

## Shops On Rockwood - General Information

- **THE MOST COMPETITIVE RENTAL RATES IN THE AREA at \$26 to \$29 a sq. ft.**
- Location, Location, Location – Local & Transient Accessibility From I-26 And Airport Road (Exit #40) Next To The Asheville/Hendersonville Regional Airport.
- **High Traffic Area and Ease Of Access** - Fully “Signalized” Ingress/Egress From Busy Airport Road With Right-In/Right-Out And Stacking Lane Left-In/Left-Out Onto Airport Road. 60 Second On/Off I-26 To/From Either Direction.
- **Lots of Parking on site.**
- This Upscale Location, Is Surrounded by Virtually All of the Major New Retail, Restaurant, Commercial and Residential Development in The South Asheville, Hendersonville & Brevard Regional Market.
- **Immediately Next to the 550,000 Sq. Ft. South Ridge Power Center** with Target, Lowe's Home Improvement, Marshalls, Ross Dress for Less, Michaels, Big Lots, Office Max, PetSmart, World Market, Best Buy, Old Navy, Pier 1 Imports, Rack Room Shoes, Southern Dental Implants (under construction).
- Immediately Next to Cracker Barrel, Carrabba's Italian Grill, Hyatt, Marriot Courtyard, Holiday Inn, Homewood Suites (“Hilton”) and Clarion Hotels.
- Entrance to the new 626 Unit Audubon Place Apartment Community and Numerous Residential Communities.
- Hobby Lobby, Dick's Sporting Goods and Other Major New Retail Across the Street.
- Walmart and New Engel's Supermarket Down the Street.
- **Exceptional Retail Intersection** - Located Adjacent to Intersection of Airport Road And I-26, One of Buncombe, Henderson and Transylvania County's Major Retail, Restaurant & Business Intersections.
- **Strategic South Asheville Location** - Regionally Located to Serve Residents of Not Only Asheville, Hendersonville, Brevard, Fletcher as well as, all of the Other Cities Along The I-26 and SR 280 Corridor.
- **I-26 Pylon Sign and 25' Tall Monument Sign at Entrance**
- Upscale Concrete Block Building with Inviting Architecture.
- **Attractive Demographic Profile** – A Rapidly Growing and Well Populated Trade Area with Good Incomes.
- **Major Artery/High Traffic Counts** - Located On I-26/Sr280 (Airport Rd.) The Major Arterial Highways in This Region, Immediately Next To I-26 Exit 40 On Airport Road.
- **Seasoned And Diverse Tenancy** – Tenants Have A Long Term History At The Property, And Provide A Diverse And Stable Mixture Of Restaurant, Retail And Professional Uses.
- **Excellent Physical Condition** - Property Is Well Maintained, and nicely landscaped.