

**HIGHLAND COMMONS
BOONE, NORTH CAROLINA**



2575 NC Hwy 105 S | Boone, NC 28607



For more information, please contact:



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±1,500 sf AVAILABLE

PRIME BOONE LOCATION

Well-positioned on NC Hwy 105 S, delivering high visibility to a rapidly growing market with 21,600 university students and ~19,500 residents.

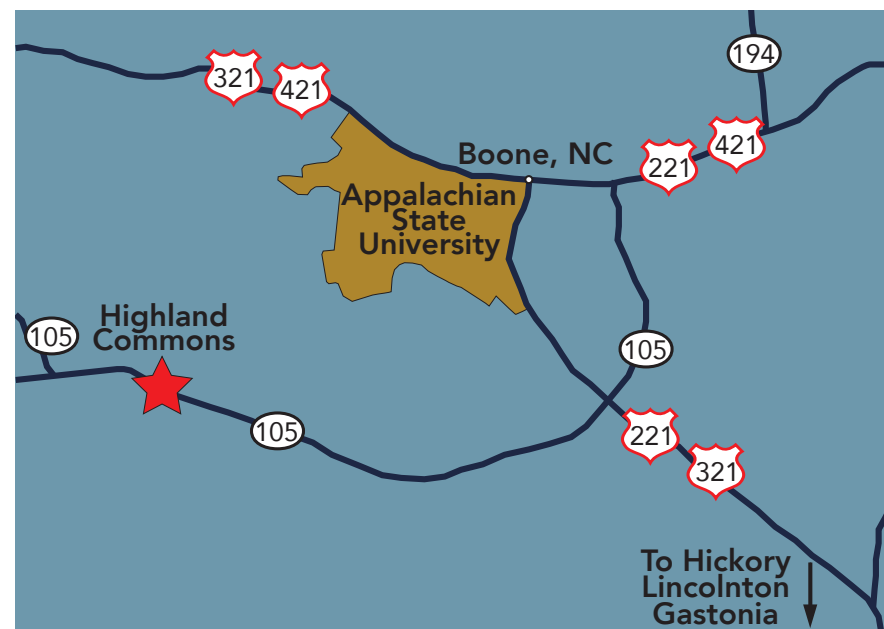
DYNAMIC, YOUNG AUDIENCE

Boone's median age is 21.5 years, driven by App State's student base. The broader retail catchment includes 26,500 people in the urban area, supported by ample student foot traffic and local spending.

STRONG ECONOMIC & VISITOR MOMENTUM

With \$616M in annual retail sales, Boone demonstrates strong consumer demand. App State contributes \$573M in local economic impact, while the surrounding mountain tourism ensures year-round visitation and opportunity.

ingles **PET SUPPLIES PLUS**



DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	4,900	22,523	33,133
DAYTIME POPULATION	995	110,884	14,940
AVG HH INCOME	\$82,496	\$65,046	\$75,240

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