

RETAIL OR OFFICE SPACE FOR LEASE

721 MALCOLM BLVD. CONNELLY SPRINGS, NC 28612



AERIAL

UNC
HEALTH
Blue Ridge

UNC
HEALTH
Blue Ridge

Malcom Blvd. (12,000 +/- CPD)

FARM
BUREAU
INSURANCE

DETAILS

SPECIFICATIONS

Price: \$6,000/month

SF: 6,000 +/-

This spacious commercial property offers a fantastic opportunity for retail, office, or medical use in a prime location. Situated directly across from UNC Health Blue Ridge-Valdese Hospital, the space benefits from high visibility. Conveniently located near I-40, it provides easy access for customers and employees alike. Ample parking ensures hassle-free visits, while the high-exposure location makes this an excellent choice for businesses looking to grow. Don't miss out on this exceptional opportunity!

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



PICTURES





**FOR MORE
INFORMATION:**

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