

# 192 WEST MAIN ST.

BREVARD, NORTH CAROLINA 28712

AVAILABLE RETAIL/OFFICE FOR LEASE





## PROPERTY OVERVIEW

# 192 WEST MAIN ST.

Located in Downtown Brevard, North Carolina, this newly updated building is surrounded by shopping, restaurants, art galleries, and other specialty shops. Only a 4 minute drive from Brevard College, the building is an excellent leasing opportunity in Brevard.

## PROPERTY DETAILS

**Address** 192 West Main Street | Brevard, NC 28712

**PIN Number** 8586-41-3576-000

**Square Footage** 3,000 SF Available for Lease

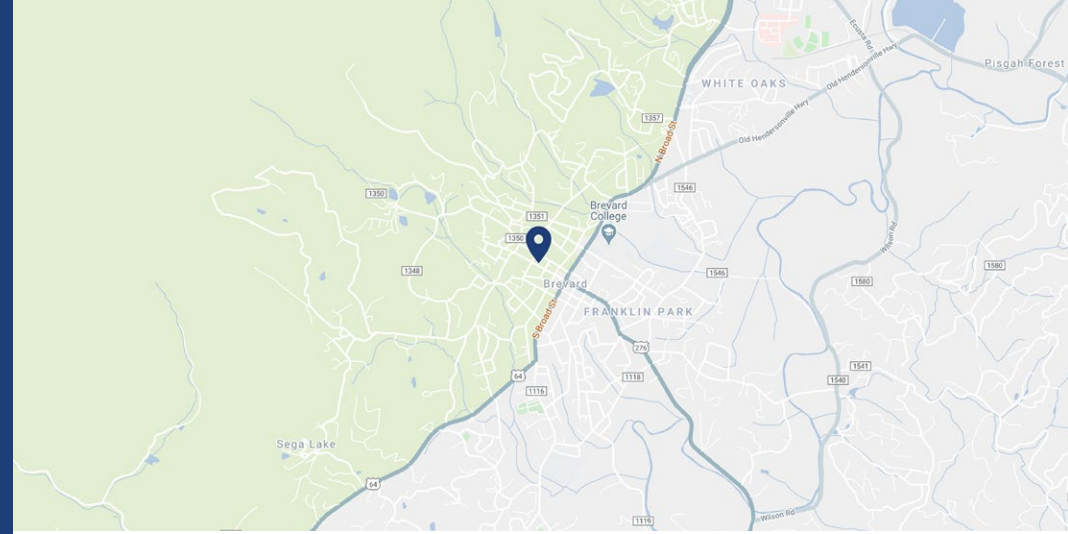
**Acreage** 0.16 Acres

**Year Built** 1942, recently renovated

**Use** Retail/Office

**Parking** Lot and street parking

**Zoning** Downtown Mixed-Use



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	4,782	13,610	19,491
Avg. Household Income	\$57,288	\$59,112	\$61,361
Median Household Income	\$39,553	\$44,397	\$46,737
Households	2,176	5,903	8,481
Daytime Employees	3,992	8,103	9,567

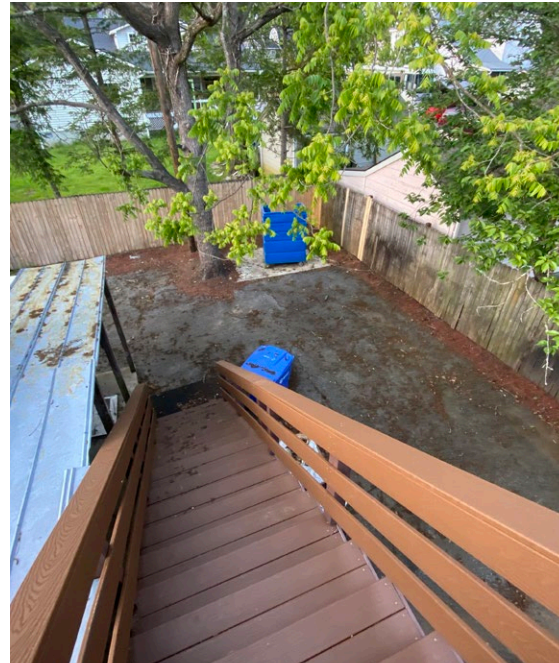


PROPERTY PHOTOS





# PROPERTY PHOTOS





## MARKET OVERVIEW

# 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.





# MARKET OVERVIEW



**SITE**

**United**  
Community Bank

blue ridge  
BAKERY

**DOWNTOWN  
BREVARD**





# Art & Entertainment



- Artists @ Work Studio & Gallery** A1  
4 West Main St  
brevardarts.com
- Art Works** A2  
27 South Broad St  
770-301-8990
- Aura Gallery & Studios** A3  
40 West Jordan St  
508-8882
- Brevard Clay** A4  
16 West Main St  
brevardclay.com  
884-2529
- Co-Ed Cinema** A5  
101 West Main St  
833-2200  
coedcinema.com
- Crystal Mt. Gem Mine** A6  
31 South Broad St.  
877-4700  
brevardgemmine.com
- Dragonfly Gallery** A7  
72 South Broad St  
966-5099
- Gallery at 36** A8  
36 East Main St  
884-8478  
galleryat36.com
- Hollingsworth Gallery** A9  
147 East Main St  
884-4974
- Jordan Street Arts** A10  
25 West Jordan St  
384-3816  
jordanstreetarts.com
- Number 7 Fine Arts & Crafts Co-op** A11  
2 West Main St  
883-2294  
number7arts.com
- Red Wolf Gallery** A12  
8 East Main St  
862-8620  
redwolfgallerync.com
- Starfangled Press** A13  
36 West Jordan St  
484-1284  
starfangledpress.com
- Sun Dragon Art & Fiber** A14  
43 South Main St  
Suite 102  
877-3550  
sundragonartandfiber.com
- Trade – Arama** A15  
51 West Main St  
885-5006  
trade-arama.com
- Transylvania Heritage Museum** A16  
189 West Main St  
884-2347  
Transylvaniaheritage.org
- WNC Military Museum** A17  
21 East Main St  
884-2141  
wncmilitaryhistorymuseum.com

## 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** D1  
12 South Gaston St  
884-3663  
bigmikesnc.com
- Blue Ridge Bakery** D2  
86 West Main St  
883-8444  
blueridgebakery.com
- Bracken Mountain Bakery** D3  
42 South Broad St  
883-4034  
brackenmountainbakery.com
- Brevard Brewing Co.** D4  
63 East Main St.  
885-2101  
brevard-brewing.com
- Downtown Chocolates** D5  
5 Times Arcade Alley  
877-2378  
downtown-chocolates.com
- Ecusta Brewing** D6  
36 East Main St.  
966-2337  
ecustabrewing.com
- Jaime's Creole Brasserie** D7  
44 East Main St  
883-3388  
jaimescreole.com
- Jordan Street Café** D8  
30 West Jordan St  
883-2558  
thejordanstreetcafe.com
- Kiwi Gelato** D9  
67 East Main St  
877-4659  
kiwigelato.com
- Marco Trattoria** D10  
204 West Main St  
883-4841  
marcotrattoria.com
- Market at 36** D11  
36B East Main St  
883-3399  
Marketat36.com
- Mayberry's Soups & Sandwiches** D12  
30 West Main St  
862-8646  
mayberrys.com
- Maya's Grill** D13  
55 East Main St.  
877-3224
- Plaza Garibaldi** D14  
76 East Main St  
884-2090
- Quixote** D15  
43 S. Broad St  
966-4554  
quixotebrevard.com
- Quotations Coffee Café** D16  
Hollingsworth Bldg  
147 East Main St  
883-8966  
quotationscoffee.com
- Rocky's Grill & Soda Shop** D17  
46 South Broad St  
877-JERK (5375)  
rockysnc.com
- The Falls Landing** D18  
18 East Main St  
884-2835  
thefallslanding.com
- The Phoenix & the Fox** D19  
14 South Gaston St  
877-3232  
thephoenixandthefox.com
- The Square Root** D20  
33 Times Arcade Alley  
884-6171  
sqroot.com
- Wine Down on Main** D21  
28 East Main St  
883-WINE (9463)  
winedownbrevard.com





# 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**  
*optaylor.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

**Restaurants**  
**Art Galleries**  
**Shopping**  
**Parking**

To Asheville  
64 276

W  
S  
E  
N

Welcome to  
Heart of  
Brevard

Heart of Brevard  
Downtown Business District

Visitor Center  
Brevard/Transylvania  
Chamber of Commerce

To Greenville, SC  
276

Print Date: 9/30/2017







## LEASING

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**JOHN NICHOLS**

[jnichols@thenicholscompany.com](mailto:jnichols@thenicholscompany.com)

(704) 373-9797

## OWNER/DEVELOPER

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**LEDER** PROPERTIES

**JOSHUA LEDER**

[jd@lederproperties.com](mailto:jd@lederproperties.com)

(828) 553-5836



## THE NICHOLS COMPANY

### Website

[www.TheNicholsCompany.com](http://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.