

For Sale

Highlands Plaza Shopping Center Complex Highlands, North Carolina



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Basic Project Data:
Acres: 9.6
Buildings: Seven
Parking: 240 spaces
Covered Square feet: 45,967
Listed Price: \$8m
Optional adjoining acres:
2.33

The information contain herein has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee.
NOTE: July 2011, leases expiration dates have not been updated.

Highlands Plaza Shopping Center Complex Highlands, North Carolina

CONTENTS: Section One: Highlands Plaza
Section Two: Optional Property Private Residence)



The Highlands Plaza is just 2 streets off of Main Street and has access from Route 106 (entry from GA) and Highway 28 / 4th Street (entry from SC). The Plaza is the main shopping facility in this high-end vacation destination and it has the only major food store and the US Post Office, which brings every resident and vacationer to the plaza on a regular basis. The facility is only 40 to 45% built out with lots of room for expansion. The adjoining property is a private residence (zoned B3) on 2.376 acres, which can be acquired with the sale of the Plaza.

Section One – Highlands Plaza



Basic Project Data:

Acres: 9.04

Buildings: Seven

Parking: 240 spaces

(209 Plaza Level, 31 lower level)

Covered Square feet: 45,967

Listed Price: \$10m

Optional adjoining acres:

6.933, total 16.033

Tenants:

Bryson's Food Store

US Postal Office

McAllister's Insurance

Highlands Office Supply

Bed & Bath Designs

Subway

The Computer Man

Golden China Restaurant

High Country Photo

Cosper Flower Shop

Neuman Law

ABC Store

Section One – Highlands Plaza

Tenant Data:

Building One

- Bryson's Grocery Store
- McAllister's Insurance
- Highlands Office Supply
- Cleaners
- Subway
- ABC Store

Building Two (Storage)

- Bryson's Grocery Store

Building Three

- Plaza Level
 - The Computer Man
 - Golden China Restaurant
 - High Country Photo
 - Mexican Restaurant

Lower Level

- Neuman Law
- Unrented Space (four)

Building Four

- United States Post Office

Building Five

- The Car Spa of Highlands

Building Six

- Cosper Flower Shop

Building Seven

- Residence (two – bedroom)
- With Storage building

Building Six



Building One



Building Two



Building Three Plaza Level – Lower Level



Building Four



Building Five



Section One – Highlands Plaza Undeveloped Area



**Approximately 40-45%
of the property is
undeveloped**

Highlands Plaza Shopping Center Complex Building One

Tenant: Bryson's Food Store
Square feet: 31,857
Tenant since: 1977



Tenant: McAllister Insurance & Office Supply
Square feet: 1200
Tenant since:
McAllister 2004 – Office Supply 1999



Tenant: ABC Store
Square feet: 4800
Tenant since: 2009



Tenant: Subway
Square feet: 1580
Tenant since: 2002



Tenant: Cleaner
Square feet: 1200
Lease Term: 2011

Highlands Plaza Shopping Center Complex Building Two

Tenant: Bryson's Food Store

Square feet: 1440

Tenant since: 1977



Highlands Plaza Shopping Center Complex Building Three – Plaza Level

Tenant: Golden China
Square feet: ~2500 Seating for 68
Tenant since: 2003

Tenant: High Country Photo
Square feet: 2940
Tenant since: 2003

Tenant: The Computer Man
Square feet: 2170
Tenant since: 2003

Tenant: El Azteca Restaurant
Square feet: 1778
Tenant since: 2009

Tenant: State Employee's
Credit Union
Tenant since: June 2008



Highlands Plaza Shopping Center Complex Building Three – Lower Level



Tenant: Neuman Law
Square feet: 1778
Tenant since: 2007



Tenant: Unleased Space
Square feet: ~4400



Highlands Plaza Shopping Center Complex Building Four

Tenant: US Post Office
Square feet: N/A
Lease Term: August 2014
Tenant since: 1994



Highlands Plaza Shopping Center Complex Building Five

Tenant: Al Bolt
Square feet: 1680
Tenant since: 2005



Highlands Plaza Shopping Center Complex Building Six

Tenant: Cospet Flowers
Square feet: 240
Tenant since: 1997

