

The Point At Cascade

THREE Units AVAILABLE FOR LEASE



2311 Cascade



2310 Benjamin E Mays



2455 Beecher

2310 Benjamin E Mays Dr SW

2631 SF

STOREFRONT with expansive LOWER LEVEL

Perfect for Live/Work; Gallery; Offices; Retail

\$27/sf First Year (\$5,920/mo)

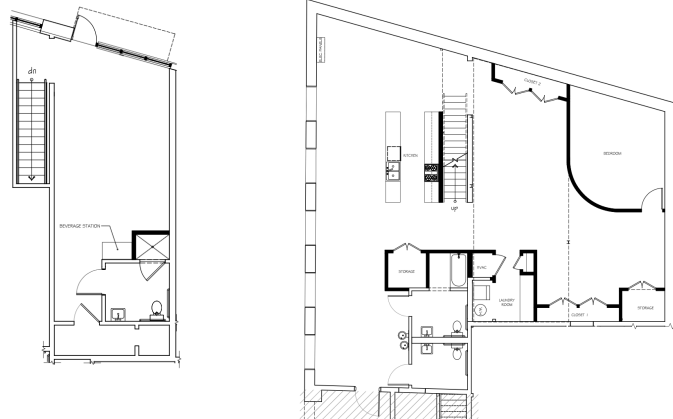
Available March 1, 2026

523 SF Storefront

- Ready to move in
- One ADA Compliant Bathroom with walk-in Shower
- HVAC less than 5-years

2,108 SF Lower Level

- Ready to move in as a residence or offices
- Custom kitchen
- Sleek interior design
- One ADA half bath
- One full bath with soaking tub
- Live or work in a creative and expansive space



2311 Cascade Road SW

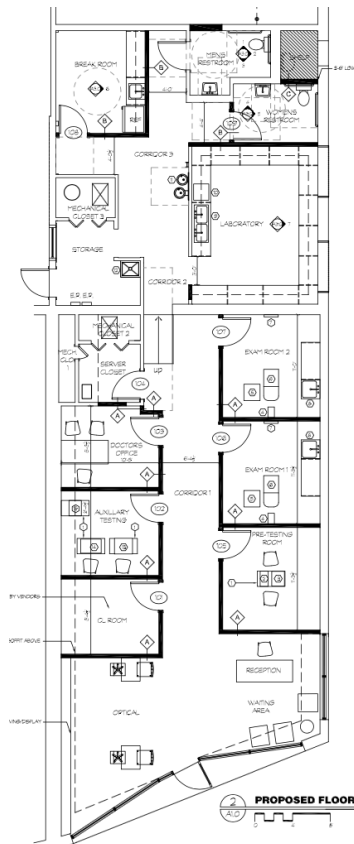
2158 SF

STOREFRONT (Currently VEA Eye Health Professionals)

Perfect For: Retail; Gallery; Shared Offices

\$32/sf First Year (\$5,755/mo)

- Current Floor Plan designed with Large Storefront Entry
- EIGHT separate offices
- Break Room
- Two ADA Compliant Bathrooms
- HVAC less than 7-years
- Available after May 2026



2455 Beecher Street SW

812 SF

STOREFRONT

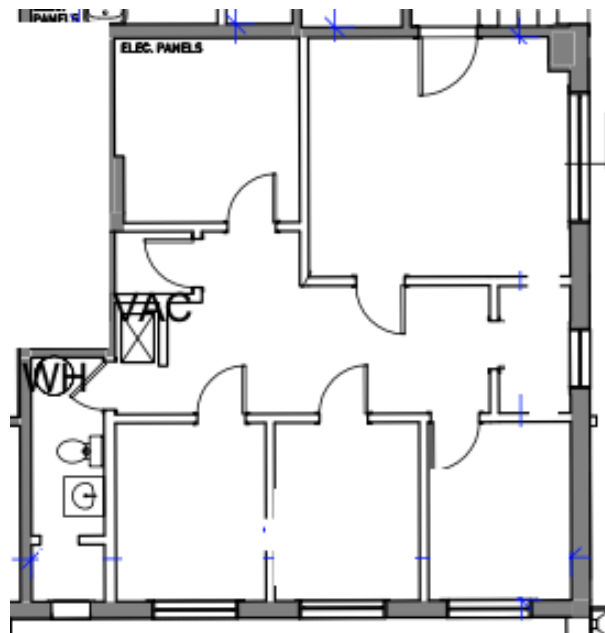
Perfect For: Retail; Gallery; Shared Offices

\$21/sf First Year (\$1,418/mo)

Two Months Rent Free to Complete Improvements

Tenant Improvements Required

- Current Floor Plan designed with Entry Waiting Room
- Four separate offices
- HVAC and water heater must be installed by tenant
- 3-Phase electrical installed
- Some repairs to walls and floors required
- All tenant improvements must be permitted



The Point At Cascade

Located in the Heart of

Cascade Heights Commercial

Historic District

- Leases are NNN based on square footage, Currently \$5/sf
- Minimum 5-year term with two 5-year renewable terms
- MUST Confirm Zoning Requirements for approval of any business. NC-6 Zoning District (municode.com)
- The Point At Cascade is a Smoke Free Zone

Other Successful Businesses at

The Point At Cascade:

- * **Barlow's Barber Shop**
- * **Glass Room Wine & Craft Beer**
- * **VEA Eye Care**
- * **Café Bartique**
- * **Natalie Bianca Cuisine**
- * **Aiskrimu Ice Cream Bar**
- * **Nourish + Bloom**
- * **MoreLyfe Juice Bar**
- * **Oreatha's At The Point**

Call Shea Embry For More Information: 504-756-9023