

# 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     | YeYo's Mexican Kitchen | 1,600 SF  |
| A-04    | Crepes and Waffles          | 1,000 SF | E-02     | Retreat at 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    | Wingstop Restaurant    | 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 |          |                        |           |