

DOWNTOWN ASHEVILLE RETAIL SUITE

2 Eagle Street, Asheville, NC 28801

1,399 SF

\$25.00 SF/YR

NNN

END UNIT



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Whitney Commercial Real Estate Services

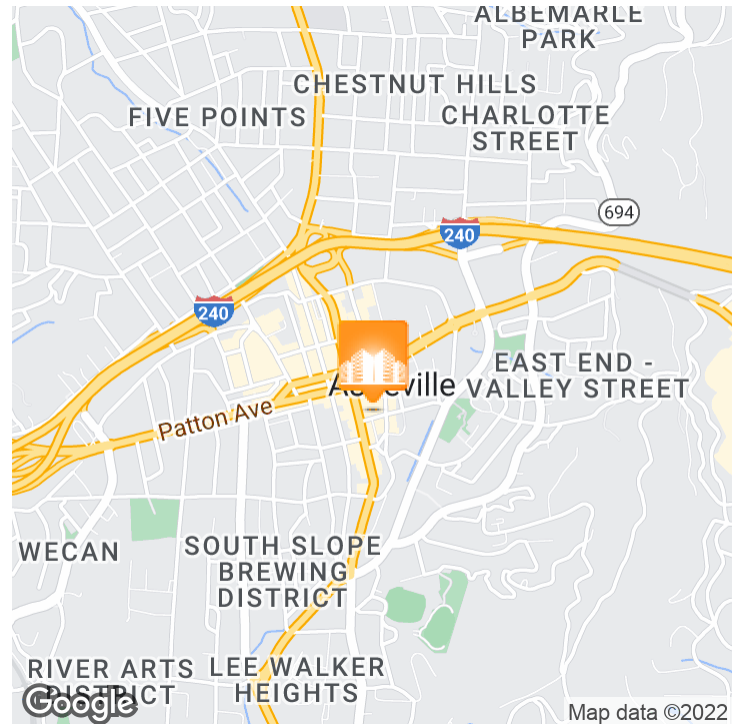
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OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	9,716 SF
Available SF:	1,399 SF
Number of Units:	8
Year Built:	1985
Zoning:	CBD
Market:	Downtown
Traffic Count:	10,000

PROPERTY OVERVIEW

Retail space for lease located in the heart of downtown on the corner of Biltmore Avenue and Eagle Street. Previously used by Center for Massage and built out with multiple rooms. Surrounded by sought-after restaurants and retailers. Conveniently situated in an area surrounded by excellent parking. This space is positioned in a popular tourist area with heavy foot traffic. This space has large store-front windows with endless possibilities. Directions: Traveling west on I-26 - take exit 5A to turn left onto Broadway Street. Travel .4 miles to turn left onto Eagle Street. Spaces are approximately 155 feet down Eagle Street on the left.

PROPERTY HIGHLIGHTS

- Located in the heart of downtown Asheville
- Walkable to Pack Square
- Multiple parking garages and street parking
- In close proximity to multiple restaurants and retailers

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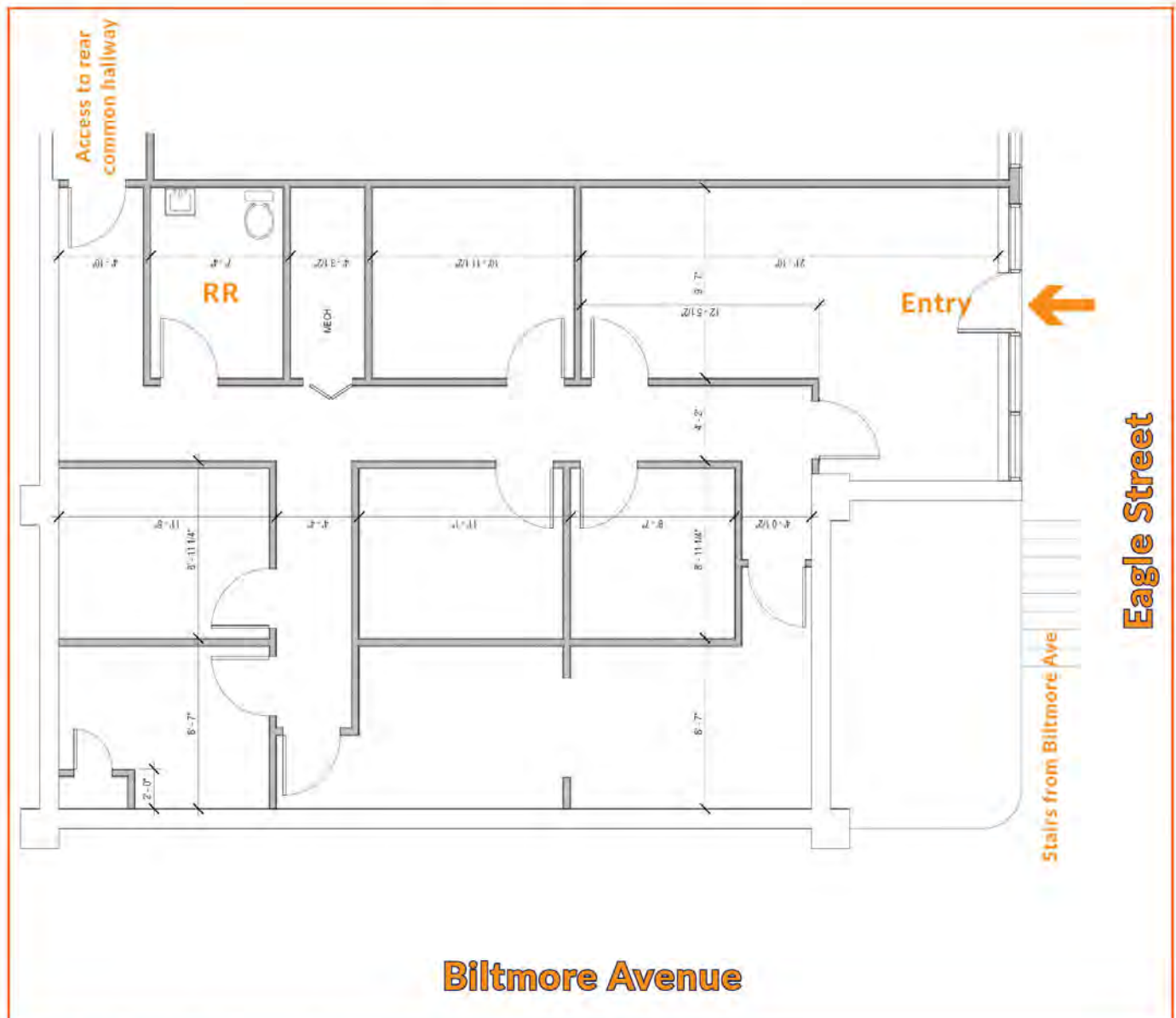
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*All maps, aerials, illustrations, and measurements are approximated.

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2 Eagle Street is very close to Pack Square, in the heart of downtown Asheville, NC

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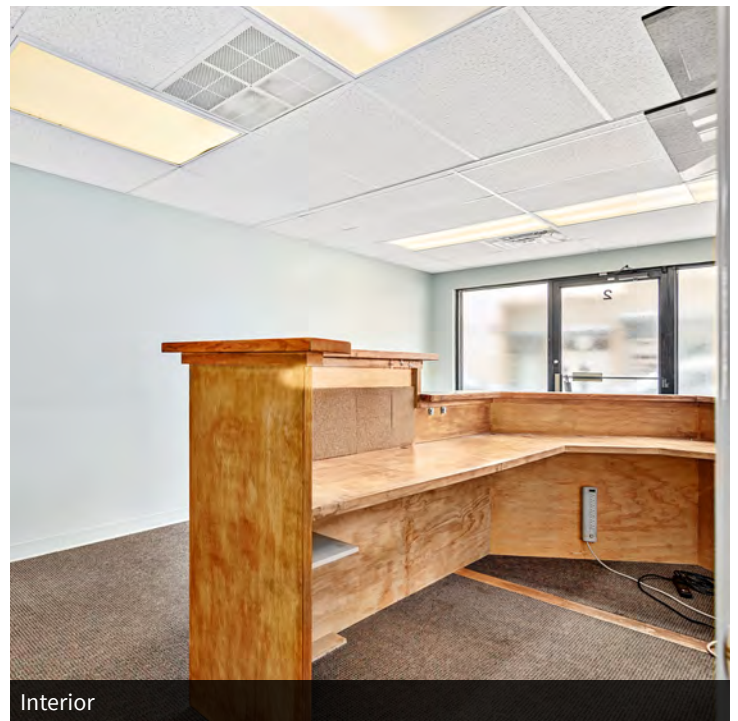
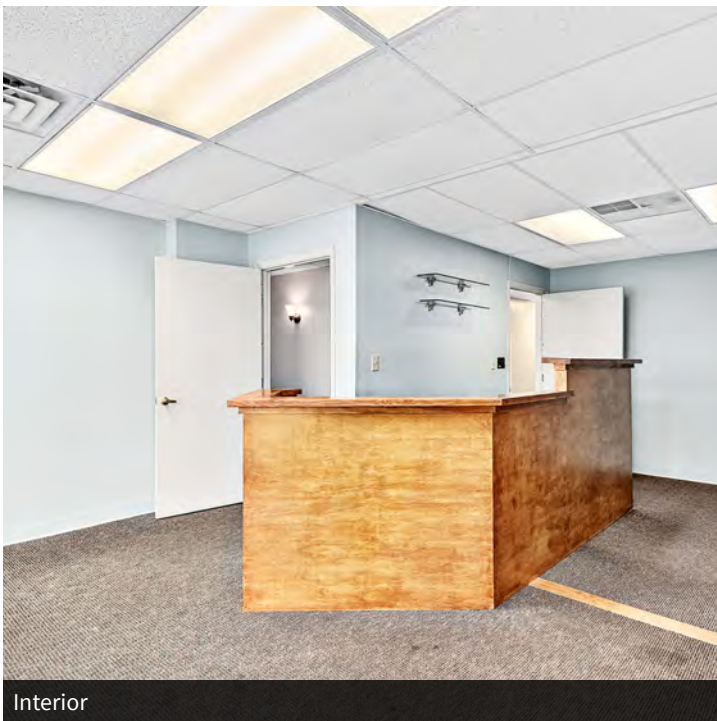
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View from across Biltmore Ave - Suite 2 is the first unit after the mural, and this retail row is less than 500 feet down the block from Pack Square



Biltmore Ave and Eagle Street intersection at lower right

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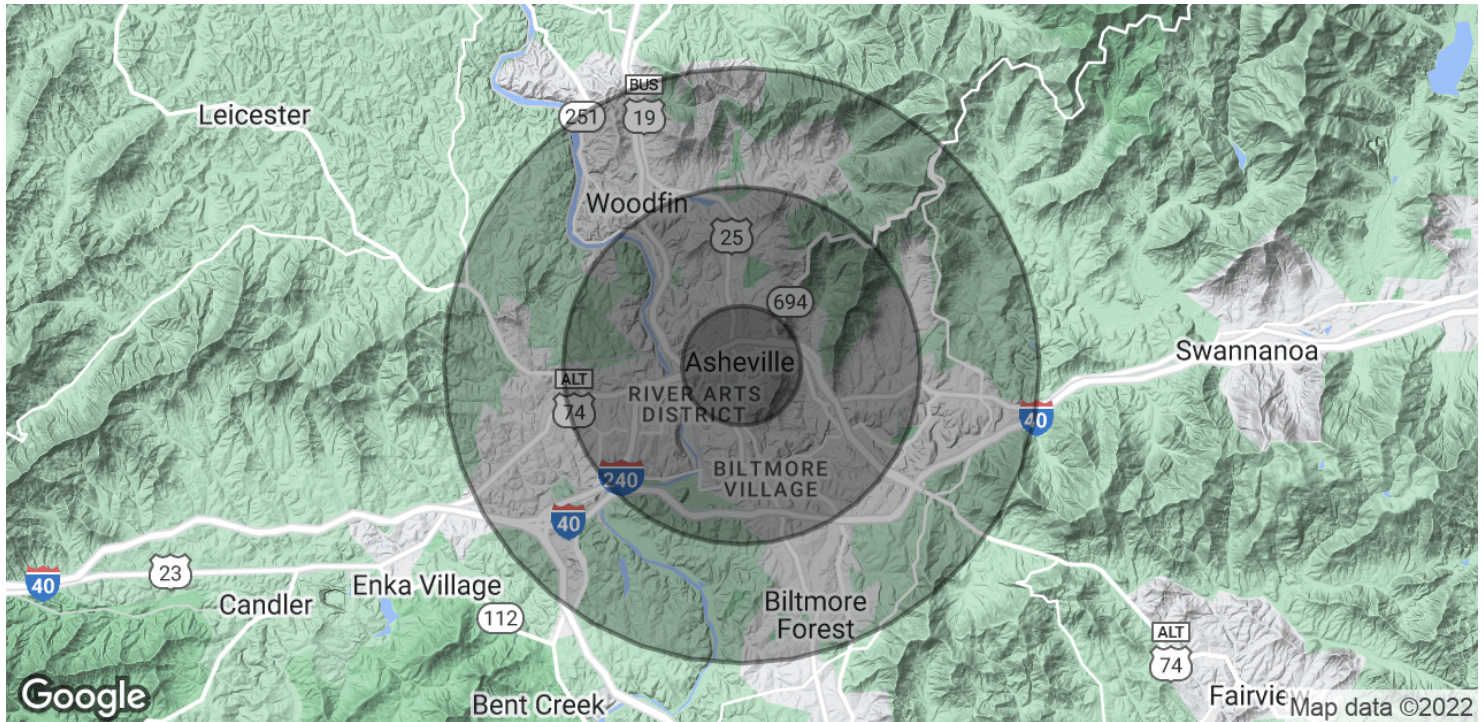
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,873	48,336	95,409
Average age	40	41	41
Average age (Male)	40	40	40
Average age (Female)	40	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,353	22,368	42,011
# of persons per HH	1.9	2.2	2.2
Average HH income	\$39,280	\$50,608	\$50,695
Average house value	\$238,022	\$297,937	\$277,433

* Demographic data derived from 2020 ACS - US Census

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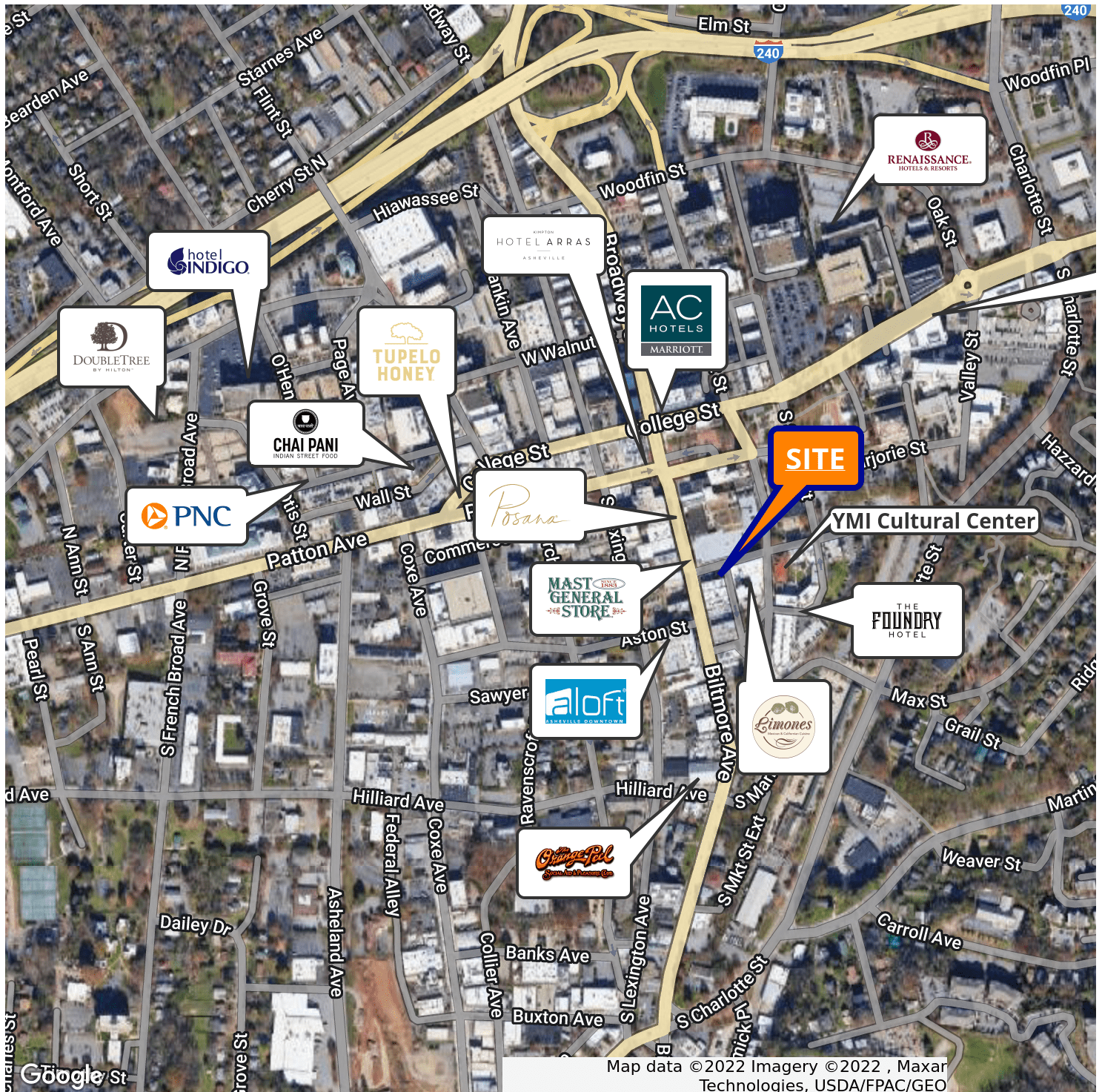
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