

LAKE TOXAWAY FOR LEASE

16716 ROSMAN HWY. | LAKE TOXAWAY, NC 28747

OFFICE | RETAIL | RESIDENTIAL



PROPERTY OVERVIEW

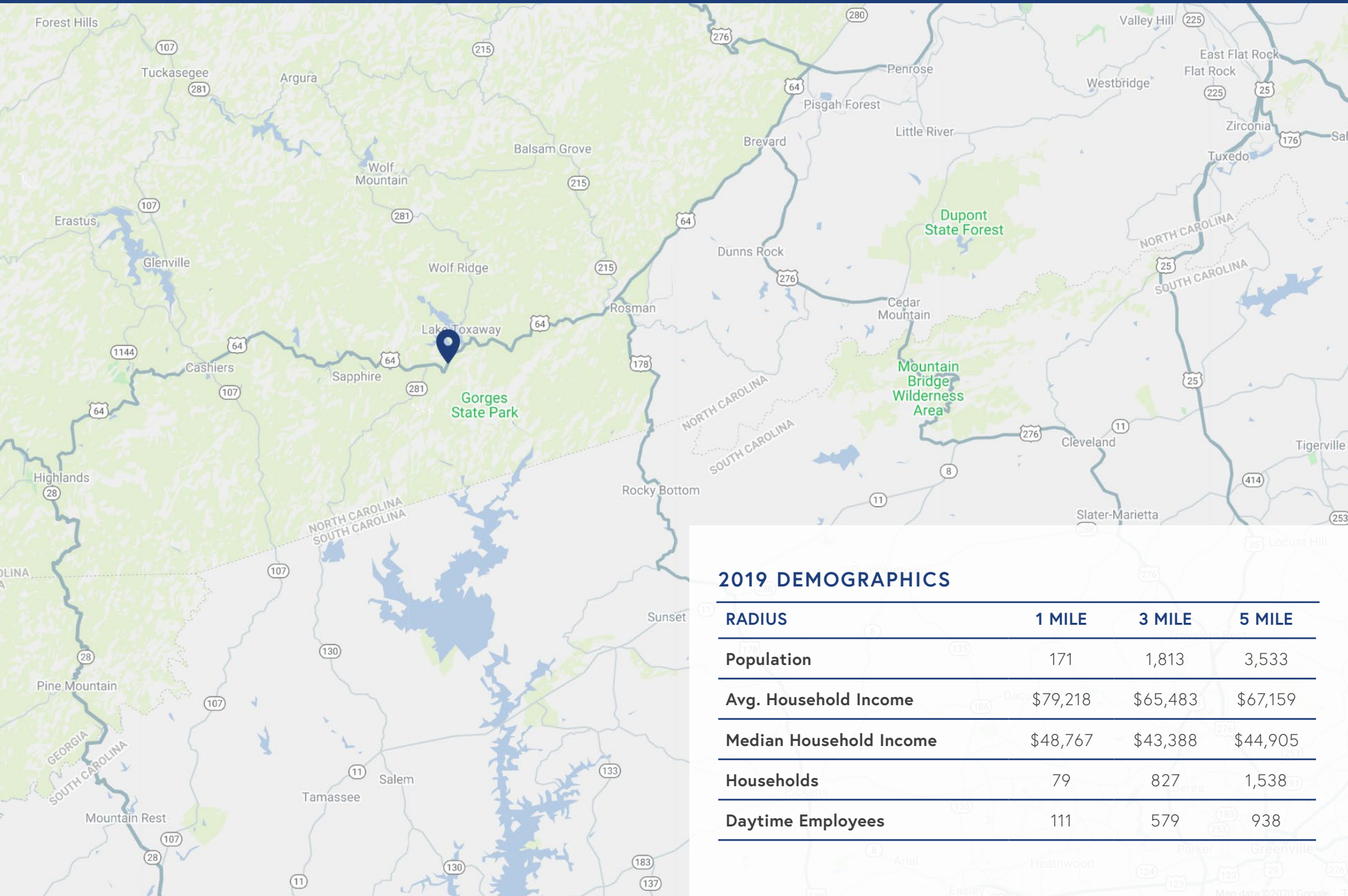
LAKE TOXAWAY
FOR LEASE

PROPERTY DETAILS

Address	16716 Rosman Hwy. Lake Toxaway, NC 28747
Available SF	+/- 1,850 SF Office, Retail or Residential
Features	2 Stories 4 Private Rooms Open Loft Large Kitchen Large Main Room
Traffic Counts	Rosman Hwy. 4,500 VPD
Lease Rate	\$14.50 PSF Per Month NNN
Additional Notes	Located near the gate house to Lake Toxaway Estates



MARKET OVERVIEW



2019 DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	171	1,813	3,533
Avg. Household Income	\$79,218	\$65,483	\$67,159
Median Household Income	\$48,767	\$43,388	\$44,905
Households	79	827	1,538
Daytime Employees	111	579	938

LAKE TOXAWAY NORTH CAROLINA

The largest private lake in North Carolina has 14 miles of shoreline at 3,010 feet elevation. Stream-fed waters from high in the Nantahala and Pisgah National Forests makes it one of the cleanest lakes you'll find. It's located between Brevard and Cashiers on US Highway 64. Explore the lake by kayak, canoe, paddleboard or the evening cruise on Miss Lucy. Since the turn of the century, people have been drawn to Lake Toxaway including the Fords, Edisons, and Rockefellers.

Lake Toxaway is in the "Land of the Waterfalls," where many hiking trails and gorgeous cascades, including at nearby Panthertown Valley, Gorges State Park and Toxaway Falls are located. Explore quaint downtown Brevard with galleries, local shops, great restaurants and local brews.



INTERIOR PHOTOS



CONTACT

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

