4,333 SF		

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE
Building B - Suite 1	4,333 SF	\$25.00 SF/yr
Building B - Suite 4	1,288 SF	\$25.00 SF/yr
Building B - Suite 5	2,230 SF	\$25.00 SF/yr







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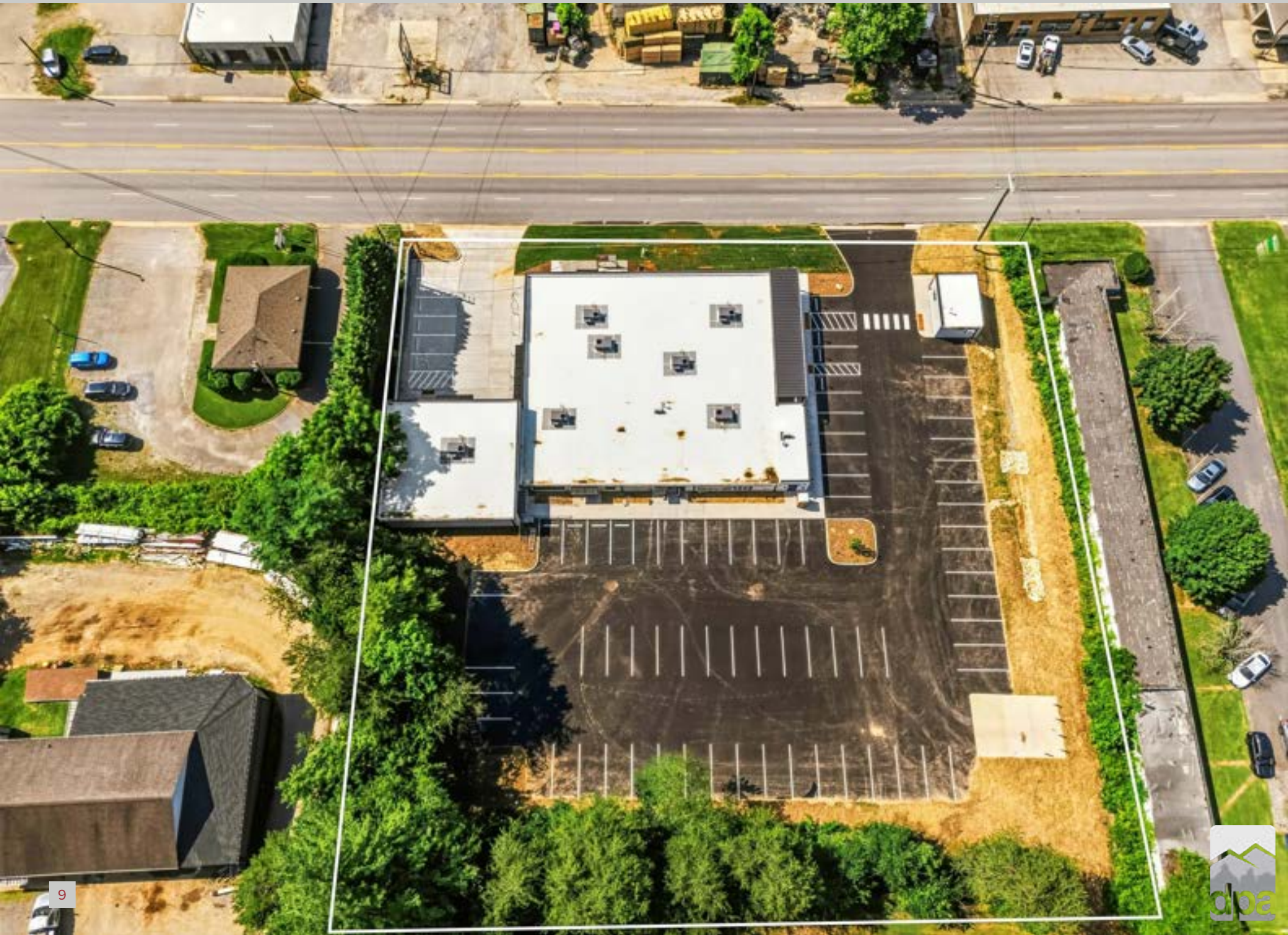




BUILDING B - EXTERIOR AND PARKING



AERIAL OVERVIEW OF THE PROPERTY







DEMOGRAPHIC SUMMARY

1449 Smokey Park Highway, Candler, North Carolina, 28715

Ring of 1 mile

KEY FACTS

3,799

Population



1,558

Households

39.7

Median Age

\$66,401

Median Disposable Income

EDUCATION

2.5%

No High School Diploma



36.9%

High School Graduate



29.1%

Some College/
Associate's Degree



31.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$83,105

Median Household Income



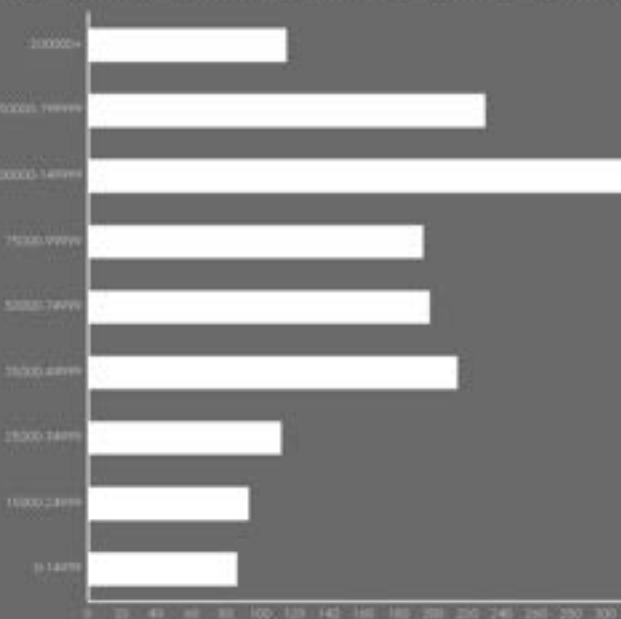
\$45,307

Per Capita Income

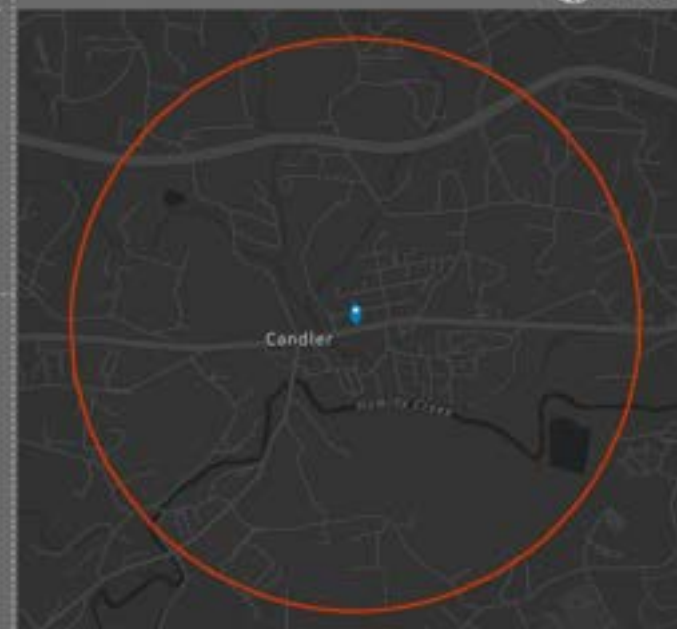


\$214,057

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

White Collar 64.8%

Blue Collar 24.5%

Services 12.4%

7.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

DEMOGRAPHIC SUMMARY

1449 Smokey Park Highway, Candler, North Carolina, 28715

Ring of 3 miles

KEY FACTS

24,430

Population



10,151

Households

42.6

Median Age

\$62,191

Median Disposable Income

EDUCATION

4.3%

No High School Diploma



29.1%

High School Graduate



27.2%

Some College/
Associate's Degree



39.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$77,077

Median Household Income



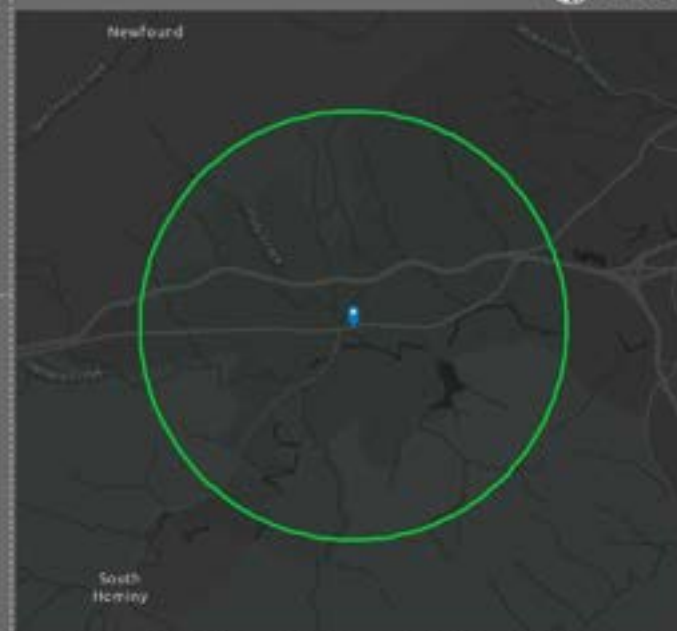
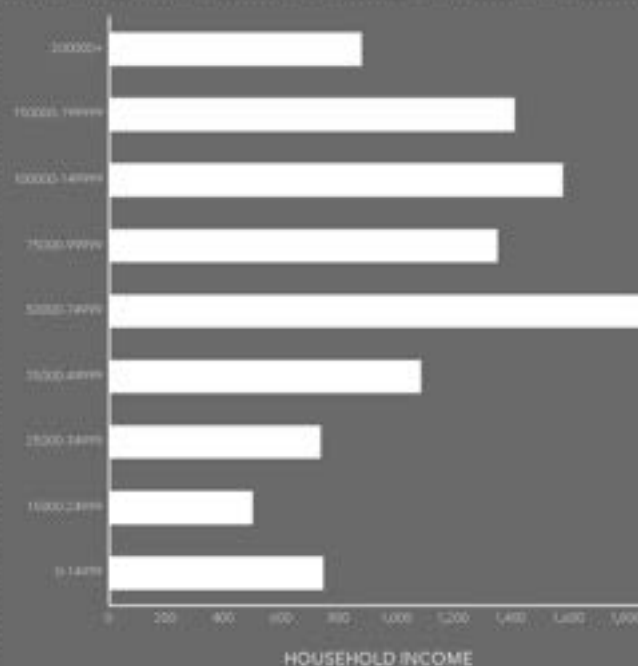
\$43,968

Per Capita Income



\$238,280

Median Net Worth



EMPLOYMENT



White Collar

64.4%



Blue Collar

22.5%



Services

16.6%

6.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

DEMOGRAPHIC SUMMARY

1449 Smokey Park Highway, Candler, North Carolina, 28715

Ring of 5 miles

KEY FACTS

51,235

Population



21,440

Households

40.8

Median Age

\$57,161

Median Disposable Income

EDUCATION

5.8%

No High School Diploma



27.8%

High School Graduate



26.0%

Some College/
Associate's Degree



40.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$70,805

Median Household Income



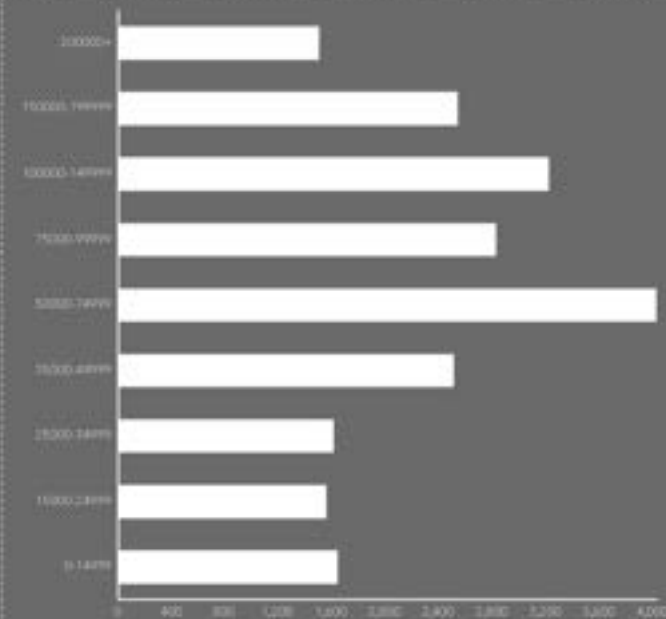
\$41,087

Per Capita Income

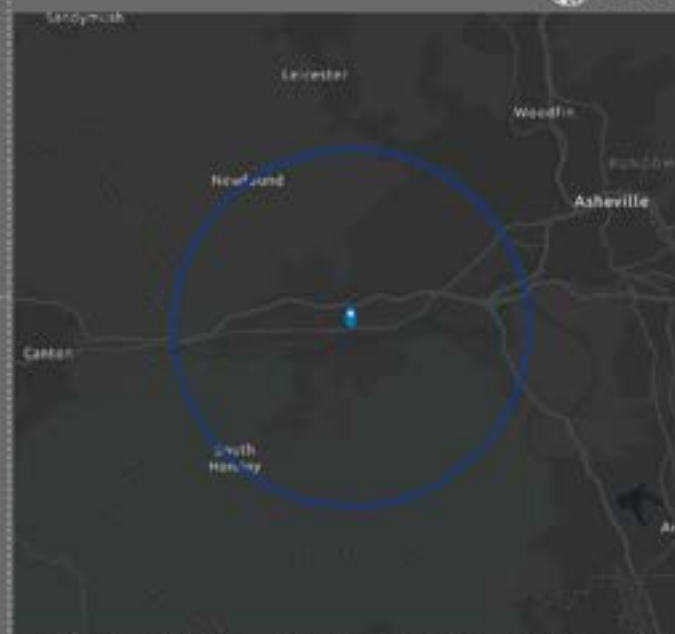


\$173,131

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

64.8%



Blue Collar

21.6%



Services

17.9%

5.9%

Unemployment Rate

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