



Langley Properties Company

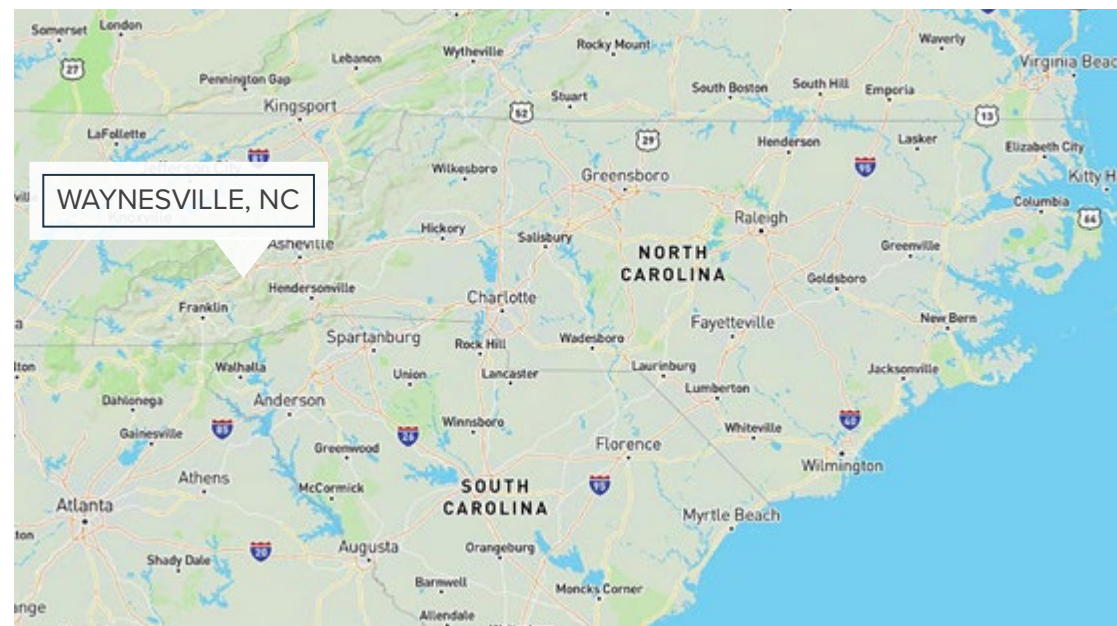
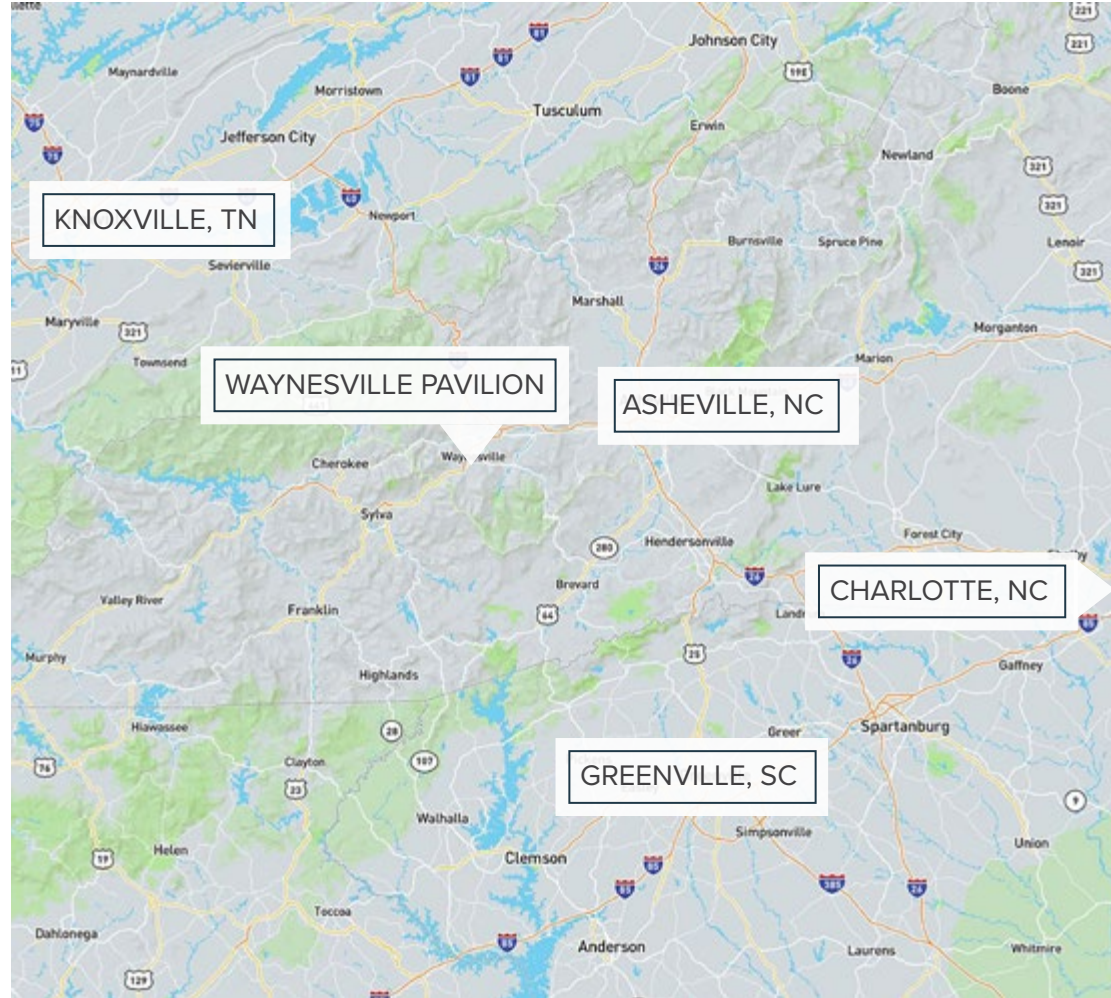
WAYNESVILLE PAVILION

WAYNESVILLE (ASHEVILLE MSA), NC



## EXECUTIVE SUMMARY

Langley Properties has acquired Waynesville Pavilion, a Publix-anchored shopping center in Waynesville, NC. The asset is positioned along Russ Avenue (24,000 VPD) and is adjacently positioned to US-74 (38,000 VPD). Publix opened in the center in February of 2019. The center also features shop tenants, that include Pizza Hut, Sisters of Mercy Urgent Care, and MHC Hearing. The asset is located in the thriving Asheville MSA in the North Carolina mountains and attracts many tourists and seasonal visitors.





ZAXBY'S

DOLLAR GENERAL

STAPLES

BURKES Outlet

ingles





WAFFLE HOUSE

CVS



SAGEBRUSH STEAKHOUSE

 Downtown Waynesville  
1.5 miles away

 Waynesville Middle School  
1,684 students

RUSS AVE - 24,000 VPD

US-74/23 - 38,000 VPD





Haywood Regional Medical Center  
159 beds

Tuscola High School  
564 students



Junaluska Elementary  
440 students

EVERGREEN PACKAGING



Downtown Asheville  
30 miles away

Downtown Waynesville  
1.5 miles away

Waynesville Middle School  
1,684 students





# DEMOGRAPHICS

15

Mile Radius  
Summary

78,209

2018 Population

4.20%

2018 - 2023  
Population Growth

71,554

Daytime Population

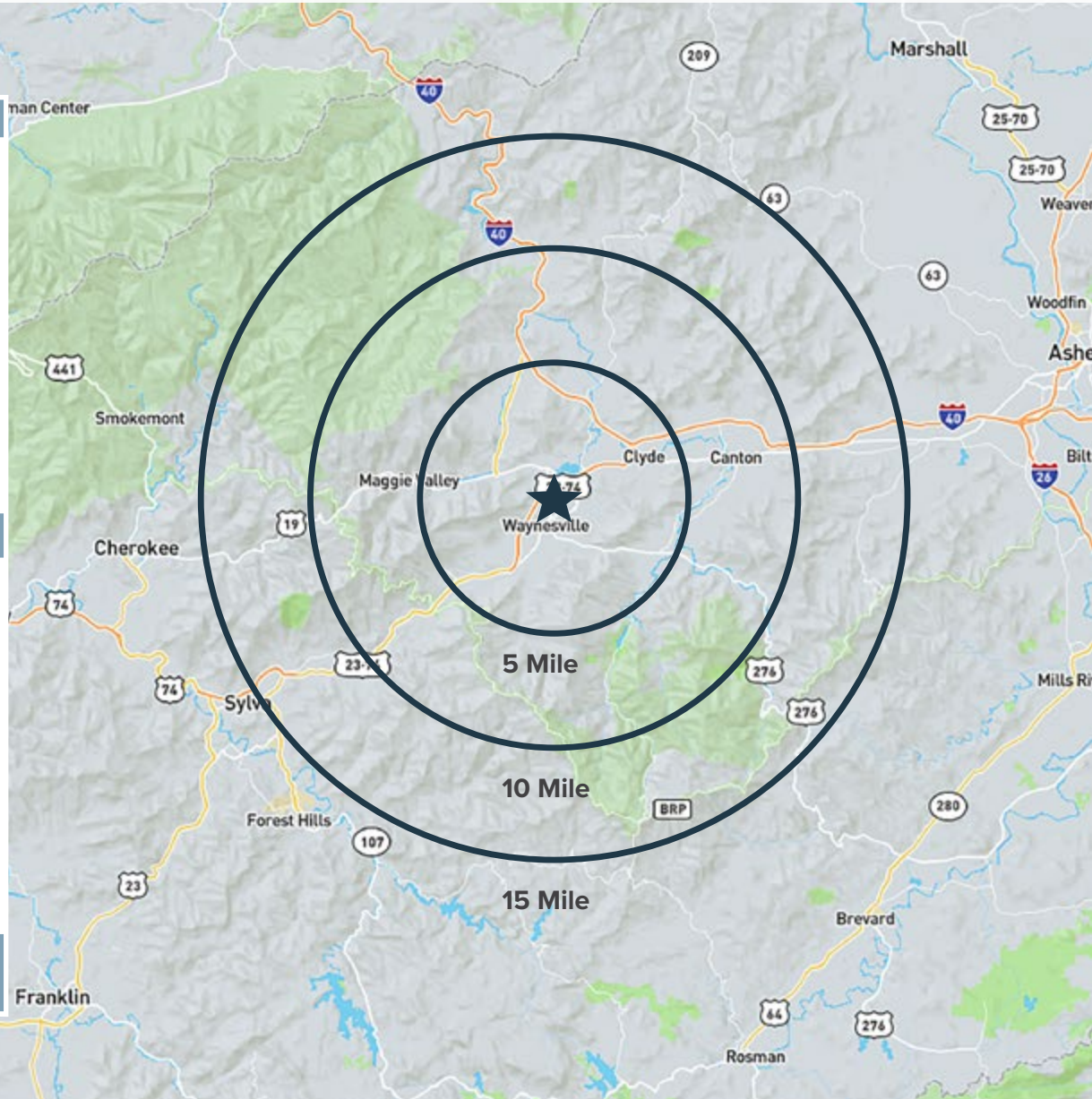
25%

College Grads

\$61,762

Average Income

POPULATION	5 Mile	10 Mile	15 Mile
2023 Population	30,890	59,506	81,535
2018 Population	29,556	56,915	78,209
2010 Population	27,810	53,493	73,945
2000 Population	26,120	49,469	67,792
2018-2023 Annual Rate	0.89%	0.89%	0.84%
2010-2018 Annual Rate	0.74%	0.75%	0.68%
2000-2010 Annual Rate	0.63%	0.79%	0.87%
HOUSEHOLDS			
2023 Total Households	13,626	25,572	34,650
2018 Total Households	13,082	24,540	33,337
2010 Households	12,395	23,244	31,755
2000 Households	11,401	21,210	28,658
2018-2023 Annual Rate	0.82%	0.83%	0.78%
2010-2018 Annual Rate	0.66%	0.66%	0.59%
2000-2010 Annual Rate	0.84%	0.92%	1.03%
2018 EST. AVG. HOUSEHOLD INCOME	\$66,153	\$64,117	\$61,762



# SITE PLAN

#	TENANT	SF
1	Publix	50,162
2	Pizza Hut	2,400
3	Available	2,000
4	MHC Hearing	1,000
5	Sisters of Mercy Urgent Care	1,800
Total SF		57,362
Occupancy		100%

