

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

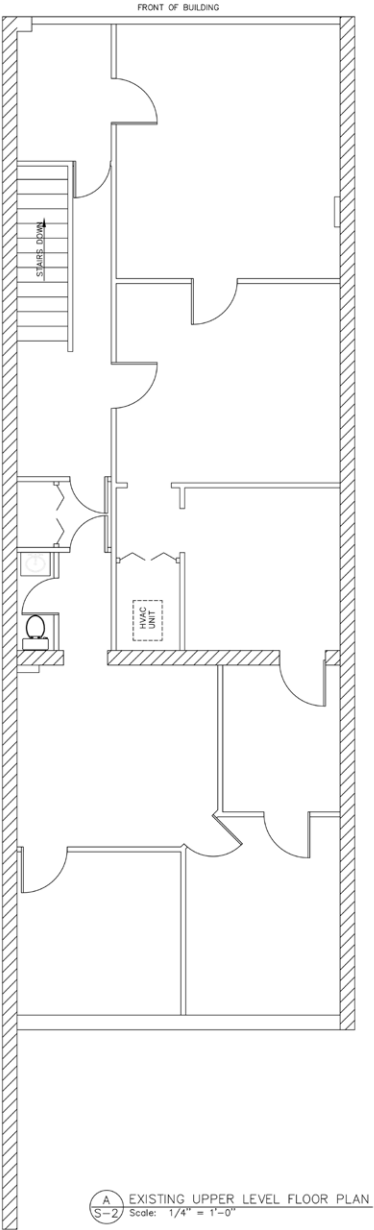
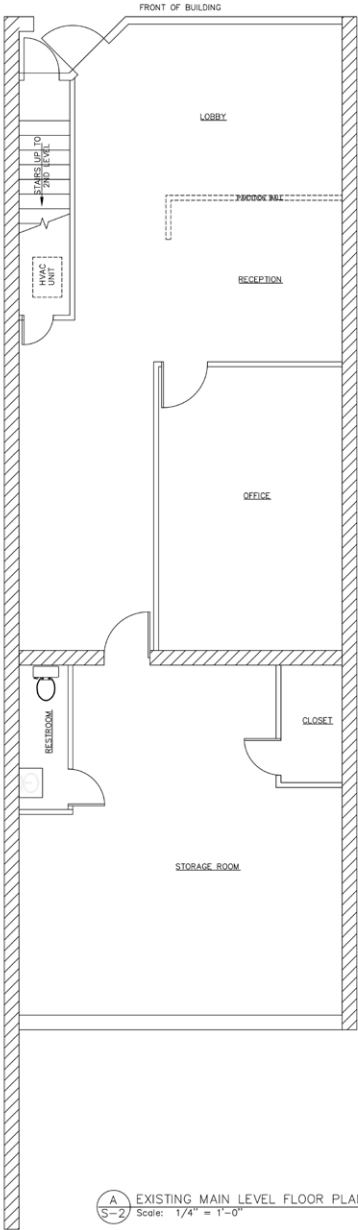
Address	52 West Main Street Brevard, NC 28712
Available SF	+/- 3,000 SF
Use	Retail, Office or Restaurant
Zoning	Downtown Mixed-Use
Year Built	1930
Traffic Counts	West Main Street 4,800 VPD N. Caldwell Street 11,000 VPD
Lease Rate	\$16/SF NNN As-Is



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

FLOOR PLAN



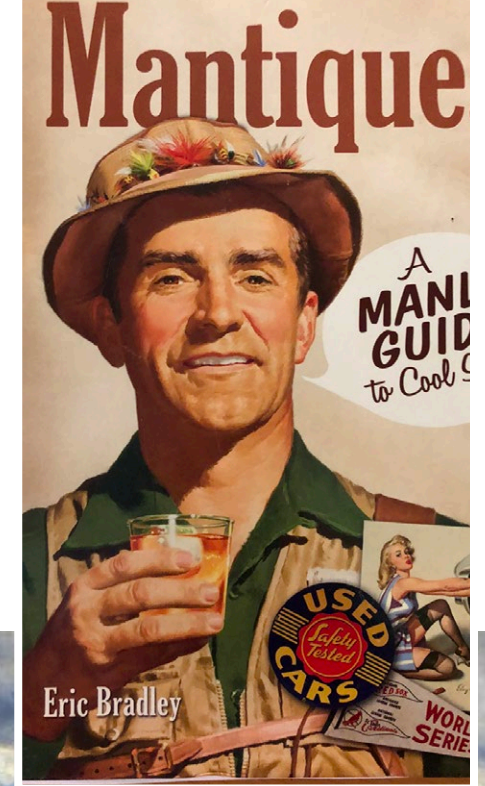
INTERIOR PHOTOS



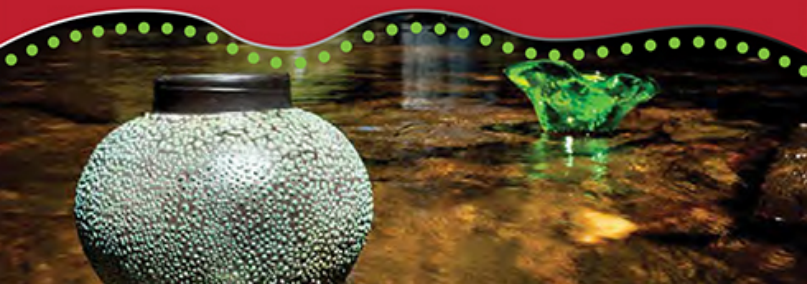
MARKET OVERVIEW

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

Heart of
Brevard

Fall in with Downtown BREVARD

TRANSYLVANIA COUNTY • NORTH CAROLINA



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 & DINING GUIDE



Shopping

Clothes, Shoes & Accessories

be
40 West Jordan St
508-8882

Children's Center Emporium
38 South Broad St
877-5250

D.D. Bullwinkel's
60 East Main St
862-4700
ddbullwinkels.com

Lilly T's Clothing Co.
14 West Main St
884-3444
lillyts.com

Sports Spot
41 East Main St
877-6585

Theophilus
66 East Main St
884-2994
www.theophilusnc.com

Twice is Nice
37 East Main St
884-2535

Home Decor & Antiques

Attic Interiors
144 East Main St
885-7233
safebrevard.com

Mountain Quilts
60 West Main St
273-8710
mountain-quilts.com

Rice Furniture Co. Design Center
68 West Main St
883-9210
rice-furniture.com

Roost Interiors & Gifts
35 West Main St
884-2012

The Cherry Tree
14 East Main St
884-8733
thecherrytreebrevard.com

Transylvania Humane Society Thrift Store
64 East Main St
884-6577

Specialty Shops & Jewelry

A Blast from the Past
15 West Main St
885-2590
flivverway.com

Broad Street Wines
30 South Broad St
883-2101
broadstreetwines.com

Brown Bean Coffee Roasters
57 West Main St
883-2233
thebrownbean.com

Diamond Rush Jewelers
4 South Broad St
883-4312
diamondrushjewelers.com

Gravy
17 West Main St
862-4900

Harris Ace Hardware
123 West Main St.
883-2103

Hunters & Gatherers
40 West Main St
883-3709
huntgatherandshop.com

Local Color
36 South Broad St
384-0684
localcolorshop.com

Love's Jewelry & Gifts
33 East Main St
884-4601
lovesjewelryandgifts.com

Main Street Ltd. Gifts & Home Decor
147 East Main St
884-4974
mainstreetltd.com

Mountain Paint & Decorating
120 West Main St
884-2285
brevardpaint.com

O.P. Taylor's
16 South Broad St
883-2309
optaylors.com

Penny Lane Exchange
32 South Broad St.
883-4645

Spice It to a Tea
64 West Main St
606-0033
spiceittoatea.com

The Proper Pot
36 West Main St
877-5000
theproperpot.com

Vessel
24 East Main St
877-2200
Vesselonmain.com

White Squirrel Shoppe
6 West Main St
877-3530
whitesquirrelshoppe.com



SHOPPING & DINING GUIDE - DOWNTOWN BREVARD



CONTACT

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THE NICHOLS COMPANY

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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.

