

52 WEST MAIN STREET

BREVARD, NORTH CAROLINA 28712

AVAILABLE FOR LEASE



PROPERTY OVERVIEW

52 WEST MAIN STREET

Retail, office or restaurant space available for lease in the heart of Downtown Brevard. Located on W. Main Street, the building is surrounded by shopping, restaurants, art galleries and other specialty shops.

PROPERTY DETAILS

Address 52 West Main Street | Brevard, NC 28712

Available SF +/- 3,000 SF

Use Retail, Office or Restaurant

Zoning Downtown Mixed-Use

Year Built 1930

Traffic Counts West Main Street | 4,800 VPD
N. Caldwell Street | 11,000 VPD

Lease Rate \$16/SF NNN As-Is



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	5,873	13,239	20,314
Avg. Household Income	\$56,480	\$59,081	\$61,381
Households	2,540	5,864	8,849

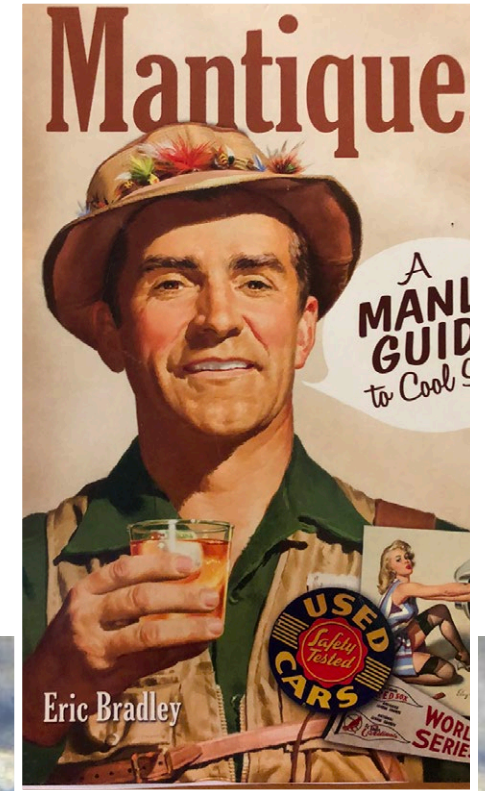
INTERIOR PHOTOS



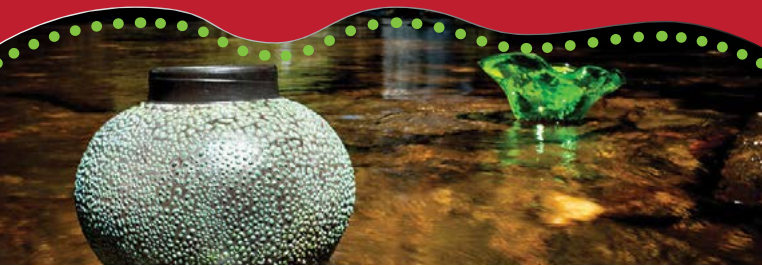
MARKET OVERVIEW

DOWNTOWN BREVARD NORTH CAROLINA

Brevard is located at the entrance to Pisgah National Forest and has become a noted tourism, retirement and cultural center in western North Carolina. A moderate climate, environmental beauty and cultural activities attract relocators to the area. Downtown Brevard serves as both a vibrant hub for the arts and the crossroads to exceptional outdoor recreation. Known as "Home of the White Squirrel," the downtown is host to several annual festivals including the White Squirrel Festival, 4th of July, Halloweenfest, and Twilight Tour.



Art & Entertainment



Artists @ Work Studio & Gallery

4 West Main St
brevardarts.com

A1

Art Works

27 South Broad St
770-301-8990

A2

Aura Gallery & Studios

40 West Jordan St
508-8882

A3

Brevard Clay

16 West Main St
brevardclay.com
884-2529

A4

Co-Ed Cinema

101 West Main St
833-2200
coedcinema.com

A5

Crystal Mt. Gem Mine

31 South Broad St.
877-4700
brevardgemmine.com

A6

Dragonfly Gallery

72 South Broad St
966-5099

A7

Gallery at 36

36 East Main St
884-8478
galleryat36.com

A8

Hollingsworth Gallery

147 East Main St
884-4974

A9

Jordan Street Arts

25 West Jordan St
384-3816
jordanstreetarts.com

A10

Number 7 Fine Arts & Crafts Co-op

2 West Main St
883-2294
number7arts.com

A11

Red Wolf Gallery

8 East Main St
862-8620
redwolfgallerync.com

A12

Starfangled Press

36 West Jordan St
484-1284
starfangledpress.com

A13

Sun Dragon Art & Fiber

43 South Main St
Suite 102
877-3550
sundragonartandfiber.com

A14

Trade – Arama

51 West Main St
885-5006
trade-arama.com

A15

Transylvania Heritage Museum

189 West Main St
884-2347
Transylvaniaheritage.org

A16

WNC Military Museum

21 East Main St
884-2141
wncmilitaryhistorymuseum.com

A17



Discover Downtown Brevard

Experience the hometown feeling of downtown Brevard. The downtown serves as both a vibrant hub for the arts and the crossroads to exceptional outdoor recreation. Known as "Home of the White Squirrel," the downtown is host to several annual festivals including the White Squirrel Festival, 4th of July, Halloweenfest, and Twilight Tour.

Visit Brevard and the "Land of Waterfalls" in Transylvania County and find out why Brevard has been named one of the "Coolest Small Towns in the U.S."



ANNUAL FESTIVALS

White Squirrel Festival - May

July 4th Festival - July

Halloweenfest - October

Twilight Tour - December



{ PARTNERSHIP ORGANIZATIONS }

City of Brevard
Transylvania County Tourism Development Authority

{ PLATINUM SPONSORS }

Oskar Blues Brewery
Steve Owen & Associates

{ GOLD SPONSORS }

Brevard Music Center
Comporium
D.D. Bullwinkel's
Domokur Architects
Looking Glass Realty LLC
Theophilus

Heart of
Brevard

828.884.3278

175 East Main Street, Ste 200
Brevard, North Carolina 28712

www.brevardnc.org

Fall in with Downtown BREVARD

TRANSYLVANIA COUNTY • NORTH CAROLINA



SHOPPING & DINING GUIDE



Dining, Drinks & Eateries

Big Mike's Pizza & Subs

12 South Gaston St
884-3663
bigmikesnc.com

D1

Blue Ridge Bakery

86 West Main St
883-8444
blueridgebakery.com

D2

Bracken Mountain Bakery

42 South Broad St
883-4034
brackenmountainbakery.com

D3

Brevard Brewing Co.

63 East Main St.
885-2101
brevard-brewing.com

D4

Downtown Chocolates

5 Times Arcade Alley
877-2378
downtown-chocolates.com

D5

Ecusta Brewing

36 East Main St.
966-2337
ecustabrewing.com

D6

Jaime's Creole Brasserie

44 East Main St
883-3388
jaimescreole.com

D7

Jordan Street Café

30 West Jordan St
883-2558
thejordanstreetcafe.com

D8

Kiwi Gelato

67 East Main St
877-4659
kiwigelato.com

D9

Marco Trattoria

204 West Main St
883-4841
marcotrattoria.com

D10

Market at 36

36B East Main St
883-3399
Marketat36.com

D11

Mayberry's Soups & Sandwiches

30 West Main St
862-8646
mayberrys.com

D12

Maya's Grill

55 East Main St.
877-3224

D13

Plaza Garibaldi

76 East Main St
884-2090

D14

Quixote

43 S. Broad St
966-4554
quixotebrevard.com

D15

Quotations Coffee Café

Hollingsworth Bldg
147 East Main St
883-8966
quotationscoffee.com

D16

Rocky's Grill & Soda Shop

46 South Broad St
877-JERK (5375)
rockysnc.com

D17

The Falls Landing

18 East Main St
884-2835
thefallslanding.com

D18

The Phoenix & the Fox

14 South Gaston St
877-3232
thephoenixandthefox.com

D19

The Square Root

33 Times Arcade Alley
884-6171
sqroot.com

D20

Wine Down on Main

28 East Main St
883-WINE (9463)
winedownbrevard.com

D21



Shopping

Clothes, Shoes & Accessories

- be**
40 West Jordan St
508-8882 **C1**
- Children's Center Emporium**
38 South Broad St
877-5250 **C2**
- D.D. Bullwinkel's**
60 East Main St
862-4700 **C3**
ddbullwinkels.com
- Lilly T's Clothing Co.**
14 West Main St
884-3444 **C4**
lillyts.com
- Sports Spot**
41 East Main St
877-6585 **C5**
- Theophilus**
66 East Main St
884-2994 **C6**
www.theophilusnc.com
- Twice is Nice**
37 East Main St
884-2535 **C7**

Home Decor & Antiques

- Attic Interiors**
144 East Main St
885-7233 **H1**
safebrevard.com
- Mountain Quilts**
60 West Main St
273-8710 **H2**
mountain-quilts.com
- Rice Furniture Co. Design Center**
68 West Main St
883-9210 **H3**
rice-furniture.com
- Roost Interiors & Gifts**
35 West Main St
884-2012 **H4**
- The Cherry Tree**
14 East Main St
884-8733 **H5**
thecherrytreebrevard.com
- Transylvania Humane Society Thrift Store**
64 East Main St
884-6577 **H6**

Specialty Shops & Jewelry

- A Blast from the Past**
15 West Main St
885-2590 **S1**
flivverway.com
- Broad Street Wines**
30 South Broad St
883-2101 **S2**
broadstreetwines.com
- Brown Bean Coffee Roasters**
57 West Main St
883-2233 **S3**
thebrownbean.com
- Diamond Rush Jewelers**
4 South Broad St
883-4312 **S4**
diamondrushjewelers.com
- Gravy**
17 West Main St
862-4900 **S5**
- Harris Ace Hardware**
123 West Main St.
883-2103 **S6**
- Hunters & Gatherers**
40 West Main St
883-3709 **S7**
huntgatherandshop.com
- Local Color**
36 South Broad St
384-0684 **S8**
localcolorshop.com
- Love's Jewelry & Gifts**
33 East Main St
884-4601 **S9**
lovesjewelryandgifts.com
- Main Street Ltd. Gifts & Home Decor**
147 East Main St
884-4974 **S10**
mainstreetltd.com
- Mountain Paint & Decorating**
120 West Main St
884-2285 **S11**
brevardpaint.com
- O.P. Taylor's**
16 South Broad St
883-2309 **S12**
optaylors.com
- Penny Lane Exchange**
32 South Broad St.
883-4645 **S13**
- Spice It to a Tea**
64 West Main St
606-0033 **S14**
spiceittoatea.com
- The Proper Pot**
36 West Main St
877-5000 **S15**
theproperpot.com
- Vessel**
24 East Main St
877-2200 **S16**
Vesselonmain.com
- White Squirrel Shoppe**
6 West Main St
877-3530 **S17**
whitesquirrelshoppe.com

SHOPPING & DINING GUIDE - DOWNTOWN BREVARD

Legend:

- Restaurants
- Art Galleries
- Shopping
- Parking

Directions:

- To Asheville:** 64, 276
- To Greenville, SC:** 276

Landmarks: Courthouse, Farmers Market (Saturdays 8am - 12 noon)

Visitor Center: Brevard/Transylvania Chamber of Commerce

Print Date: 9/30/2017

Welcome to
Heart of Brevard

Like our downtown businesses



CONTACT

JOHN NICHOLS

jnichols@thenicholscompany.com

704.373.9797



THE NICHOLS COMPANY

Website

www.TheNicholsCompany.com

Phone

(O) 704.373.9797

(F) 704.373.9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.

