



# 52 West Main Street

Downtown Brevard, North Carolina 28712



**Available for Lease**  
+/- 1,450 Second Floor Space

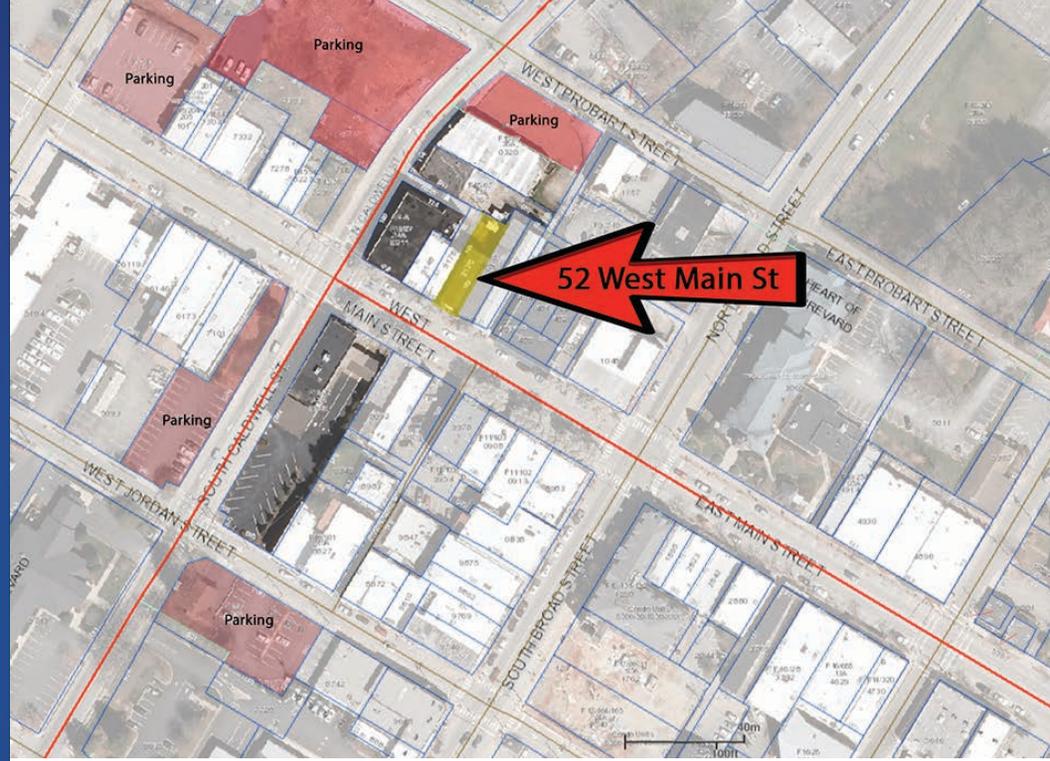
## Property Overview

# 52 West Main Street Available for Lease

Retail, office, or residential space available for lease in the heart of Downtown Brevard. Located on W. Main Street, the building is surrounded by shopping, restaurants, art galleries and other specialty shops.

## Property Details

<b>Address</b>	52 West Main Street   Brevard, NC 28712
<b>Availability</b>	+/- 1,450 SF Second Floor Space – Retail, Office, Residential Available for Lease
<b>Zoning</b>	Downtown Mixed-Use
<b>Year Built</b>	1930
<b>Traffic Counts</b>	West Main Street   4,800 VPD N. Caldwell Street   11,000 VPD
<b>Lease Rate</b>	\$1,950/Month



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	5,893	12,448	18,681
<b>Avg. Household Income</b>	\$75,617	\$82,162	\$82,749
<b>Median Household Income</b>	\$47,124	\$54,822	\$55,278
<b>Households</b>	2,554	5,605	8,248
<b>Daytime Employees</b>	4,279	7,875	9,537

# Floor Plan - Second Floor

Available

+/- 1,450 SF

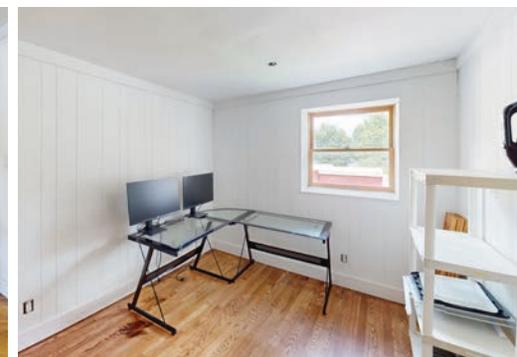
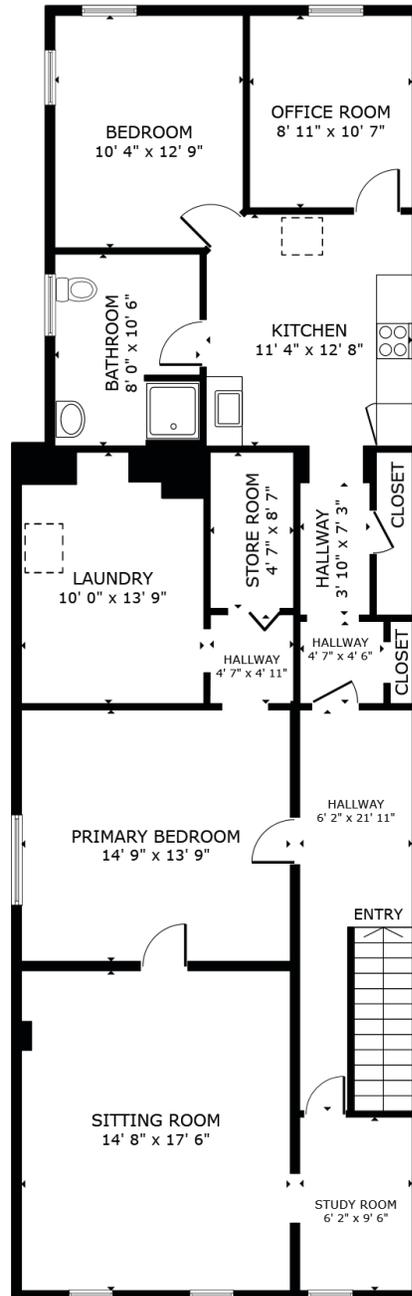
3 Bedrooms

Living Room

Kitchen

Shared Bathroom

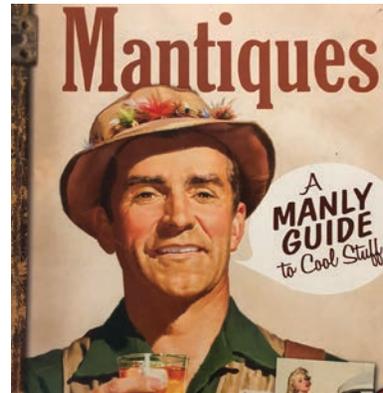
 Virtual Tour



# Brevard

## North Carolina

Brevard is located at the entrance to Pisgah National Forest and has become a noted tourism, retirement and cultural center in western North Carolina. A moderate climate, environmental beauty and cultural activities attract relocators to the area. Downtown Brevard serves as both a vibrant hub for the arts and the crossroads to exceptional outdoor recreation. Known as "Home of the White Squirrel," the downtown is host to several annual festivals including the White Squirrel Festival, 4th of July, Halloweenfest, and Twilight Tour.





Contact for Details

## John Nichols

(704) 373 - 9797

[jnichols@thenicholscompany.com](mailto:jnichols@thenicholscompany.com)



### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

Office (704) 373-9797

Fax (704) 373-9798

### Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.