

# Watauga Village

276 Watauga Village Drive, Boone, NC 28607  
Watauga County

**TRICOR**



## HIGHLIGHTS

For Lease  
County: Watauga  
Type: Retail  
Total SF: 83,660  
Market: Boone, NC

## CONTACT

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- Appalachian State University has over 19,000 students attending school in Boone and the main campus entrance is about 1 mile from our shopping center.
- Boone is also home to the Appalachian Regional Medical Center which bought 15.97 acres at Highway 321 and Deerfield Road adjacent to existing Watauga Medical Center to add Comprehensive Outpatient Facility in the short term and to allow for long term expansion of Watauga Medical and Cancer center going forward.

## RETAILERS INCLUDE



*Michaels*  
THE ART AND CRAFT STORE



**HIBBETT  
SPORTS**

**Spectrum**



## DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
Population	23,995	33,950	51,498
Households	8,173	12,797	20,824
Average Household Income (\$)	67,683	80,973	82,271

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A-01/03	Hokkaido	3,000 SF	E-01	Arroz Con Pollo	1,600 SF
A-04	Crepes and Waffles	1,000 SF	E-02	Revolution Boone	1,600 SF
A-05	Boone Mailing Center	1,000 SF	GC	Longhorn Steakhouse	5,780 SF
B-01/03	The Rock Sports Bar & Grill	3,600 SF	KIOSK-01	Available	
B-04	Sally Beauty Supply	1,200 SF	WC-01	Mercy Urgent Care	2,500 SF
C-01/02	Spectrum	3,200 SF	WC-02	Tropical Smoothie	1,200 SF
C-03a	Sweet Frog Frozen Yogurt	2,160 SF	WC-03	Available	1,400 SF
C-03b	Natural Nails	2,400 SF	01	Food Lion	38,600 SF
D-01	A & B Tobacco	4,300 SF	02	Michael's	15,000 SF
D-02	Hibbett Sporting Goods	5,000 SF			