

Likewise



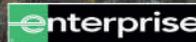
DOWNTOWN ASHEVILLE



I-240/I-26



MISSION HOSPITAL



FIRST BANK



WELLS FARGO

LOUISIANA AVENUE

uscellular

PATTON AVENUE

KFC



# For Lease



HIGHLY VISIBLE END CAP  
ON MAIN COORIDOR

1048 Patton Avenue, Asheville, NC 28806

Likewise  
COMMERCIAL REAL ESTATE

Stacy Wheeler LISTING BROKER

423.504.8167 | stacy@likewisecommercial.com | likewisecommercial.com



## OFFERING SUMMARY

LEASE PRICE	\$18/SF NNN
BUILDING SIZE	6,352 SF
LOT SIZE	0.39 AC



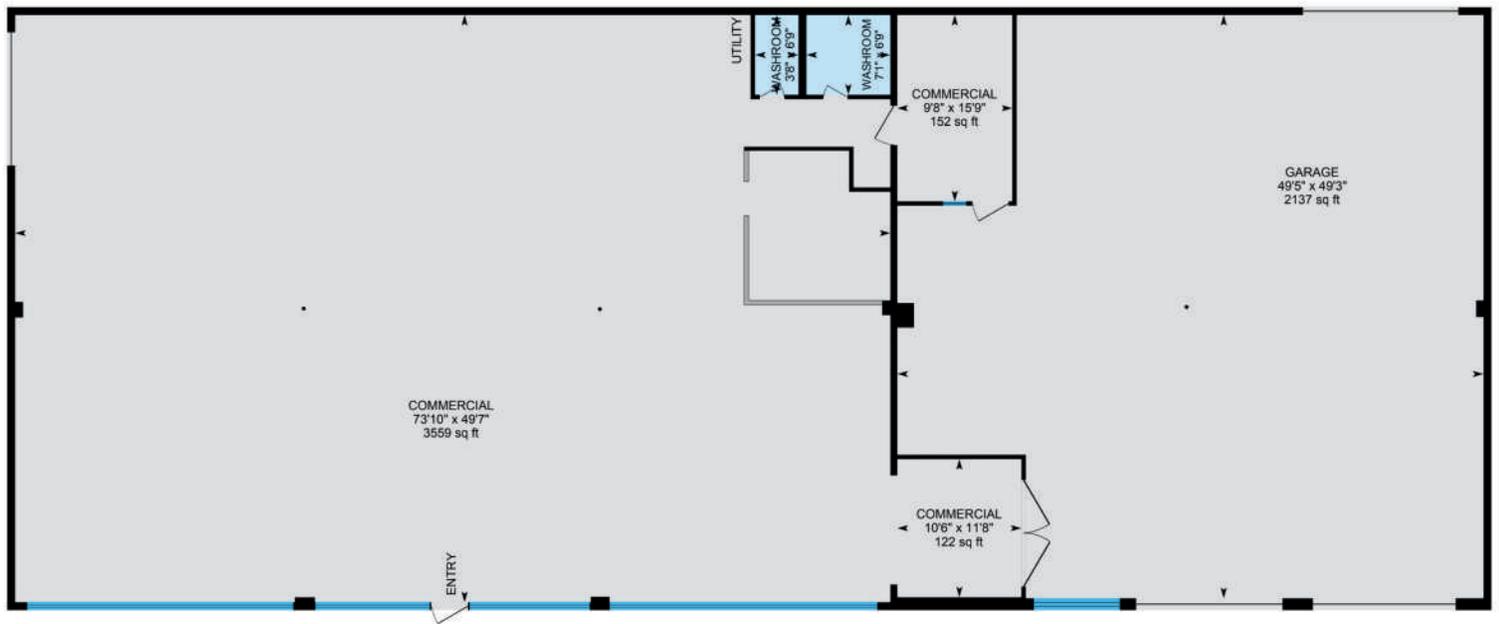
## PROPERTY FEATURES

- Fresh exterior paint, new glass display windows, new HVAC systems, and updated lighting
- Open retail space with ample storage
- Conveniently located on Patton Avenue, a main commercial corridor running from Downtown Asheville to West Asheville
- HB (Highway Business) Zoning allows for a wide range of potential uses
- Up to 54,999 VPD
- ± 124 FT Road Frontage
- Four roll-up doors
- Major traffic generators include Gold's Gym, Walgreens, Ingles & many other established retailers and restaurants
- MLS# 4355221





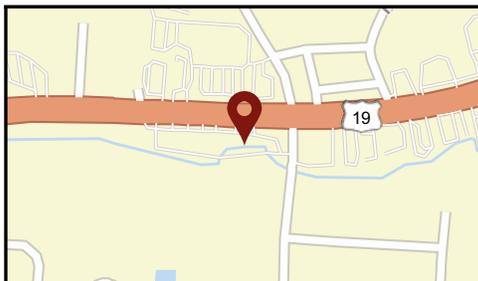
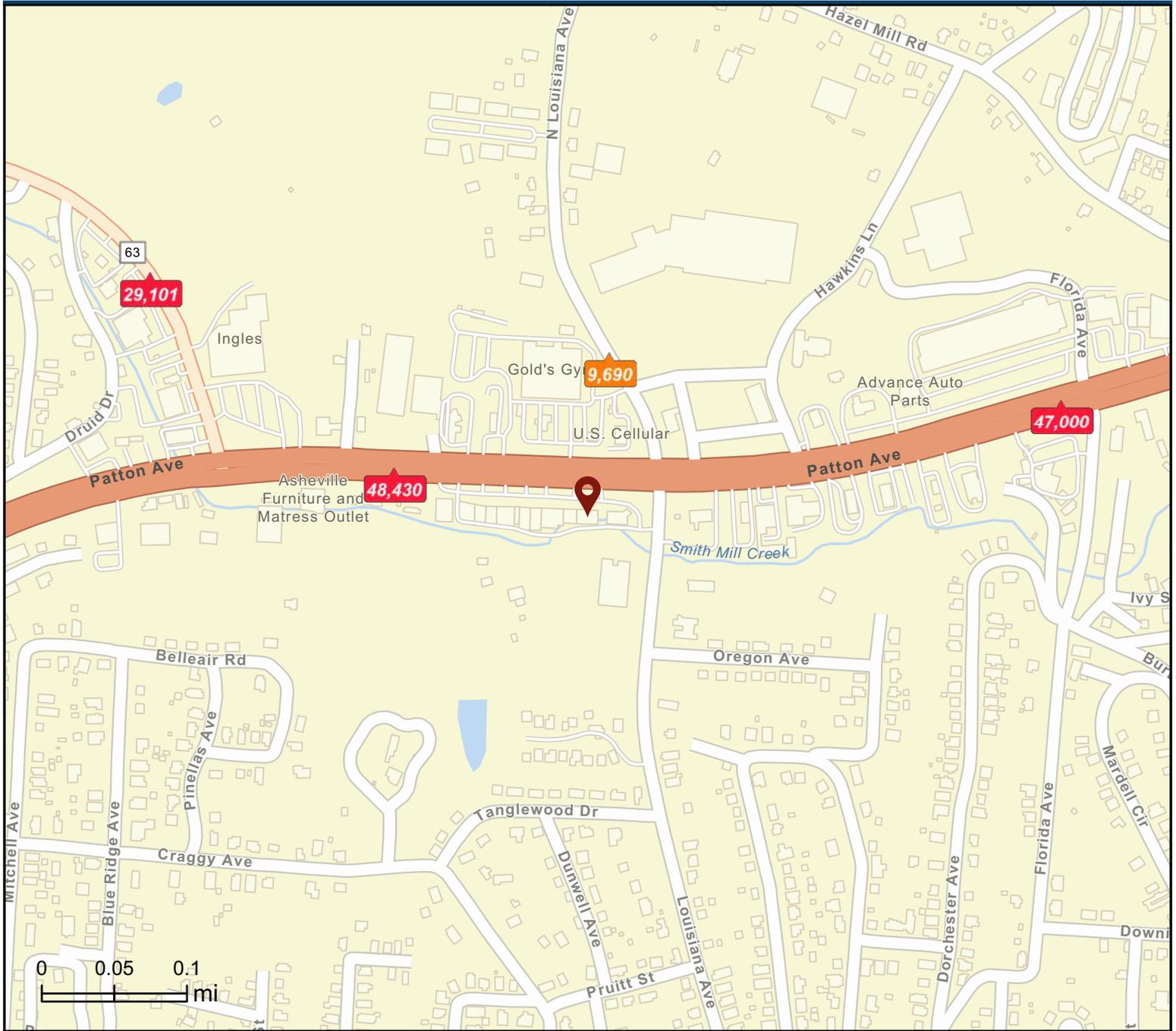
## TOTAL FINISHED AREA: 6,352 SF



# Traffic Count Map - Close Up

1048 Patton Avenue, Asheville, North Carolina, 28806  
Rings: 1, 3 mile radii

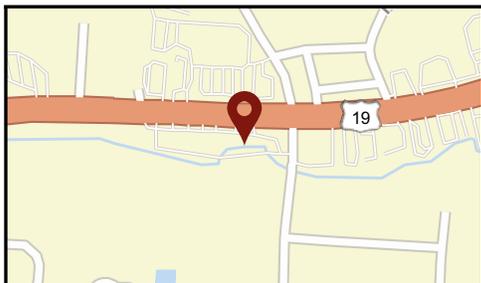
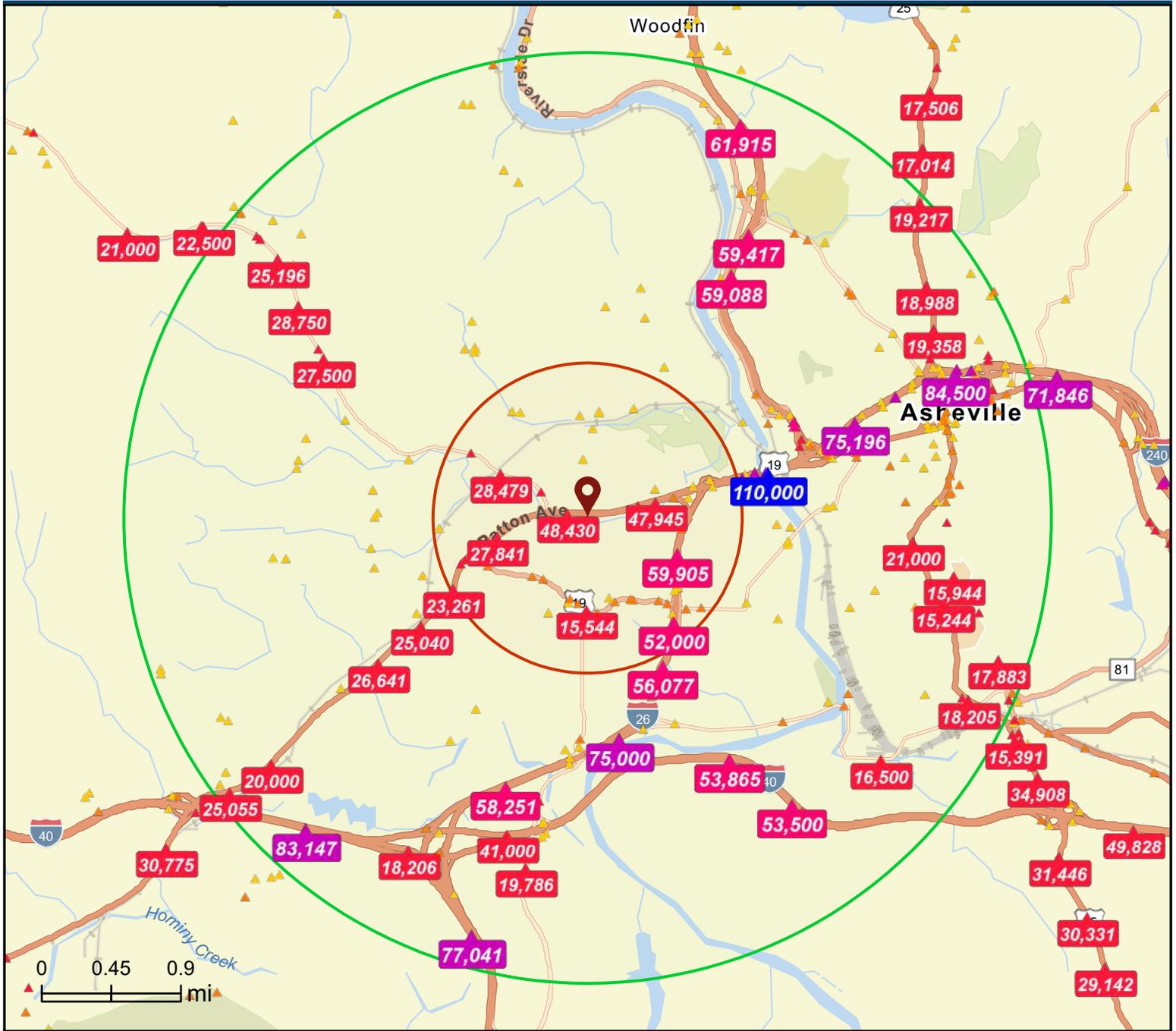
Prepared by Esri  
Latitude: 35.58632  
Longitude: -82.59288



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).



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- ▲ Up to 6,000 vehicles per day
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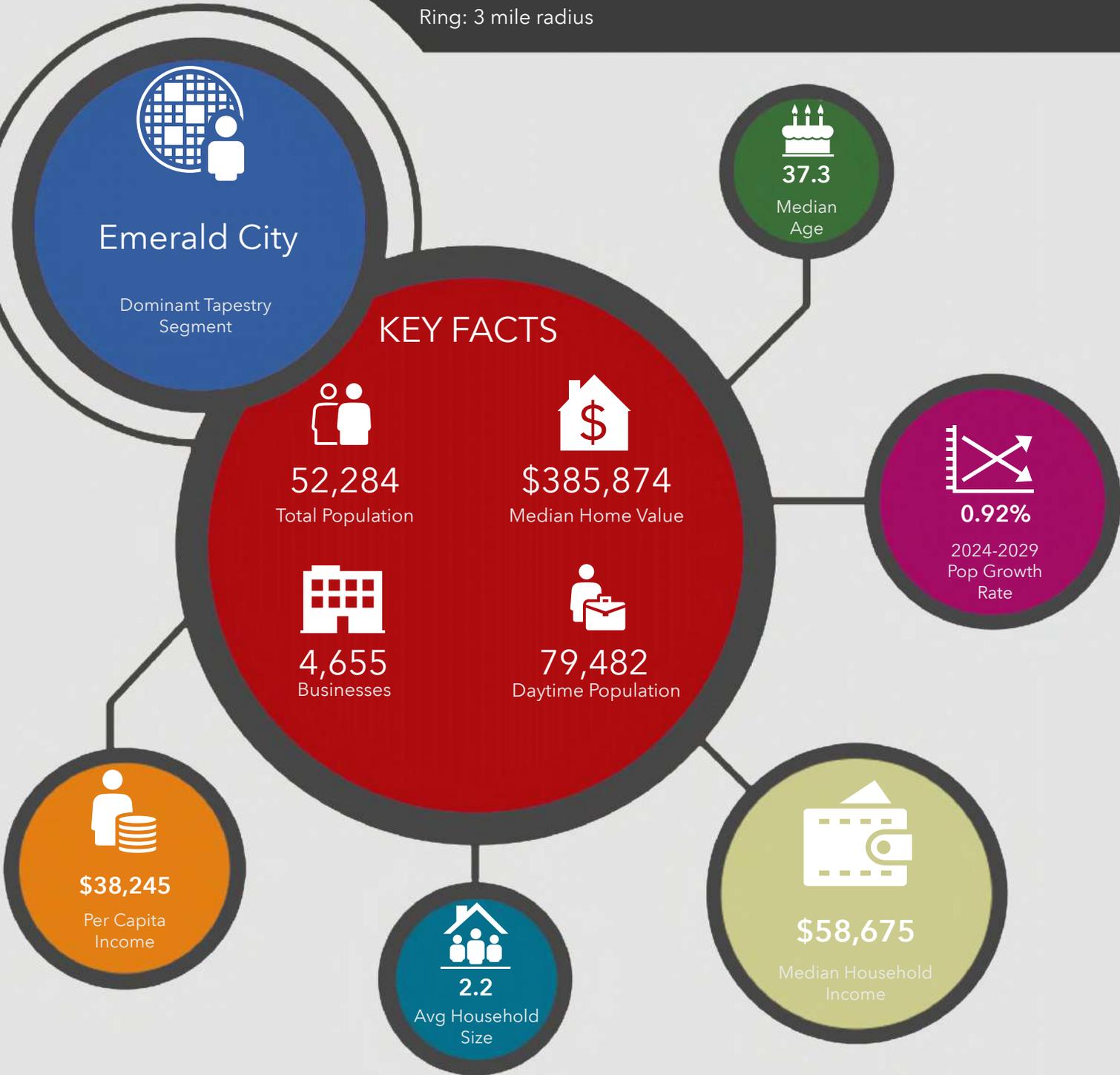
Source: ©2024 Kalibrate Technologies (Q3 2024).

1048 Patton Avenue, Asheville, North Carolina, 28806  
Ring: 3 mile radius

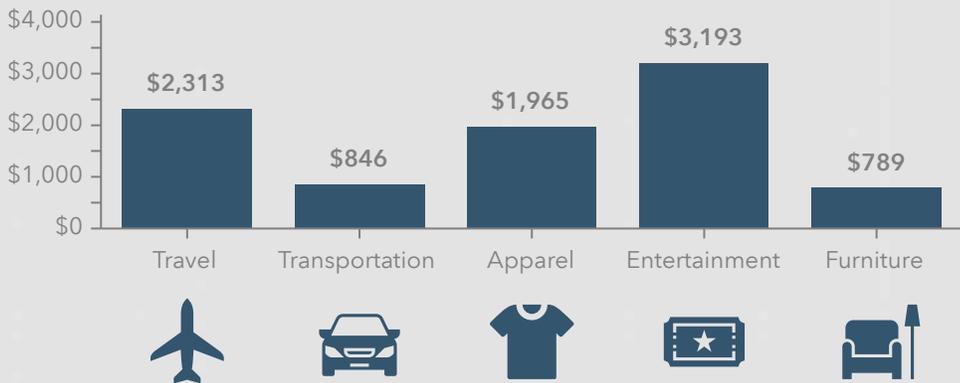
# Emerald City

Dominant Tapestry Segment

## KEY FACTS



## KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2024 Esri  
Spending facts are average annual dollars per household

# Business Summary

1048 Patton Avenue, Asheville, North Carolina, 28806  
Rings: 1, 3 mile radii

Prepared by Esri  
Latitude: 35.58632  
Longitude: -82.59288

<b>Data for all businesses in area</b>	<b>1 mile</b>				<b>3 miles</b>			
Total Businesses:	781				4,655			
Total Employees:	6,677				55,293			
Total Population:	8,780				52,284			
Employee/Population Ratio (per 100 Residents)	76				106			
<b>by NAICS Codes</b>	<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture, Forestry, Fishing & Hunting	3	0.4%	8	0.1%	20	0.4%	52	0.1%
Mining	0	0.0%	1	0.0%	4	0.1%	33	0.1%
Utilities	0	0.0%	0	0.0%	2	0.0%	86	0.2%
Construction	42	5.4%	500	8.2%	178	3.8%	2,169	4.4%
Building Construction	16	2.1%	229	3.8%	84	1.8%	1,007	2.0%
Heavy/Civil Eng Construction	3	0.4%	8	0.1%	14	0.3%	143	0.3%
Specialty Trade Contractor	22	2.8%	262	4.3%	80	1.7%	1,018	2.0%
Manufacturing	26	3.4%	352	5.8%	123	2.6%	1,538	3.1%
Wholesale Trade	22	2.8%	154	2.5%	85	1.8%	976	2.0%
Durable Goods	14	1.8%	74	1.2%	56	1.2%	480	1.0%
Nondurable Goods	7	0.9%	80	1.3%	25	0.5%	487	1.0%
Trade Broker	0	0.0%	0	0.0%	4	0.1%	8	0.0%
Retail Trade	104	13.4%	855	14.0%	475	10.2%	4,007	8.1%
Motor Vehicle & Parts Dealers	14	1.8%	123	2.0%	45	1.0%	384	0.8%
Furniture & Home Furnishings Stores	2	0.3%	28	0.5%	18	0.4%	199	0.4%
Electronics & Appliance Stores	4	0.5%	21	0.3%	13	0.3%	74	0.1%
Building Material & Garden Equipment & Supplies Dealers	4	0.5%	43	0.7%	22	0.5%	560	1.1%
Food & Beverage Stores	25	3.2%	253	4.2%	90	1.9%	1,127	2.3%
Health & Personal Care Stores	13	1.7%	55	0.9%	35	0.8%	194	0.4%
Gasoline Stations & Fuel Dealers	3	0.4%	13	0.2%	13	0.3%	53	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	6	0.8%	68	1.1%	62	1.3%	396	0.8%
Sporting Goods, Hobby, Book, & Music Stores	24	3.1%	109	1.8%	145	3.1%	690	1.4%
General Merchandise Stores	9	1.2%	143	2.4%	33	0.7%	330	0.7%
Transportation & Warehousing	11	1.4%	113	1.9%	56	1.2%	538	1.1%
Truck Transportation	4	0.5%	12	0.2%	15	0.3%	119	0.2%
Information	24	3.1%	242	4.0%	107	2.3%	1,404	2.8%
Finance & Insurance	40	5.2%	212	3.5%	215	4.6%	1,392	2.8%
Central Bank/Credit Intermediation & Related Activities	15	1.9%	107	1.8%	74	1.6%	679	1.4%
Securities & Commodity Contracts	11	1.4%	35	0.6%	85	1.8%	432	0.9%
Funds, Trusts & Other Financial Vehicles	14	1.8%	71	1.2%	56	1.2%	281	0.6%
Real Estate, Rental & Leasing	40	5.2%	344	5.6%	289	6.2%	2,480	5.0%
Professional, Scientific & Tech Services	58	7.5%	327	5.4%	535	11.5%	3,375	6.8%
Legal Services	5	0.6%	20	0.3%	181	3.9%	976	2.0%
Management of Companies & Enterprises	2	0.3%	8	0.1%	17	0.4%	102	0.2%
Administrative, Support & Waste Management Services	25	3.2%	149	2.4%	137	3.0%	1,113	2.2%
Educational Services	19	2.5%	338	5.5%	118	2.5%	2,443	4.9%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



# Business Summary

1048 Patton Avenue, Asheville, North Carolina, 28806  
 Rings: 1, 3 mile radii

Prepared by Esri  
 Latitude: 35.58632  
 Longitude: -82.59288

by NAICS Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	63	8.1%	841	13.8%	554	11.9%	12,436	25.1%
Ambulatory Health Care	39	5.0%	325	5.3%	358	7.7%	3,935	7.9%
Hospital	3	0.4%	108	1.8%	39	0.8%	6,427	13.0%
Nursing/Residential Care	2	0.3%	145	2.4%	15	0.3%	685	1.4%
Social Assistance	19	2.5%	263	4.3%	142	3.1%	1,389	2.8%
Arts, Entertainment & Recreation	19	2.5%	96	1.6%	111	2.4%	894	1.8%
Accommodation & Food Services	68	8.8%	972	15.9%	422	9.1%	6,293	12.7%
Accommodation	3	0.4%	148	2.4%	63	1.4%	1,436	2.9%
Food Services & Drinking Places	65	8.4%	823	13.5%	360	7.8%	4,857	9.8%
Other Services (except Public Administration)	139	17.9%	518	8.5%	641	13.8%	2,970	6.0%
Repair & Maintenance	22	2.8%	113	1.9%	86	1.9%	367	0.7%
Automotive Repair & Maintenance	16	2.1%	80	1.3%	60	1.3%	254	0.5%
Personal & Laundry Service	54	7.0%	187	3.1%	204	4.4%	848	1.7%
Civic and Other Orgs	62	8.0%	218	3.6%	351	7.5%	1,755	3.5%
Public Administration	6	0.8%	67	1.1%	154	3.3%	5,236	10.6%
Unclassified Establishments	66	8.5%	0	0.0%	401	8.6%	46	0.1%
<b>Total</b>	<b>777</b>	<b>100.0%</b>	<b>6,095</b>	<b>100.0%</b>	<b>4,646</b>	<b>100.0%</b>	<b>49,582</b>	<b>100.0%</b>

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# Business Summary

1048 Patton Avenue, Asheville, North Carolina, 28806  
Rings: 1, 3 mile radii

Prepared by Esri  
Latitude: 35.58632  
Longitude: -82.59288

by SIC Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	12	1.5%	58	0.9%	68	1.5%	368	0.7%
Construction	40	5.1%	519	7.8%	160	3.4%	2,111	3.8%
Manufacturing	23	2.9%	407	6.1%	118	2.5%	2,101	3.8%
Transportation	14	1.8%	119	1.8%	68	1.5%	699	1.3%
Communication	14	1.8%	171	2.6%	44	0.9%	682	1.2%
Utility	1	0.1%	2	0.0%	8	0.2%	151	0.3%
Wholesale Trade	21	2.7%	174	2.6%	85	1.8%	1,075	1.9%
<b>Retail Trade Summary</b>	<b>176</b>	<b>22.5%</b>	<b>1,869</b>	<b>28.0%</b>	<b>846</b>	<b>18.2%</b>	<b>9,409</b>	<b>17.0%</b>
Home Improvement	4	0.5%	43	0.6%	24	0.5%	565	1.0%
General Merchandise Stores	5	0.6%	132	2.0%	15	0.3%	255	0.5%
Food Stores	30	3.8%	377	5.7%	96	2.1%	1,403	2.5%
Auto Dealers & Gas Stations	16	2.0%	148	2.2%	55	1.2%	514	0.9%
Apparel & Accessory Stores	4	0.5%	18	0.3%	48	1.0%	326	0.6%
Furniture & Home Furnishings	8	1.0%	85	1.3%	39	0.8%	408	0.7%
Eating & Drinking Places	63	8.1%	773	11.6%	341	7.3%	4,674	8.4%
Miscellaneous Retail	47	6.0%	293	4.4%	228	4.9%	1,263	2.3%
<b>Finance, Insurance, Real Estate Summary</b>	<b>70</b>	<b>9.0%</b>	<b>484</b>	<b>7.3%</b>	<b>497</b>	<b>10.7%</b>	<b>4,279</b>	<b>7.7%</b>
Banks, Savings & Lending Institutions	15	1.9%	91	1.4%	79	1.7%	834	1.5%
Securities Brokers	10	1.3%	21	0.3%	81	1.7%	402	0.7%
Insurance Carriers & Agents	16	2.0%	97	1.4%	54	1.2%	366	0.7%
Real Estate, Holding, Other Investment Offices	29	3.7%	275	4.1%	282	6.1%	2,677	4.8%
<b>Services Summary</b>	<b>329</b>	<b>42.1%</b>	<b>2,786</b>	<b>41.7%</b>	<b>2,113</b>	<b>45.4%</b>	<b>28,793</b>	<b>52.1%</b>
Hotels & Lodging	3	0.4%	184	2.8%	62	1.3%	1,753	3.2%
Automotive Services	24	3.1%	107	1.6%	76	1.6%	335	0.6%
Movies & Amusements	25	3.2%	138	2.1%	113	2.4%	674	1.2%
Health Services	43	5.5%	523	7.8%	380	8.2%	11,035	20.0%
Legal Services	5	0.6%	20	0.3%	176	3.8%	1,169	2.1%
Education Institutions & Libraries	13	1.7%	435	6.5%	94	2.0%	3,370	6.1%
Other Services	217	27.8%	1,379	20.6%	1,213	26.1%	10,456	18.9%
<b>Government</b>	<b>6</b>	<b>0.8%</b>	<b>77</b>	<b>1.1%</b>	<b>152</b>	<b>3.3%</b>	<b>5,360</b>	<b>9.7%</b>
<b>Unclassified Establishments</b>	<b>75</b>	<b>9.6%</b>	<b>10</b>	<b>1.1%</b>	<b>497</b>	<b>10.7%</b>	<b>267</b>	<b>9.7%</b>
<b>Totals</b>	<b>781</b>	<b>100.0%</b>	<b>6,677</b>	<b>100.0%</b>	<b>4,655</b>	<b>100.0%</b>	<b>55,293</b>	<b>100.0%</b>

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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# Key Facts

1048 Patton Avenue, Asheville, North Carolina, 28806  
Ring: 3 mile radius

## KEY FACTS

52,284

Population



2.2

Average Household Size

37.3

Median Age

\$58,675

Median Household Income

## EDUCATION

7.0%

No High School Diploma



20.3%

High School Graduate



22.9%

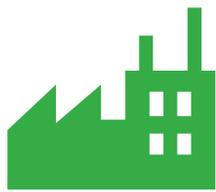
Some College/  
Associate's Degree



49.8%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



4,655

Total Businesses



55,293

Total Employees

## EMPLOYMENT



62.9%

White Collar



16.9%

Blue Collar



20.1%

Services



Unemployment Rate

## INCOME



\$58,675

Median Household Income



\$38,245

Per Capita Income



\$77,256

Median Net Worth

## 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.0%)

The smallest group: \$150,000 - \$199,999 (6.3%)

Indicator ▲	Value	Diff		
<\$15,000	12.4%	+4.5%		
\$15,000 - \$24,999	9.0%	+1.7%		
\$25,000 - \$34,999	6.8%	+0.5%		
\$35,000 - \$49,999	13.9%	+1.0%		
\$50,000 - \$74,999	18.0%	-1.4%		
\$75,000 - \$99,999	10.7%	-2.1%		
\$100,000 - \$149,999	14.8%	-2.1%		
\$150,000 - \$199,999	6.3%	-0.3%		
\$200,000+	8.0%	-1.9%		

Bars show deviation from Buncombe County

# Demographic and Income Profile

1048 Patton Avenue, Asheville, North Carolina, 28806  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.58632  
 Longitude: -82.59288

Summary	Census 2010	Census 2020	2024	2029
Population	45,388	50,291	52,284	54,846
Households	19,176	21,763	22,633	23,979
Families	9,359	10,370	10,645	11,198
Average Household Size	2.21	2.16	2.16	2.15
Owner Occupied Housing Units	9,207	10,178	10,946	11,745
Renter Occupied Housing Units	9,969	11,585	11,687	12,233
Median Age	34.2	36.2	37.3	39.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.96%	0.75%	0.38%
Households	1.16%	0.98%	0.64%
Families	1.02%	0.91%	0.56%
Owner HHs	1.42%	1.22%	0.97%
Median Household Income	3.42%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,804	12.4%	2,428	10.1%
\$15,000 - \$24,999	2,035	9.0%	1,590	6.6%
\$25,000 - \$34,999	1,531	6.8%	1,323	5.5%
\$35,000 - \$49,999	3,155	13.9%	3,017	12.6%
\$50,000 - \$74,999	4,076	18.0%	4,353	18.2%
\$75,000 - \$99,999	2,426	10.7%	2,764	11.5%
\$100,000 - \$149,999	3,354	14.8%	4,110	17.1%
\$150,000 - \$199,999	1,434	6.3%	2,017	8.4%
\$200,000+	1,818	8.0%	2,376	9.9%

Median Household Income	\$58,675	\$69,435
Average Household Income	\$88,283	\$104,065
Per Capita Income	\$38,245	\$45,508

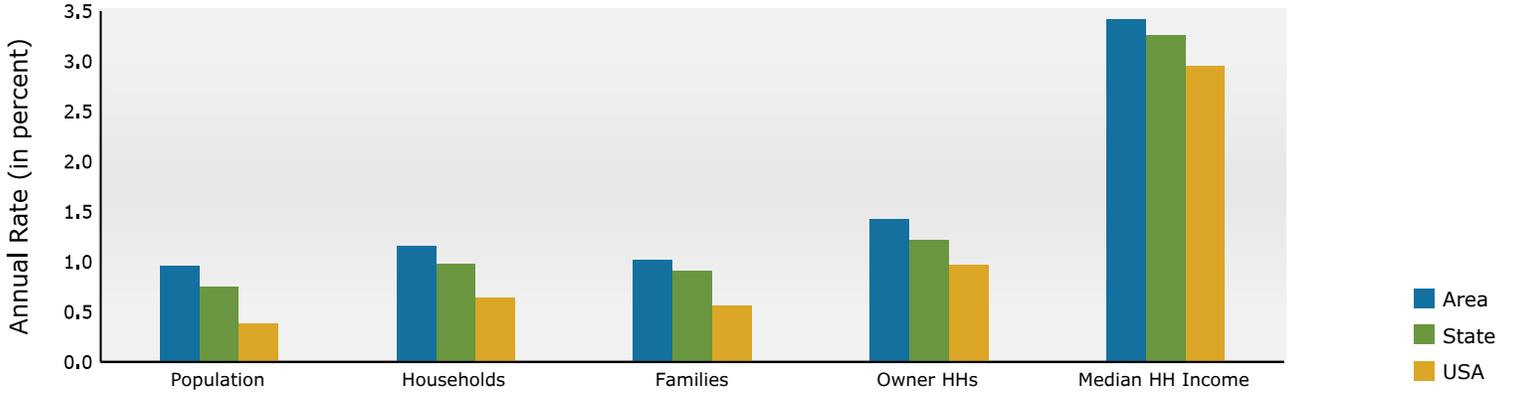
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,939	6.5%	2,355	4.7%	2,401	4.6%	2,406	4.4%
5 - 9	2,443	5.4%	2,596	5.2%	2,500	4.8%	2,426	4.4%
10 - 14	2,013	4.4%	2,500	5.0%	2,430	4.6%	2,460	4.5%
15 - 19	2,870	6.3%	3,250	6.5%	3,415	6.5%	3,554	6.5%
20 - 24	4,295	9.5%	3,889	7.7%	4,134	7.9%	4,250	7.7%
25 - 34	8,866	19.5%	9,539	19.0%	9,152	17.5%	7,859	14.3%
35 - 44	6,291	13.9%	8,093	16.1%	8,669	16.6%	9,567	17.4%
45 - 54	5,539	12.2%	6,016	12.0%	6,836	13.1%	7,680	14.0%
55 - 64	4,737	10.4%	5,344	10.6%	5,360	10.3%	5,893	10.7%
65 - 74	2,780	6.1%	4,265	8.5%	4,426	8.5%	4,856	8.9%
75 - 84	1,683	3.7%	1,759	3.5%	2,228	4.3%	2,956	5.4%
85+	931	2.1%	683	1.4%	734	1.4%	938	1.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	34,377	75.7%	36,892	73.4%	37,895	72.5%	38,927	71.0%
Black Alone	7,142	15.7%	5,808	11.5%	5,924	11.3%	6,385	11.6%
American Indian Alone	199	0.4%	254	0.5%	278	0.5%	312	0.6%
Asian Alone	362	0.8%	608	1.2%	660	1.3%	767	1.4%
Pacific Islander Alone	189	0.4%	269	0.5%	311	0.6%	351	0.6%
Some Other Race Alone	1,801	4.0%	2,654	5.3%	3,017	5.8%	3,405	6.2%
Two or More Races	1,319	2.9%	3,806	7.6%	4,198	8.0%	4,699	8.6%
Hispanic Origin (Any Race)	3,901	8.6%	4,932	9.8%	5,650	10.8%	6,390	11.7%

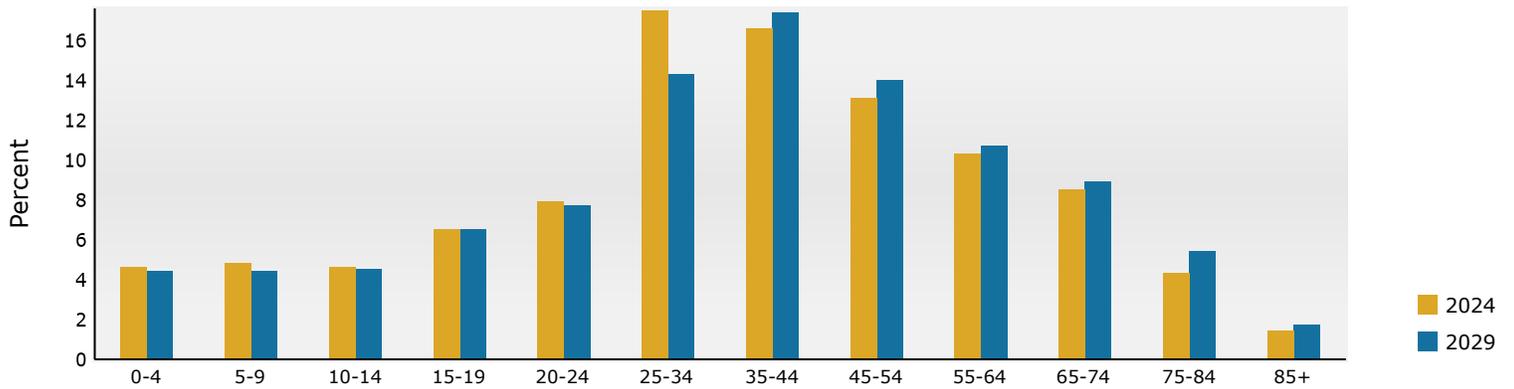
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

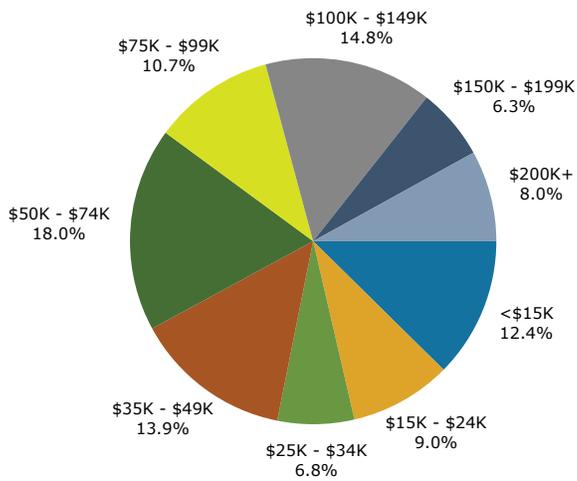
## Trends 2024-2029



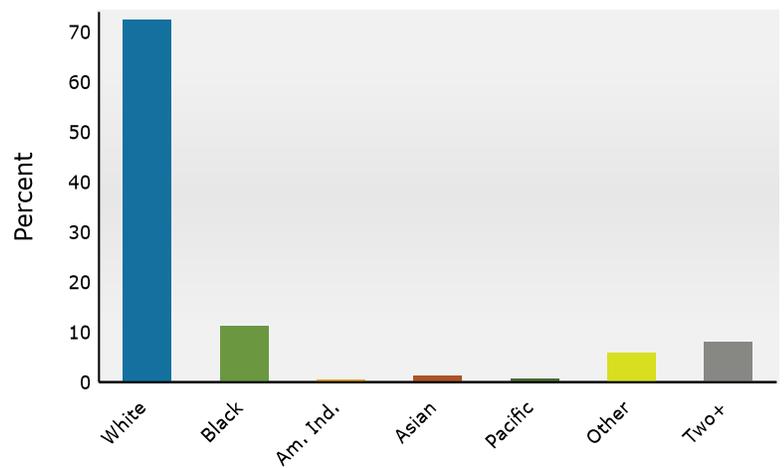
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 10.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.