

GROUND LEASING
550 Airport Road
Arden, NC 28704

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$12,621 per month

NOW AVAILABLE/2 ACRE LOT NEAR ASHEVILLE REGIONAL AIRPORT



OTHER ON SITE BUSINESSES:



PROPERTY HIGHLIGHTS

Ground Lease - 2 acre lot - now available

Ideal location for retail or commercial development

Site features easy visibility and heavy traffic volumes

Asheville Regional Airport is just 1 mile away

Site is visible from I-26 with on/off ramps close by

Large retail center, interstate access & restaurants nearby



AERIAL VIEW

SITE LOCATION



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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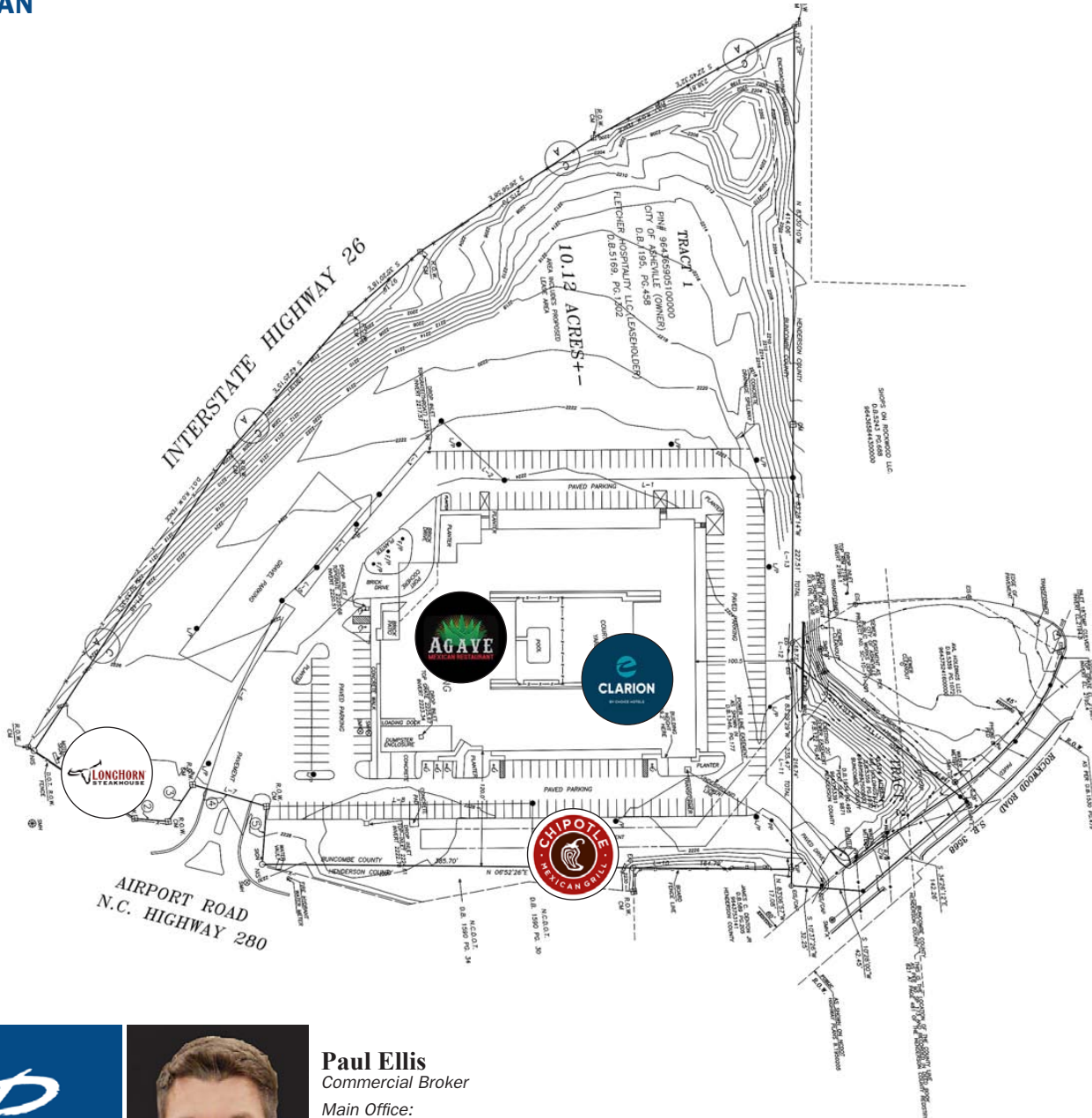
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SITE PLAN



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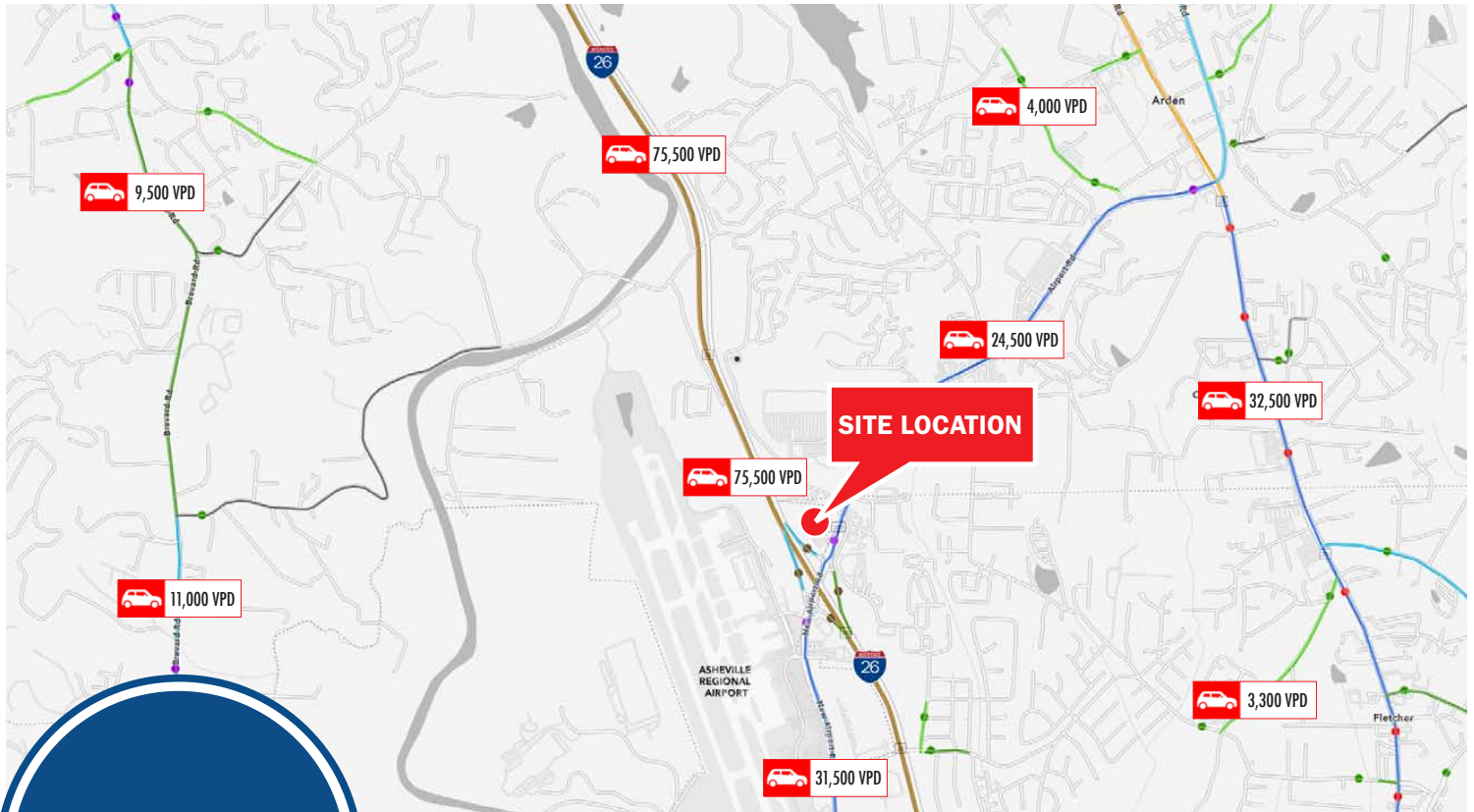
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
NC 280	Airport Rd SW	32,096	0.08 mi
New Airport Rd	Underwood Rd NE	32,409	0.08 mi
Airport Rd	McKenna Rd NE	30,800	0.17 mi
Rockwood Rd	Andrew Way NW	683	0.19 mi
NC 280	McKenna Rd NE	30,500	0.20 mi
Airport Rd	McKenna Rd NE	31,938	0.30 mi
I-26	Airport Rd SE	68,657	0.33 mi
New Airport Rd	Aviation Way N	29,374	0.34 mi
Airport Rd	Aviation Way N	28,342	0.34 mi
NC 280	Aviation Way N	30,675	0.35 mi



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SURROUNDINGS



MAP CREDIT: NOAA

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DEMOGRAPHICS

	1 mile	3 miles
Population	3,815	29,051
Households	1,655	12,088
Median Age	40.30	41.30
Median Household Income	\$60,351	\$70,820
Daytime Employees	4,408	21,063
Population Growth '24 - '29	+6.66%	+3.78%
Household Growth '24 - '29	+6.28%	+3.47%

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