

86,479 SF FORMER KMART BOX AVAILABLE

1209 RUSS AVE | WAYNESVILLE, SC



CONTACT

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86,479 SF FORMER KMART BOX AVAILABLE

1209 RUSS AVE | WAYNESVILLE, NC

PROPERTY / LEASE INFORMATION

Conveniently located on Russ Ave in the heart of Waynesville which is the largest town West of Asheville.

This location has great access and visibility.

High traffic volume in front of the site
(35,500 VPD on Mountain Expy | 20,500 VPD on Russ Ave)

Surrounding retailers include Ingles, Publix, Lowes, Chic Fil A, Starbucks and others.

PROPERTY HIGHLIGHTS

86,479 former Kmart

Property can be leased to a single tenant or split for multiple users.

DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	1,788	15,339	30,454
AVERAGE HH INCOME	\$72,294	\$76,369	\$75,612
MEDIAN HH INCOME	\$53,530	\$57,262	\$57,799
BUSINESS ESTABLISHMENTS	207	1,231	1,706
DAYTIME EMPLOYMENT	1,581	10,641	14,043

2020 TRAFFIC COUNTS (NCDOT)

35,500 VPD on Mountain Expy

20,500 VPD on Russ Ave

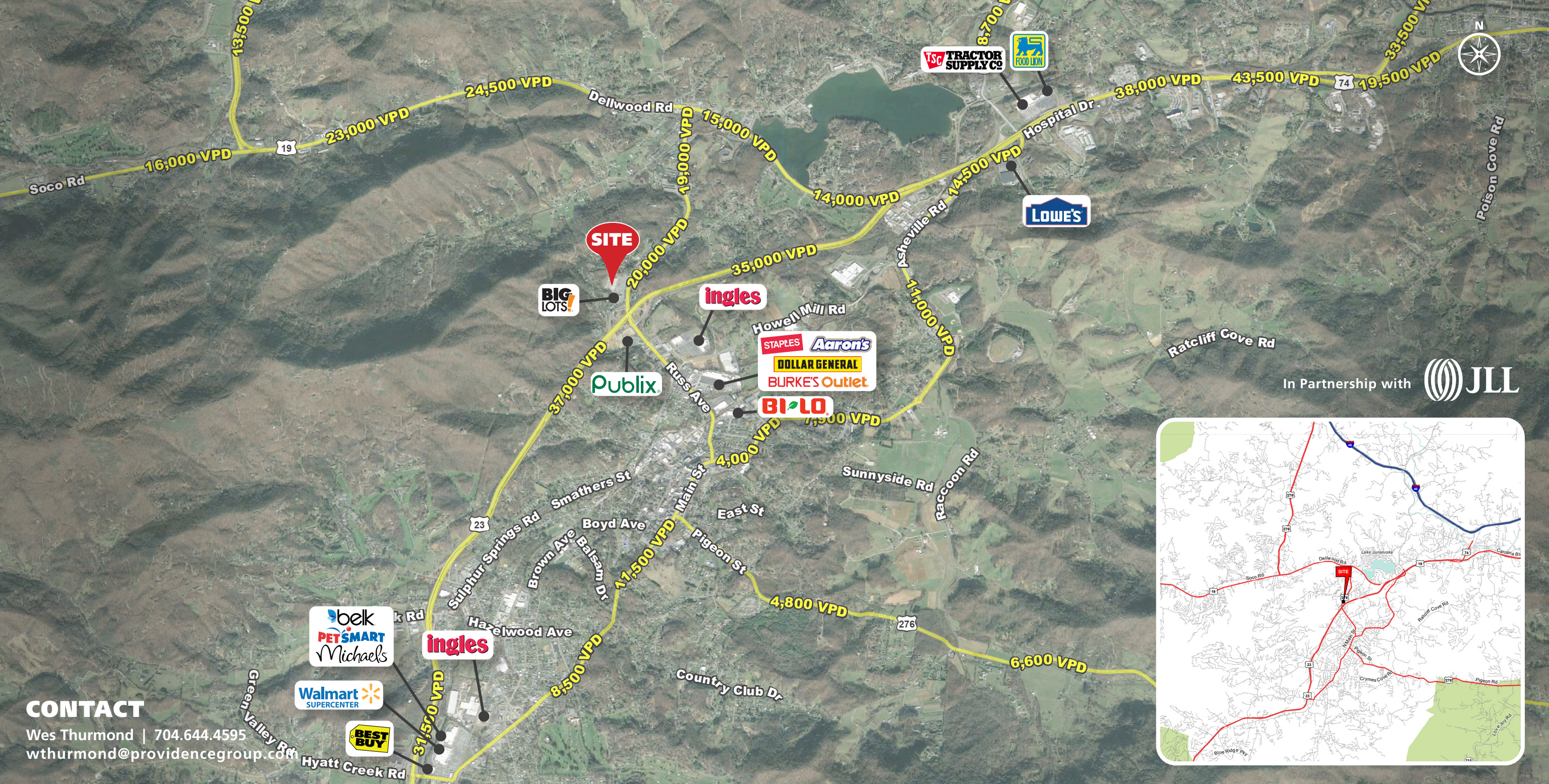
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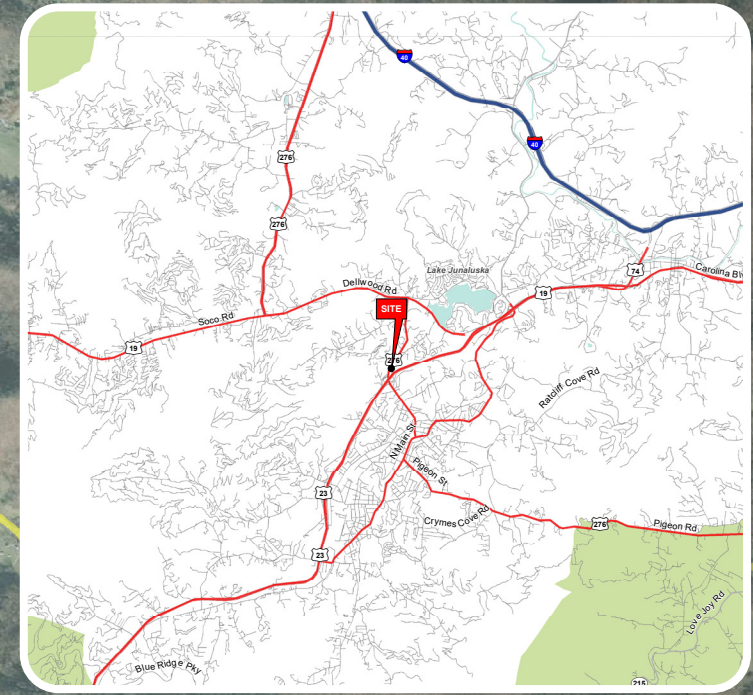


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