

West Towne Square

1902 S. Main St., Waynesville NC 28786

FOR LEASE

Convenient location with major shopping centers nearby



Bill Steigerwald

Tessier Group

Advisor / Broker

(828) 460-9529

bill.steig@tessiergroup.com

 **TESSIER**

PROPERTY BROKERAGE & MANAGEMENT

PROPERTY FEATURES	
CURRENT OCCUPANCY	81.00%
TOTAL TENANTS	7
BUILDING SF	11,324
GLA (SF)	11,144
LAND ACRES	1.25
YEAR BUILT	1989
BUILDING CLASS	B
TOPOGRAPHY	flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	38
PARKING RATIO	1/425
NUMBER OF PADS	2
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES	
NORTH	Belk's
EAST	CookOut

MECHANICAL	
HVAC	Central

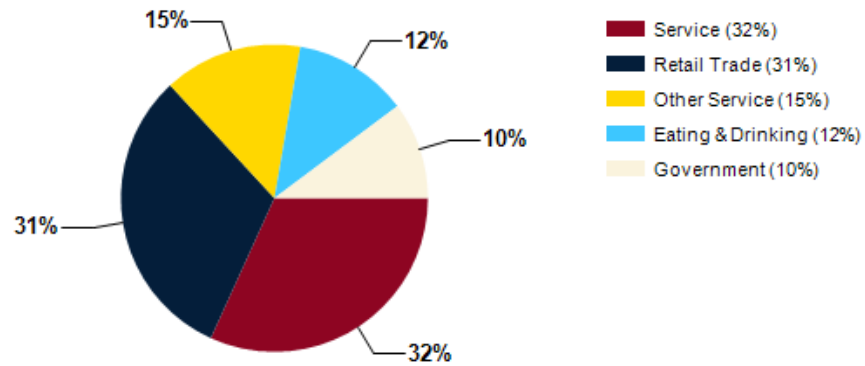
TENANT INFORMATION	
MAJOR TENANT/S	Mountain Eye Assocs, State Farm
LEASE TYPE	NNN

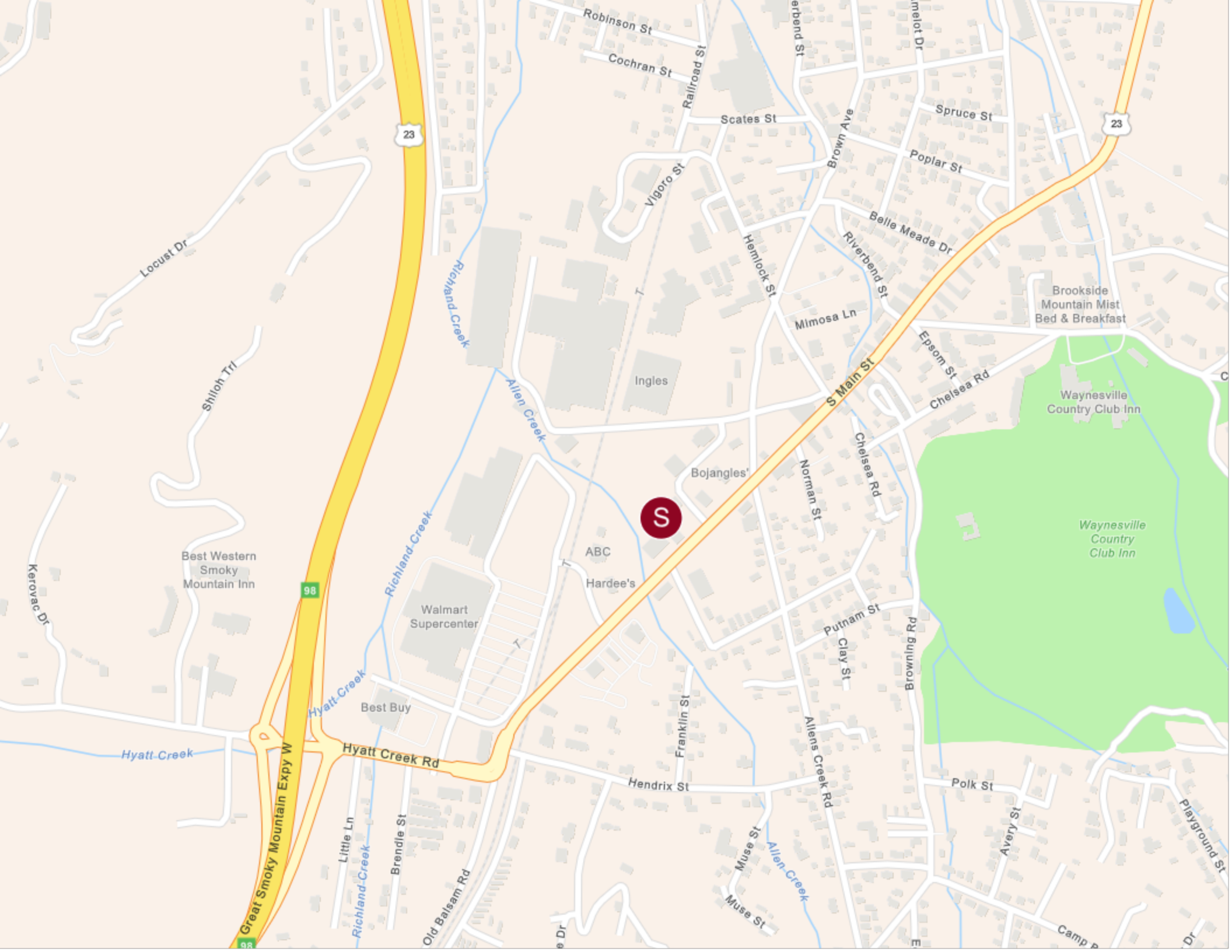


West end of commercial district

- Belk's and WalMart close by
Immediate to Hyatt Creek and exit off US 74
Next door to CookOut restaurant

Major Industries by Employee Count





Locust Dr

Shiloh Trl

Best Western
Smoky
Mountain Inn

98

Great Smoky Mountain Expy W

Hyatt Creek

Richland Creek

Brendle St

Old Balsam Rd

Walmart
Supercenter

Best Buy

Hyatt Creek Rd

Richland Creek

ABC

Hardee's

Hendrix St

Franklin St

Muse St

Muse St

Allens Creek Rd

Clay St

Putnam St

Browning Rd

Polk St

Avery St

Camp

Playground St

Brookside
Mountain Mist
Bed & Breakfast

Waynesville
Country Club Inn

Waynesville
Country Club Inn

S

23

23

Robinson St

Cochran St

Railroad St

Scates St

Vigoro St

Hemlock St

Mimosa Ln

Riverbend St

Belle Meade Dr

Poplar St

Spruce St

meiot Dr

Brown Ave

Epsom St

Chelsea Rd

Chelsea Rd

Norman St

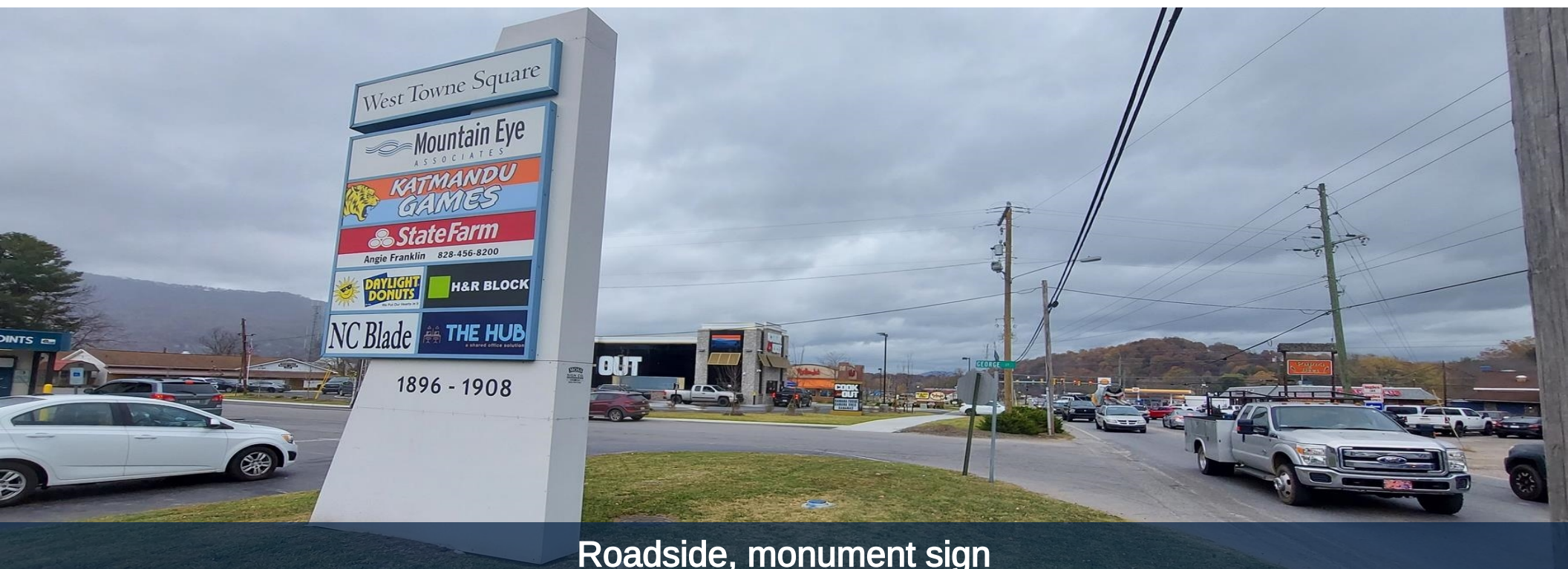
Bojangles'

ABC





Entry to suite



Roadside, monument sign



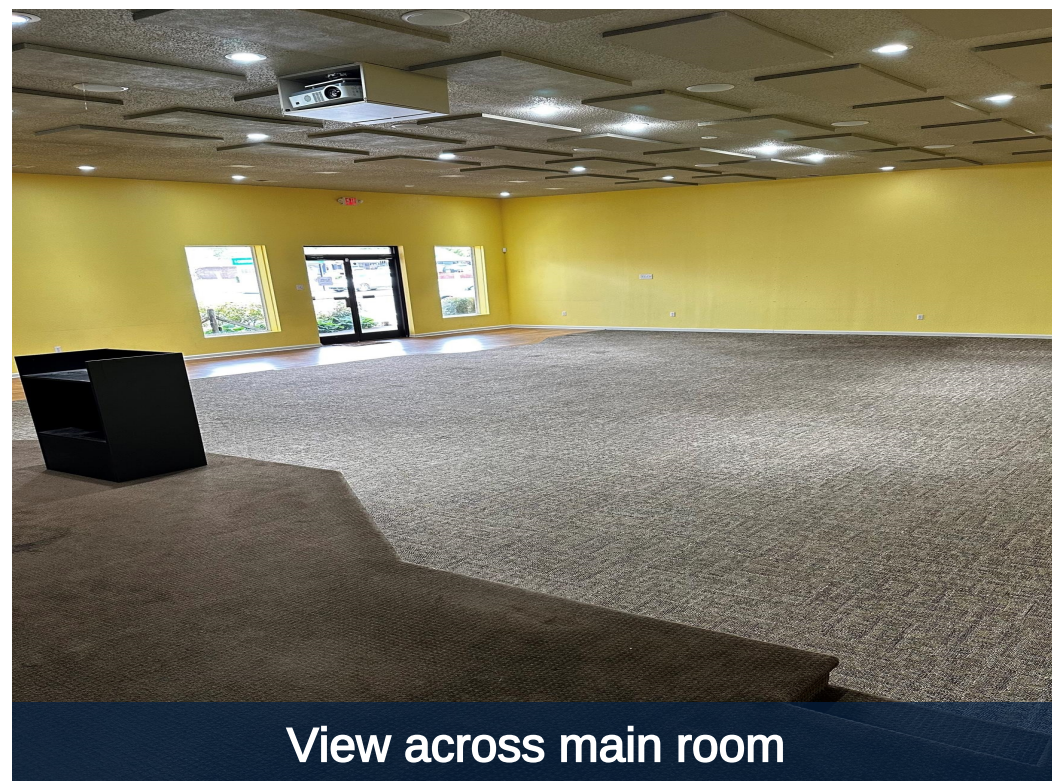
Main room



Back room



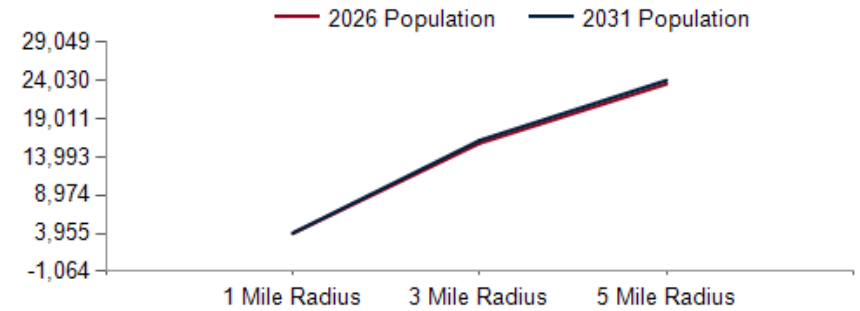
Restroom foyer



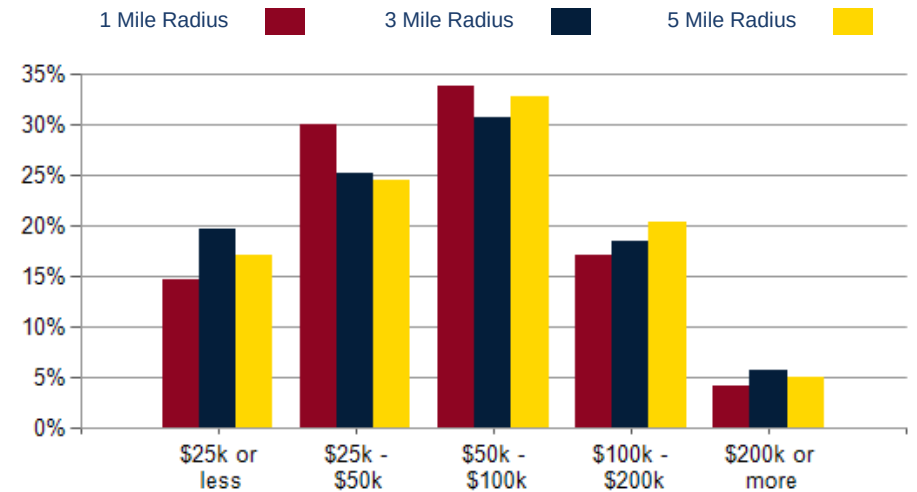
View across main room

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,653	13,842	19,890
2010 Population	3,701	14,497	21,196
2026 Population	3,955	15,781	23,565
2031 Population	3,993	16,163	24,030
2026 African American	64	242	293
2026 American Indian	45	138	183
2026 Asian	33	157	230
2026 Hispanic	253	999	1,328
2026 Other Race	125	465	591
2026 White	3,426	13,849	20,949
2026 Multiracial	261	930	1,320
2026-2031: Population: Growth Rate	0.95%	2.40%	1.95%

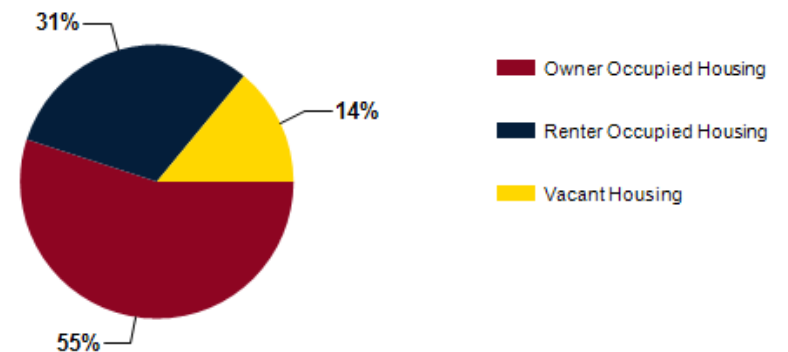
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	118	690	929
\$15,000-\$24,999	144	745	942
\$25,000-\$34,999	174	779	1,082
\$35,000-\$49,999	362	1,052	1,616
\$50,000-\$74,999	248	1,024	1,710
\$75,000-\$99,999	355	1,212	1,886
\$100,000-\$149,999	229	910	1,614
\$150,000-\$199,999	77	436	633
\$200,000 or greater	74	412	563
Median HH Income	\$57,019	\$57,091	\$61,904
Average HH Income	\$74,275	\$79,052	\$80,419



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

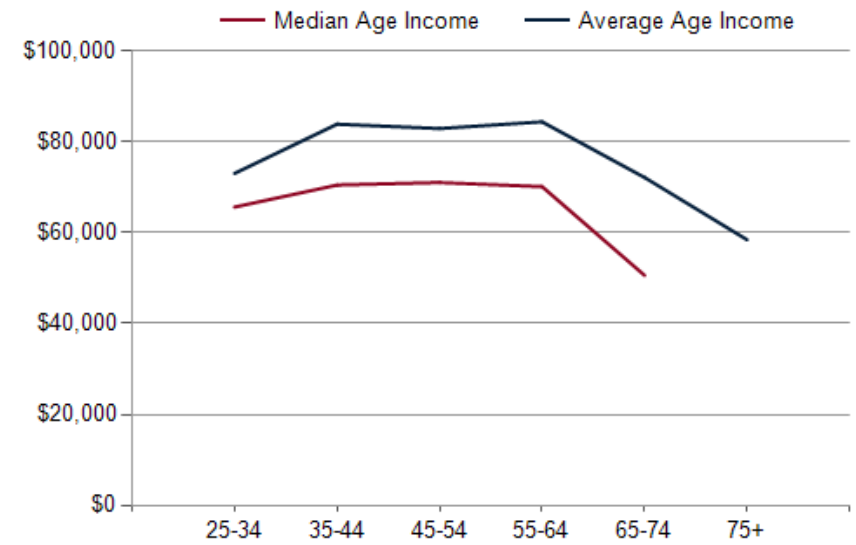
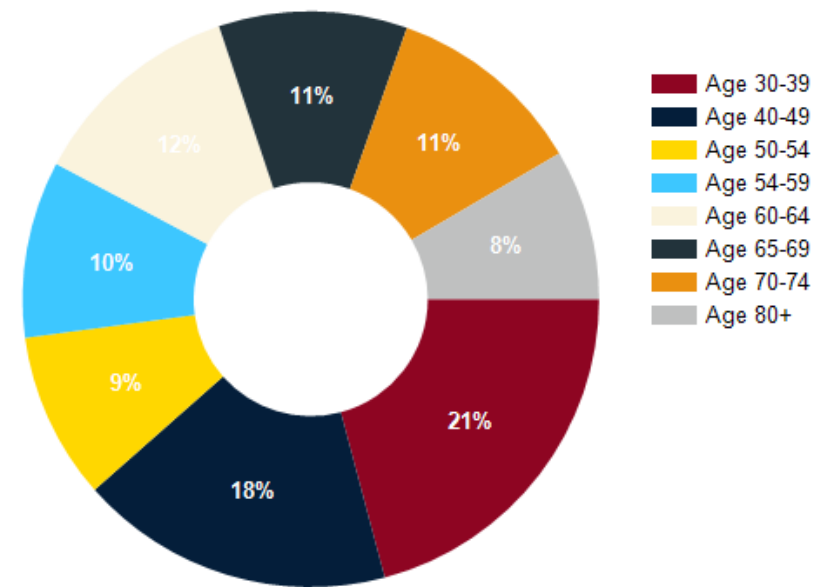


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	270	941	1,303
2026 Population Age 35-39	251	934	1,371
2026 Population Age 40-44	233	895	1,280
2026 Population Age 45-49	207	848	1,252
2026 Population Age 50-54	234	934	1,364
2026 Population Age 55-59	248	938	1,467
2026 Population Age 60-64	301	1,185	1,840
2026 Population Age 65-69	264	1,276	1,987
2026 Population Age 70-74	278	1,217	1,916
2026 Population Age 75-79	211	995	1,602
2026 Population Age 80-84	159	670	1,077
2026 Population Age 85+	134	579	853
2026 Population Age 18+	3,269	13,188	19,800
2026 Median Age	46	49	51
2031 Median Age	47	50	52

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,662	\$62,071	\$66,774
Average Household Income 25-34	\$73,077	\$76,076	\$78,744
Median Household Income 35-44	\$70,509	\$73,664	\$78,381
Average Household Income 35-44	\$83,923	\$90,988	\$94,107
Median Household Income 45-54	\$71,058	\$73,170	\$77,245
Average Household Income 45-54	\$82,965	\$89,807	\$92,266
Median Household Income 55-64	\$70,167	\$68,631	\$74,523
Average Household Income 55-64	\$84,433	\$88,579	\$90,081
Median Household Income 65-74	\$50,609	\$50,890	\$55,673
Average Household Income 65-74	\$72,181	\$78,068	\$78,464
Average Household Income 75+	\$58,465	\$62,702	\$63,078

Population By Age



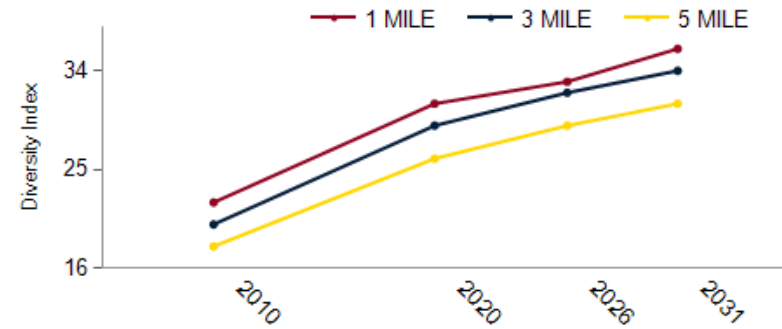
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	36	34	31
Diversity Index (current year)	33	32	29
Diversity Index (2020)	31	29	26
Diversity Index (2010)	22	20	18

POPULATION BY RACE



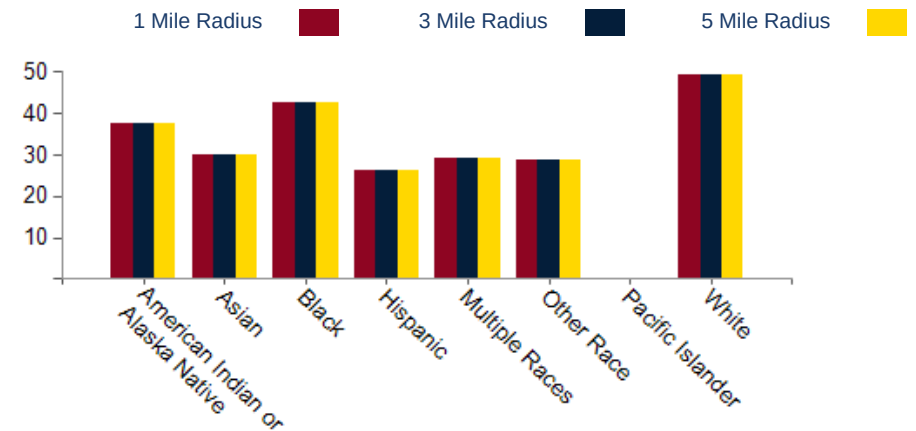
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	1%	1%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	6%	6%	5%
Multiracial	6%	6%	5%
Other Race	3%	3%	2%
White	81%	83%	84%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	42	41
Median Asian Age	30	46	45
Median Black Age	43	46	45
Median Hispanic Age	26	29	30
Median Multiple Races Age	29	30	31
Median Other Race Age	29	32	33
Median Pacific Islander Age	0	0	0
Median White Age	49	52	54

2026 MEDIAN AGE BY RACE



TESSIER ASSOCIATES

Although Tessier was created in 1985 as a development services company to plan, develop, lease, sell and manage commercial investments, our vision for the future is as fresh as ever. We are a multi-faceted, experienced team of real estate professionals. We embrace the team concept of providing a high level of service to our clients.

Unlike many other firms, we can navigate you through whatever real estate transaction or situation you come across.

Our mission at Tessier is to build a long-term relationship with you as we help to professionally guide you through your real estate needs with a high level of client care.

At Tessier, we value relationships. We are all in this together, so we strive to build relationships with our clients, customers, tenants, and vendors with integrity and fairness. We treat all with respect, dignity, and honor. We do not exaggerate or stretch the truth. We give our honest opinions and advice. We always strive for excellence in every way and continually improve our processes and services.

Tessier built a strong base in property management and leasing. Today, the Tessier team manages or exclusively leases over 80 major office, commercial, retail, and multi-family residential properties.

As one of the top brokerage firms in Asheville, Tessier broadened its scope to also help clients build, buy, or lease properties in suburban and other properties throughout Western North Carolina and neighboring states.

Today, the company is represented by a strong group of professionals who combine their talents to make Tessier a leader in building relationships.



Bill Steigerwald
Advisor / Broker

Bill is a seasoned broker having sold multi-million dollar assets, negotiated several professional office leases, contracted a major sale-leaseback with Opportunity Zone benefits, and researched dozens of development land projects. His strengths are communication, negotiation, knowledge of essential service providers, and his proactive approach. His background includes business administration, marketing, and small business management.

Raised in North Carolina, schooled at UNC-Chapel Hill, he set out to see more of the world. He worked for Marriott Hotels in Washington, DC, New Orleans, and New Jersey, then became an entrepreneur in the event production field, creating major private and public events in Houston and winning international recognition. Ultimately he and his wife built a home and moved to their dream location, western NC.

Bill is an avid woodworker, cook, reader, hiker, and traveler, and enjoys kayaking and fishing.

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Exclusively Marketed by:

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Tessier Group

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(828) 460-9529

bill.steig@tessiergroup.com

 **TESSIER**
PROPERTY BROKERAGE & MANAGEMENT

Brokerage License No.: 273535
www.tessiergroup.com

82 Patton Ave., Ste. 700, Asheville, NC 28801

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