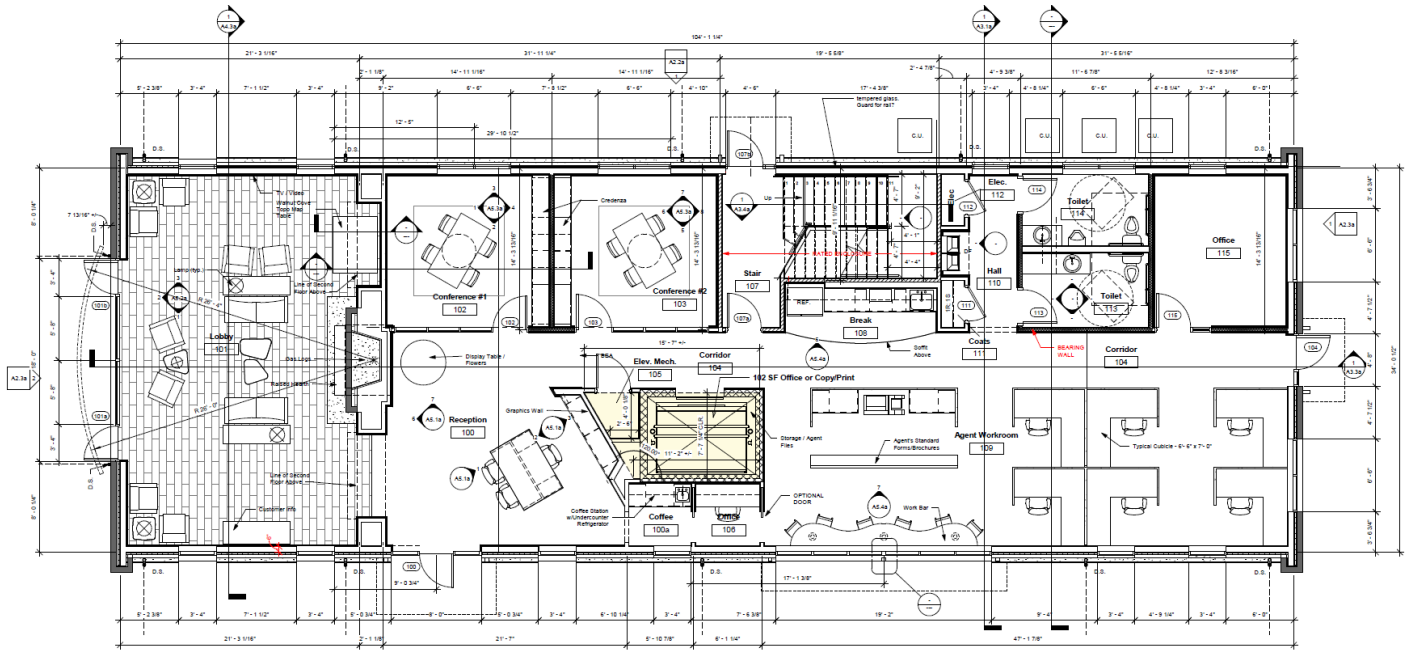
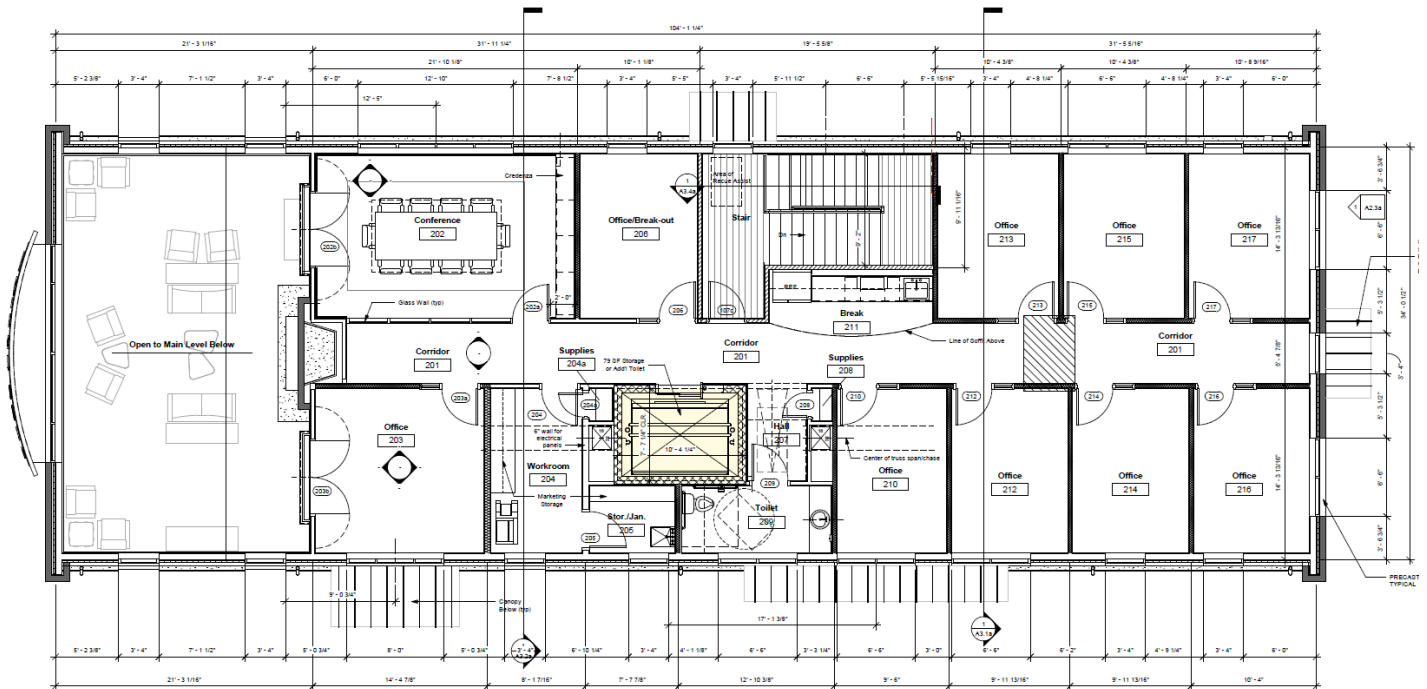


WALNUT VALLEY RETAIL CENTER

PAD 1 OPTIONS: BUILD-TO-SUIT, GROUND LEASE, MIXED-USE



FIRST FLOOR - POTENTIAL OFFICE LAYOUT (ALTERNATELY: MEDICAL, FINANCIAL SERVICES OR MIXED-USE RETAIL/OFFICE BUILDOUT)



2ND FLOOR - POTENTIAL OFFICE LAYOUT

Mark Morris CCIM

m 828-674-4350

markmorris@naiberly-hanks.com

Josh Smith

m 828-606-0974

josh@walnutcoveralty.com

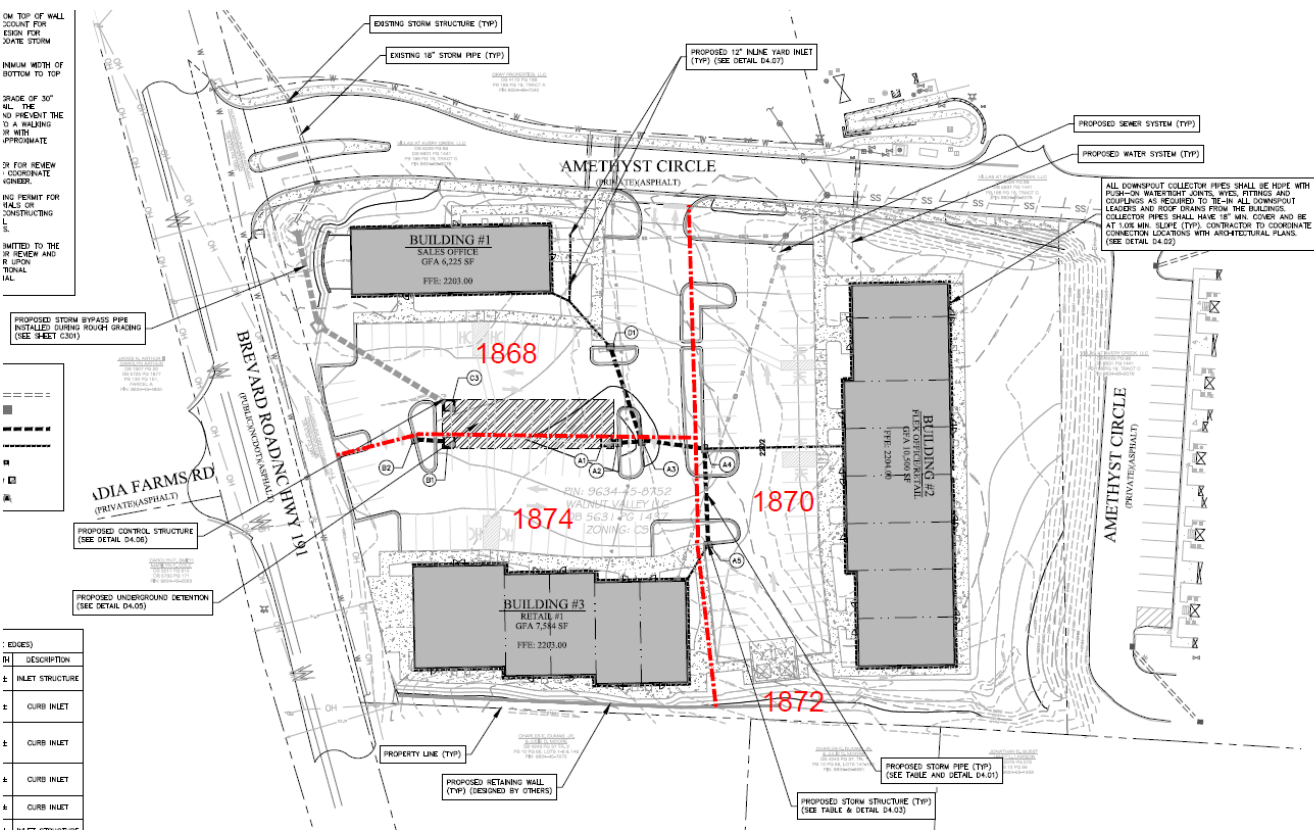
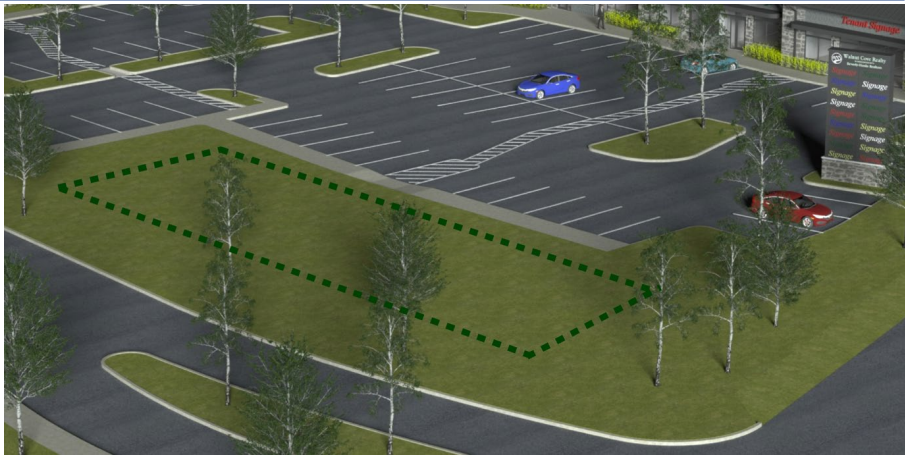
NAI Beverly Hanks – Allen Tate Real Estate Services

410 Executive Park

Asheville, NC 28801 | 828.210.3940

All information herein obtained from sources deemed reliable but not guaranteed and may change or be updated at any time without notice.

WALNUT VALLEY RETAIL CENTER



DEVELOPMENT DATA

OWNER/DEVELOPER: WALNUT VALLEY, LLC
 205 CANTON SQUARE ROAD
 ASHEVILLE, NC 28804
 (800) 300-XXXX

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 188 PATTON AVENUE
 ASHEVILLE, NC 28803
 JOHN WESLEY COLE, P.E.
 (828) 253-5388

SURVEYOR: COLL SURVEYING & DESIGN, PA
 549 ELM PARK DR, SUITE 707
 ASHEVILLE, NC 28804
 JOHN WESLEY COLE, PLS
 (828) 251-7055

ARCHITECT: FISHER ARCHITECTS, PA
 351 MERRIMAN AVENUE
 ASHEVILLE, NC 28801
 (828) 253-8285

PROJECT DATA

PARCEL: 0634-45-8752
ADDRESS: 1870 BREVARD RD, ASHEN
GRID BOUND/FASE: 963 / 147
SEE ACRES: 2.37 ACRES
ZONING: CS

SETBACKS:
 FRONT: 10'
 REAR: 10'
 CORNER: 10'

DISTURBED AREA: 2.37 AC

PARKING CALCULATIONS

VEHICULAR: (MIN. 1,200 SF)
 REQUIRED SPACES: 82
 SPACES PROVIDED: 99

HANDICAPPED SPACES:
 SPACES REQUIRED: 8
 SPACES PROVIDED: 8

BUILDING DATA

BUILDING	DESCRIPTION	HEIGHT	GFA
BUILDING 1	SALES OFFICE	10'	6,225 SF
BUILDING 2	OFFICE/RETAIL	10'	10,500 SF
BUILDING 3	RETAIL	10'	7,584 SF

INTERLUDE DATA

PRE-DEVELOPMENT	INTERLUDE	PERIOD
0.12 ACRES (0.05%)	2.24 ACRES (0.95%)	
1.53 ACRES (65%)	0.83 ACRES (35%)	

SOIL TYPE: C&C, U&U
SOIL GROUP: B, C



Mark Morris CCIM | **Josh Smith** | **NAI Beverly Hanks – Allen Tate Real Estate Services**
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