



Dewey Property Advisors

255 - 257 SHORT COXE AVENUE



RETAIL PROPERTY FOR LEASE

ASHEVILLE, NC 28801

Presented By

TIM BRAMLEY, CCIM, SIOR

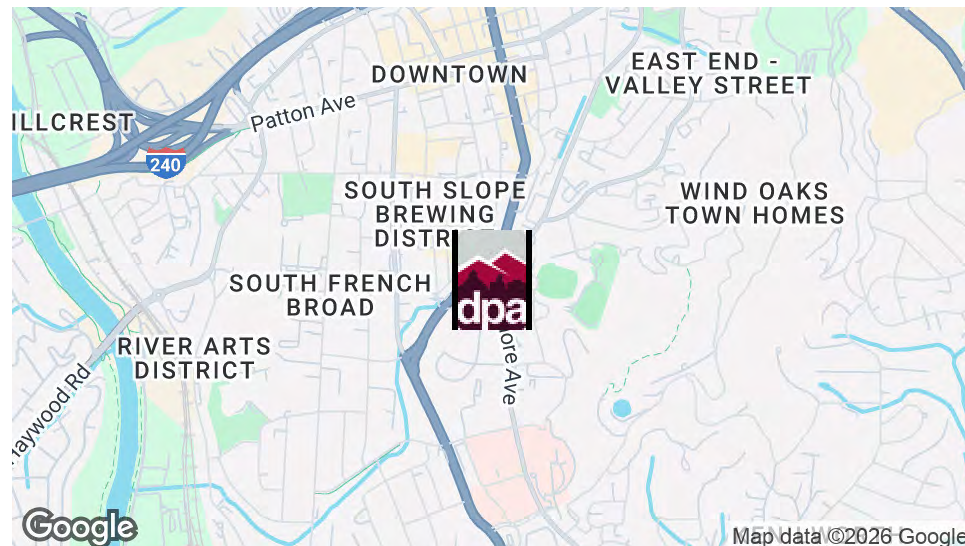
828.548.0090
Tim.Bramley@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
828.548.0090
deweypa.com

SOUTH SLOPE RETAIL / OFFICE FOR LEASE | 255 SHORT COXE AVE, ASHEVILLE, NC 28801

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------|---------------------|
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Building Size: | 5,850 SF |
| Available SF: | 1,800 - 5,850 SF |
| Year Renovated: | 2026 |
| Zoning: | CBD |

PROPERTY OVERVIEW

Downtown Asheville space available for lease. Suitable for a variety of uses including studio, retail, gallery, office or flex/warehouse. This is a prime retail or office opportunity in Asheville's growing South Slope.

This offering includes two buildings totaling up to 5,850 SF, with suites ranging from 1,800 SF to 3,600 SF. Each space features an open floor plan with a modernized exterior and tasteful interior finishes designed to complement any business concept.

PROPERTY HIGHLIGHTS

- Easy access off Biltmore Avenue
- Convenient on-site parking



TIM BRAMLEY, CCIM, SIOR
828.548.0090
Tim.Bramley@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

SOUTH SLOPE RETAIL / OFFICE FOR LEASE | 255 SHORT COXE AVE, ASHEVILLE, NC 28801

EXTERIOR PHOTOS



TIM BRAMLEY, CCIM, SIOR
828.548.0090
Tim.Bramley@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

Page 3

SOUTH SLOPE RETAIL / OFFICE FOR LEASE | 255 SHORT COXE AVE, ASHEVILLE, NC 28801

LEASE SPACES

LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,800 - 5,850 SF | Lease Rate: | \$25.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|---|-----------|-----------|------------|---------------|
| Building 1: 255 Short Coxe Ave (Street Level) | Available | 1,800 SF | NNN | \$25.00 SF/yr |
| Building 1: 255 Short Coxe Ave (Upper Level) | Available | 1,800 SF | NNN | \$25.00 SF/yr |
| Building 2: 257 Short Coxe Ave | Available | 2,250 SF | NNN | \$25.00 SF/yr |
| Entire Property (All Spaces) | Available | 5,850 SF | NNN | \$25.00 SF/yr |



TIM BRAMLEY, CCIM, SIOR
828.548.0090
Tim.Bramley@deweypa.com

SOUTH SLOPE RETAIL / OFFICE FOR LEASE | 255 SHORT COXE AVE, ASHEVILLE, NC 28801

BUILDING 1: 255 SHORT COXE (STREET LEVEL)



TIM BRAMLEY, CCIM, SIOR
828.548.0090
Tim.Bramley@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

Page 5

SOUTH SLOPE RETAIL / OFFICE FOR LEASE | 255 SHORT COXE AVE, ASHEVILLE, NC 28801

BUILDING 1: 255 SHORT COXE (UPPER LEVEL)



TIM BRAMLEY, CCIM, SIOR
828.548.0090
Tim.Bramley@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

SOUTH SLOPE RETAIL / OFFICE FOR LEASE | 255 SHORT COXE AVE, ASHEVILLE, NC 28801

BUILDING 2: 257 SHORT COXE AVE



TIM BRAMLEY, CCIM, SIOR
828.548.0090
Tim.Bramley@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

SOUTH SLOPE RETAIL / OFFICE FOR LEASE | 255 SHORT COXE AVE, ASHEVILLE, NC 28801

RETAILER MAP



TIM BRAMLEY, CCIM, SIOR
828.548.0090
Tim.Bramley@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

SOUTH SLOPE RETAIL / OFFICE FOR LEASE | 255 SHORT COXE AVE, ASHEVILLE, NC 28801

DEMOGRAPHICS MAP & REPORT

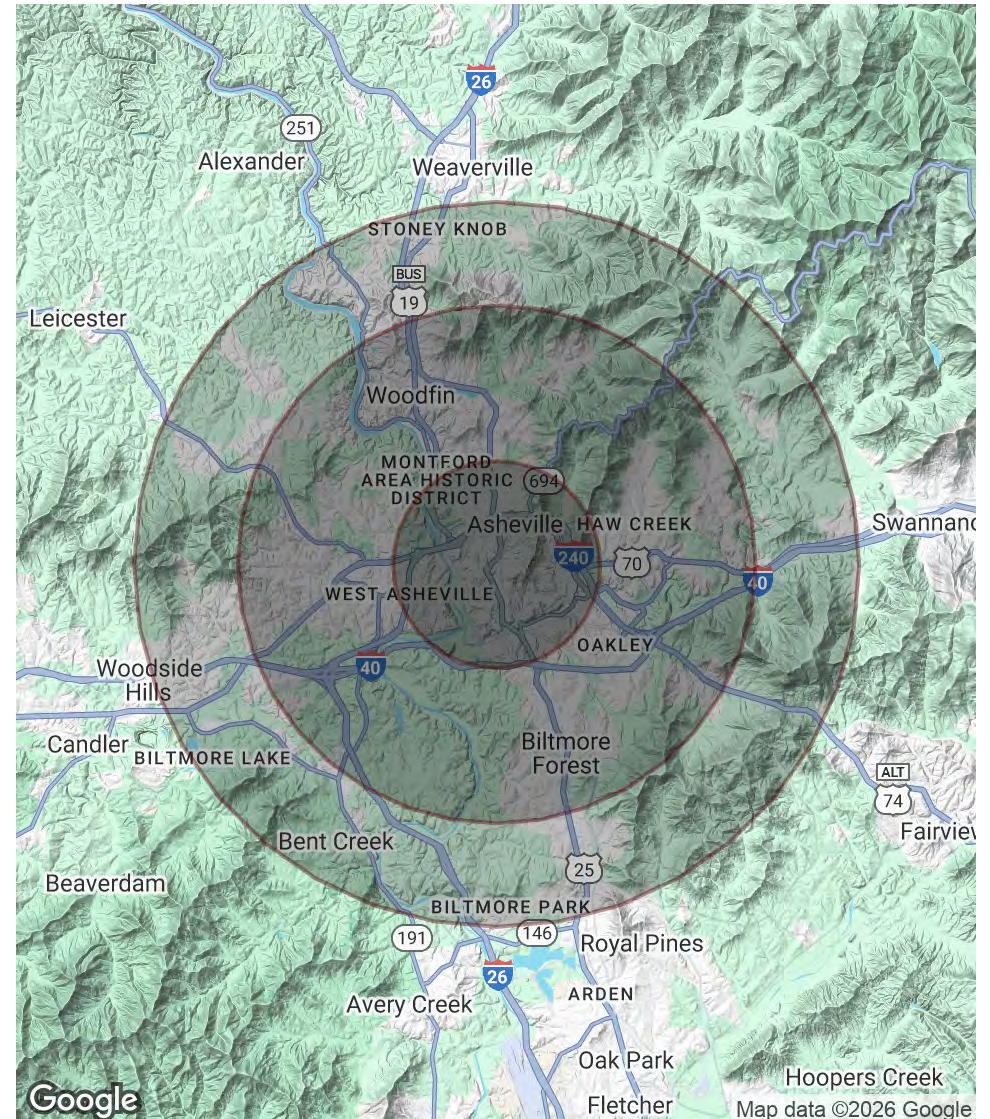
POPULATION

| | 2 MILES | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Total Population | 29,306 | 101,685 | 146,395 |
| Average Age | 42 | 42 | 43 |
| Average Age (Male) | 41 | 41 | 42 |
| Average Age (Female) | 42 | 43 | 44 |

HOUSEHOLDS & INCOME

| | 2 MILES | 5 MILES | 7 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 14,026 | 46,039 | 65,690 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | \$93,763 | \$102,919 | \$102,812 |
| Average House Value | \$570,144 | \$508,155 | \$493,374 |

Demographics data derived from AlphaMap



TIM BRAMLEY, CCIM, SIOR
828.548.0090
Tim.Bramley@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

Page 9