

FOR SALE

1897 S. MAIN STREET • WAYNESVILLE • NORTH CAROLINA

\$5,200,000

New construction: +/-7,300SF multi-tenant retail asset

Four national tenants with long term NNN lease structures



SEE INSIDE FOR MORE INFORMATION!

1897 South Main Street

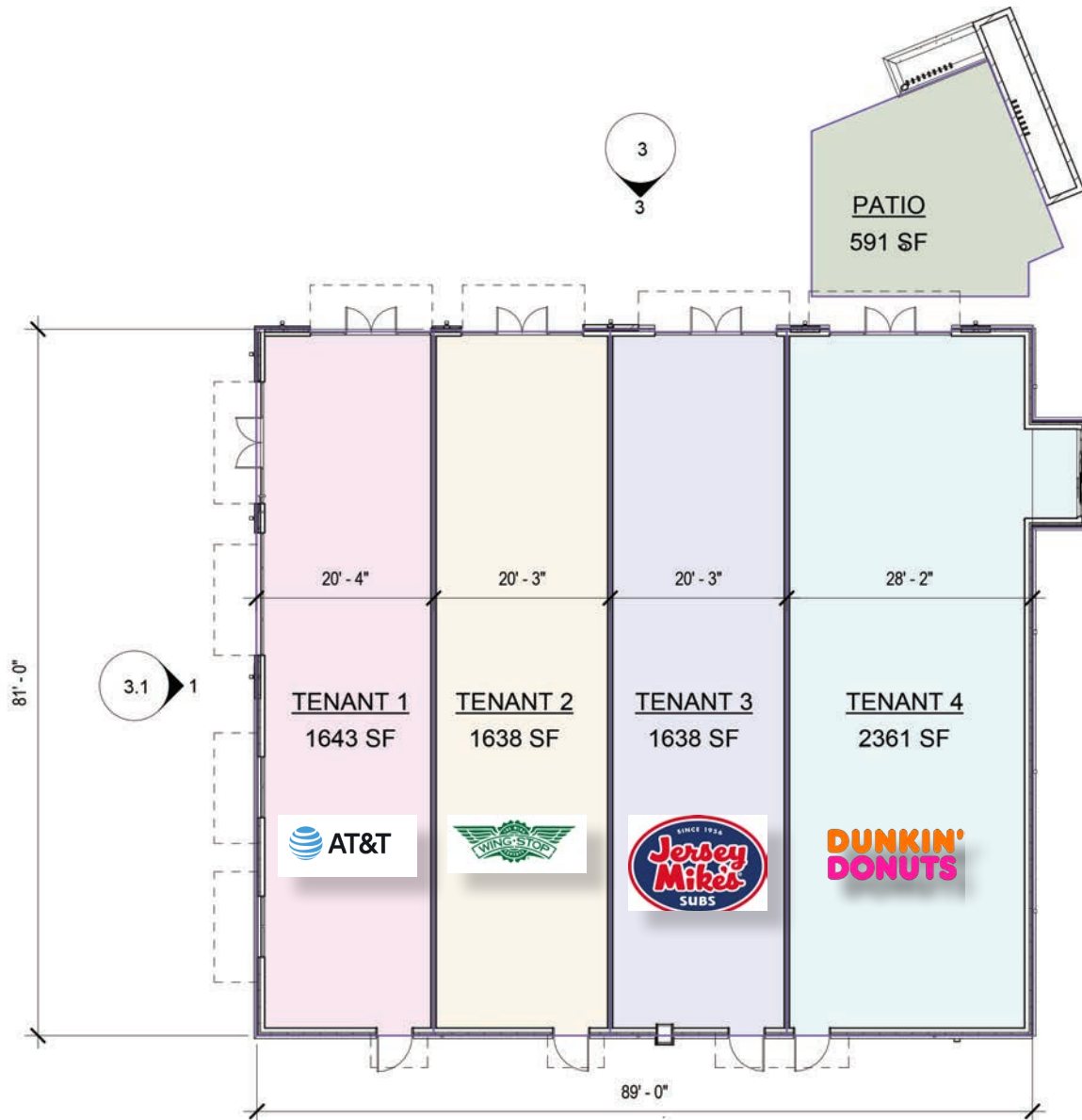
The Owner, through G/M Property Group, LLC as its exclusive agent, is soliciting offers for the purchase of 1897 S. Main Street (the "Property.")

EXECUTIVE SUMMARY

OFFERING TERMS

- New Construction +/-7,300SF four-tenant building with drive-through situated on 1.3 acres
- Long term, NNN leases with built-in income growth w/rent escalations
- Strategically located on primary growth corridor for west Waynesville
- Asheville, NC (MSA)
- Excellent visibility from Main Street with direct access to Hwy 74
- Landlord delivery 3Q26
- Tenant opening 4Q26
- Fully leased to Dunkin Donuts, Jersey Mikes, Wingstop and AT&T





INVESTMENT SUMMARY

PRICE

\$5,200,000

NOI

\$306,015

YEILD

5.88%

PARCEL SIZE:

1.3 acres

ZONING:

Hyatt Creek Regional Center Commercial

LEGAL:

PIN: 8604-79-8173

Deed Bk/Pg: 112 /1548

LOCATION:

- Highway 74 - Exit 98: West Waynesville
- South Main Street

NEARBY TENANCY:

- Best Buy
- Belk
- Wal-Mart
- Pet-Smart
- Michaels
- Ingles
- Taco Bell
- Cookout
- GameStop
- Bojangles

PARCEL DESCRIPTIONS

FEATURES

Located on primary retail corridor in West Waynesville (Asheville MSA) in beautiful western North Carolina. Prominent location via main throughfare from Exit 98 on Hwy 74. Highway 74 connects Chattanooga, Asheville, Charlotte and Wilmington as it merges with Interstate north of Clyde, NC to Asheville and then merges with Interstate 26 in Asheville.

This retail corridors serves Waynesville and the communities to the west. Several major national tenants including Best Buy, Belk, PetSense, Wal-Mart and Michaels leverage this location as a primary shopping hub for this region.

New modern construction featuring four tenants and a drive though window. Ideally situated on South Main Street in Waynesville. This corridor provides ease of access to downtown Waynesville as well as the primary four-lane highway.

ZONING

- Hyatt Creek Regional Center District (HC-RC)
- Per the Town of Waynesville, **The Hyatt Creek Regional Center District (HC-RC)** will develop as a mixed use center containing retail, service and employment uses to serve Waynesville and the region. Although conveniently located off a major highway exit, development in this district,

while accommodating uses to serve those in a wide area, must be developed with sensitivity to the surrounding rural setting. Standards for development include a dense tree canopy requirement, a high impervious surface ratio, and measures to protect creeks and drainage areas. Road improvements should be limited to projects that improve the road network and provide traffic calming measures while not destroying the narrow, rural nature of the road system. Large-scale development can be accommodated here with such development encouraged to contain a mix of uses. Housing mixed in with other uses is strongly encouraged.



As of July 2026



③ FRONT ELEVATION
3/32" = 1'-0"







SITE DESCRIPTION

LOCATION

- Waynesville, North Carolina (Asheville MSA)
- Highway 74 – Exit 98

ACCESS

- Main Street, Waynesville
- Exit 98 off of Highway 74

UTILITIES

- Water / Sewer – Town of Waynesville
- Electric – Duke Progress
- Gas – Enbridge Gas

TOPOGRAPHY

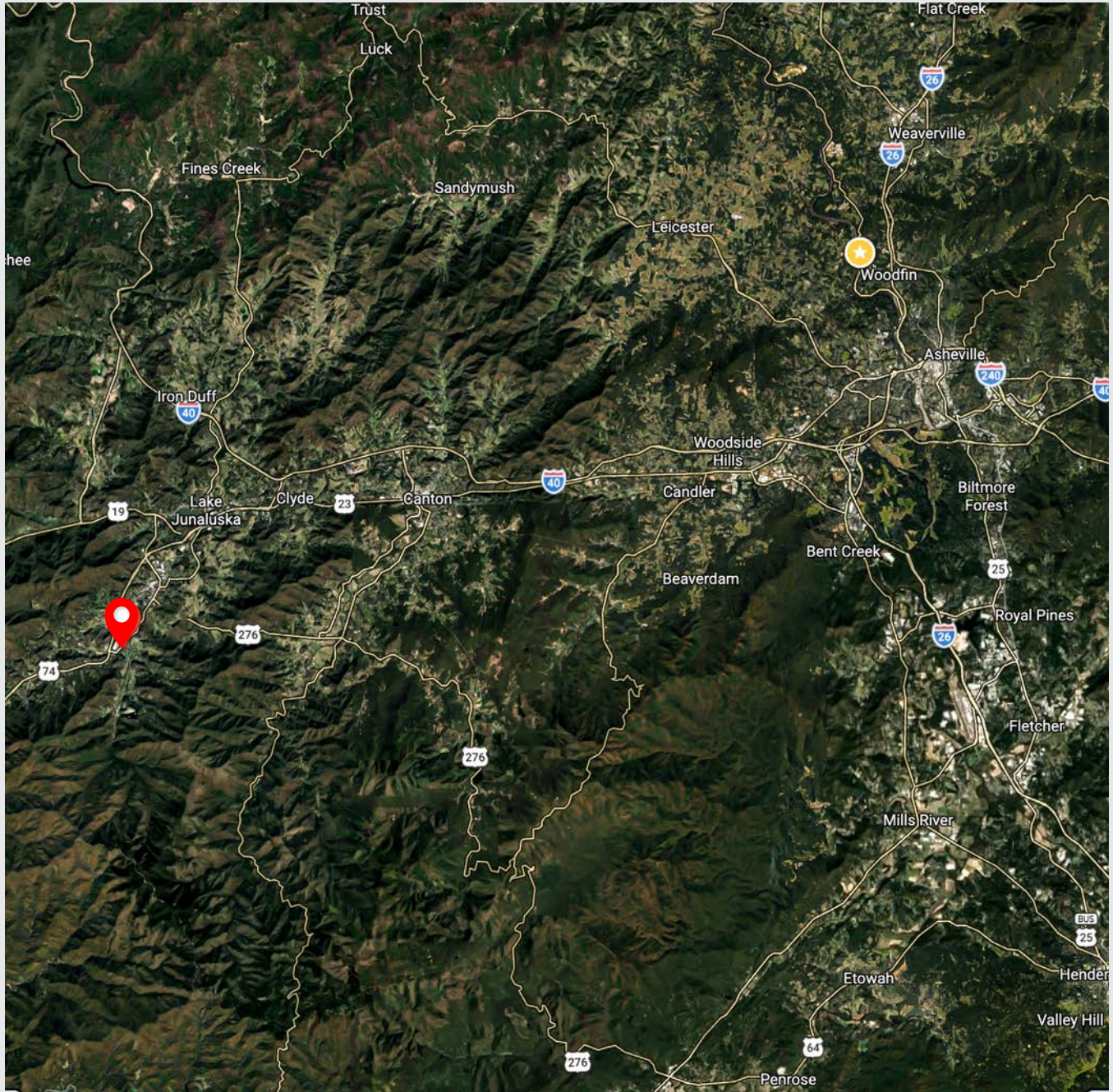
- Graded and compacted

FLOOD ZONE

- Building pad and perimeter were raised above BFE (Base Flood Elevation)

SITE AREA

- 1.3 acres



Keaton Edwards

FOR MORE INFORMATION

Please contact Keaton Edwards at G/M Property Group, LLC



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