Publix #2105 - Marketplace at Mills River

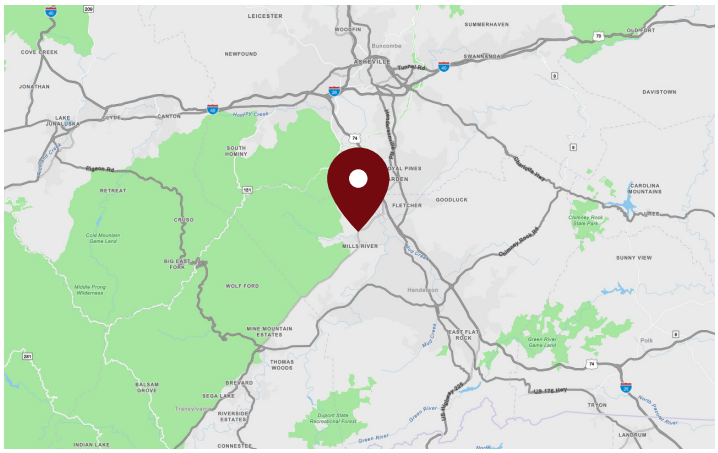
60 Vance Hill Drive
Mills River, NC 28759
Lat 35.403, Long -82.568

FOR LEASE

1,200 - 4,800 SF & 3 OP'S AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix-Anchored Development Located in Rapidly Growing Mills River, NC
- Prime Location in the Heart of Mills River, Along Boylston Highway Offering Tremendous Traffic Counts and Convenience to Area Amenities
- Situated Less than 1 Mile from Glenn C Marlow Elementary (560 Students) and 4 Miles from Rugby Middle (830 Students) and West Henderson High (1,126 Students)
- Bordered by Pisgah National Forest, Containing More than 500,000 Acres of Camping, Tubing, Horseback Riding and Miles of Hiking/Biking Trails
- Shop Spaces Available in Vanilla Shell or Cold Dark Shell
- Three Outparcels Available for Ground Lease
- Traffic Count: 18,000 VPD (on Boylston Highway)



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,188	9,938	39,384
Daytime Population	1,195	9,397	42,818
Total Households	535	3,826	16,009
Avg. HH Income	$128,229	$130,836	$110,373

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

Main: **770.541.0881** | Cell: **678.414.8989** | **mholley@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

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Crossman & Company
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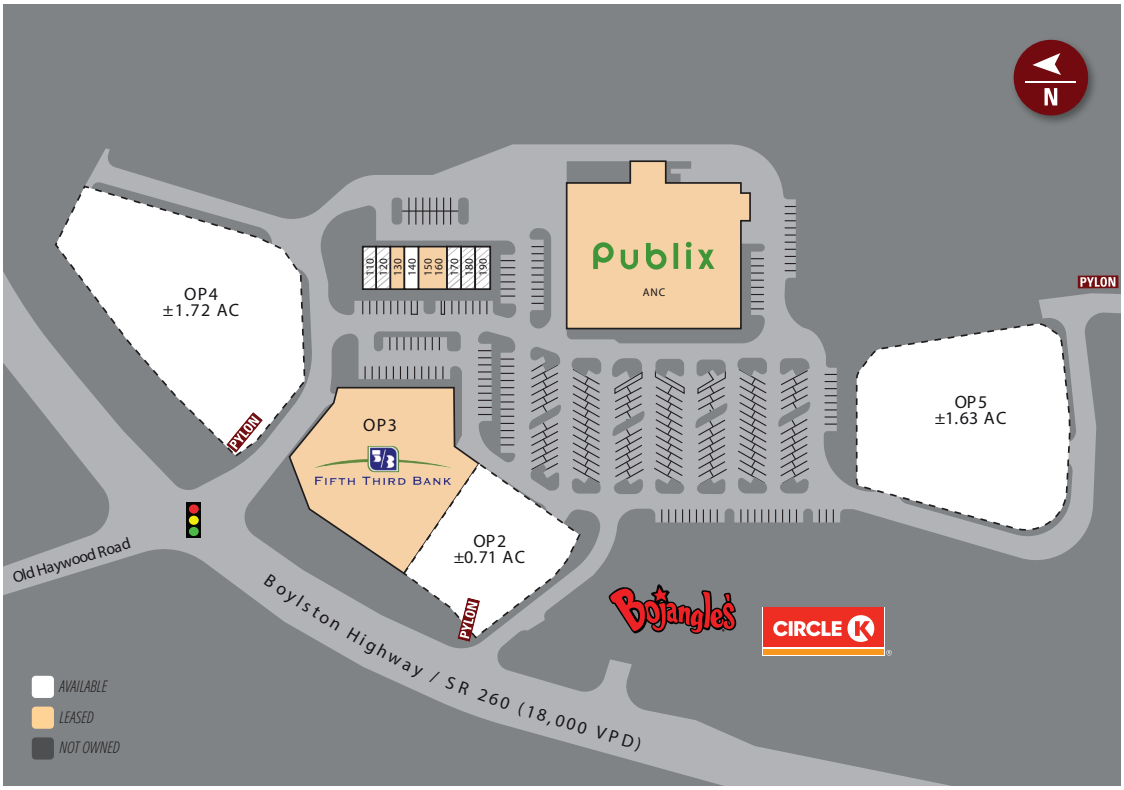

SITE PLAN

Suite	Tenant	Size
1	Publix	50,325
110	AVAILABLE (Cold Dark Shell)	1,200
120	AVAILABLE (Cold Dark Shell)	1,200
130	The Dental Office of Dr. David Wilson	1,200
140	AVAILABLE (Vanilla Shell)	1,200
150-160	Paris Nails	2,400
170	AVAILABLE (Cold Dark Shell)	1,200
180	AVAILABLE (Cold Dark Shell)	1,200
190	AVAILABLE (Cold Dark Shell)	1,200
OP2	AVAILABLE	±0.71 AC
OP3	Fifth Third Bank	±0.99 AC
OP4	AVAILABLE	±1.72AC
OP5	AVAILABLE	±1.63 AC

TOTAL 61,125

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