



# NNN Office/Medical Property

in Weaverville's quickly expanding commercial & medical corridor

**4 Northcrest, Weaverville, NC 28787**

Exclusively listed by:

**Jake Mossman, Commercial Broker** (828) 367-9148 | jakermossman@kw.com | NC 325658, NM 42567  
Keller Williams Commercial - 55 N Main St, Suite B, Weaverville, NC 28787

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

KW COMMERCIAL – GLOBAL  
1221 South MoPac Expressway  
Austin, TX 78746

# NNN Office Investment in an Emerging Medical Corridor

4 Northcrest Drive | Weaverville, NC 28787 | Offered at 6.3% Cap

A Stabilized NNN Investment Opportunity in the heart of the Weaverville Commercial Corridor and emerging Medical Corridor



Jake Mossman | KW Commercial is pleased to present 4 Northcrest Drive, Weaverville, NC 28787 – a 2,710 SF single-tenant office building fully leased on a Triple Net (NNN) basis to Whole Family Therapy, PLLC. Positioned at the corner of Northcrest Road and Monticello Road, directly in the path of Weaverville's rapidly expanding commercial and medical corridor, this asset offers investors a stable, passive income stream with scheduled rent escalations and significant long-term upside. With AdventHealth's 67-bed hospital now fully cleared for construction just minutes away (NC Supreme Court, December 2025), this property sits at the epicenter of one of Western North Carolina's most significant healthcare-driven growth stories.

6.30%

Cap Rate

\$56,700

Current year NOI  
NNN lease, minimal landlord  
expense

2,710SF

Building Size  
Single-tenant professional  
office

2027

Lease Expiration  
With one 3-year renewal  
option

# Property Overview

4 Northcrest Drive, Weaverville, NC 28787 | Parcel ID: 9733-70-1669-00000

- **Property Type:** Office | Free Standing | Medical/Dental Suitable | Showroom/Office
- **Year Built:** 1888 | Site Built | 2 Stories
- **Building Size:** 2,710 SF | Single-Tenant | 1 Building
- **Lot Size:** 0.42 Acres | Corner Lot | Level Terrain
- **Parking:** 13-Car Parking Lot | Paved | Publicly Maintained Road
- **Road Frontage:** 300 LF | Corner of Northcrest Road & Monticello Road
- **Roof:** Metal (Recently Replaced)
- **HVAC:** Systems Replaced Within Last Few Years
- **Utilities:** City Sewer | City Water | Electricity Connected
- **Zoning:** I-1 | Buncombe County | In City Limits
- **Flood Plain:** No
- **Elevation:** 2,000–2,500 ft.

---

## Building Features

- **8 Private Offices:** Two-story layout well-suited for professional, medical, or therapy use
- **2 Bathrooms:** Full bathrooms serving both floors
- **Covered Front Porch:** Welcoming entry with distinctive curb presence on a high-visibility corner lot
- **Attractive Landscaping:** Well-maintained exterior with mature landscaping

---

## Location & Site

Situated at the signalized corner of Northcrest Road and Monticello Road in Weaverville, NC, the property enjoys approximately 8,000 cars per day of traffic exposure. The site is level, fully paved, and benefits from 300 linear feet of road frontage. Neighboring tenants include Walmart Supercenter and Lowe's Home Improvement, with direct access to I-26 less than one mile away.

# Lease Overview

4 Northcrest Drive, Weaverville, NC 28787 | Parcel ID: 9733-70-1669-00000

- **Tenant:** Whole Family Therapy, PLLC (Professional Office / Therapy Practice)
- **Premises:** 2,710 SF | NNN (Triple Net) | Use: Business Office Only
- **Lease Term:** Commenced November 1, 2024 | Expires October 31, 2027
- **Renewal Option:** One (1) 3-Year Option | Auto-renews unless tenant provides 120-day written notice
- **Base Rent:** Until October 2026: \$4,742.50/mo (\$56,910/yr – 6.3% Cap)
- **Security Deposit:** \$4,725 (refundable within 30 days post-termination)
- **Rent Due:** 1st of month | Grace Period: 5 days | Late Fee: 8% of unpaid rent
- **Utilities & Maintenance:** Tenant pays all utilities and interior maintenance including HVAC (landlord covers HVAC replacement for normal wear)
- **Insurance:** Tenant carries \$1M general liability; landlord named as additional insured
- **Default:** 7-day cure for rent default; 10-day cure for lease violations
- **NNN Pass Throughs:** ~\$3.00/SF (\$677.50/mo) | Insurance: \$0.42/SF | Taxes: \$1.35/SF | CAM: \$1.23/SF

## Rent Schedule (Per Square Foot)

Lease Year	Base Rent/Month	Base Rent/Year	Est. NNN/Month	Total Rent/Month	Total Rent/Year
Year 1	\$4,742.50	\$56,910.00	\$677.50	\$5,420.00	\$65,040.00
Year 2	\$4,742.50	\$56,910.00	\$677.50	\$5,420.00	\$65,040.00
Year 3	\$4,883.63	\$58,603.50	\$677.50	\$5,561.13	\$66,733.50
<b>Renewal Option 1</b>					
Year 4	\$5,030.13	\$60,361.50	\$677.50	\$5,707.63	\$68,491.50
Year 5	\$5,181.03	\$62,172.38	\$677.50	\$5,858.53	\$70,302.38
Year 6	\$5,336.25	\$64,035.00	\$677.50	\$6,013.75	\$72,165.00

# Market Position & Investment Highlights

Asheville / Buncombe County Office Market — Location Advantage & Medical Office Upside

## Key Market Indicators

**Price/SF Range:** \$142.73 – \$375.76/SF | Avg. (Class B): ~\$310–\$330/SF

**Lease Rate Range:** \$22.00–\$28.00/SF FS

**Market Vacancy:** Submarket: 1.2% | Overall Market: 2.6%

**Sales Volume Trend:** 12-Mo. Volume: \$824.5K | Prior Year: \$6.27M

The Asheville/Buncombe County small office market remains active for owner-user acquisitions, with Class B suburban product trading in the \$285–\$375/SF range. Investment sales are limited but command strong pricing when stabilized with NNN tenants. Lease rates are holding firm at \$22–\$28/SF FS, with modest YOY rent growth of 1–2%.

## Why This Property Stands Out

### AdventHealth Hospital (Under Construction)

Located a short distance from the subject property. Upon completion, proximity to a major regional hospital significantly enhances the property's appeal as medical office space — a use already consistent with the current tenant (Whole Family Therapy, PLLC).

### Retail Corridor Anchors

Adjacent to Walmart and Lowe's, providing high traffic counts, strong commercial visibility, and convenient access for patients and clients.

### Medical Office Repositioning Potential

Medical office lease rates typically command \$28–\$40/SF NNN vs. the current \$21/SF. Should the current tenant opt-out of a future renewal, a future medical tenant could substantially increase NOI and support a higher valuation at the same or lower cap rate.

## Repositioning Value Scenario

Scenario	Rate	NOI	Cap Rate	Value
Year 3 Escalation	\$21.63/SF NNN	\$58,603.50	7.20%	\$813,938
Medical Reposition (Est.)	\$28–\$32/SF NNN	\$75,880–\$86,720	6.5–7.0%	\$1.08M–\$1.33M

The current tenant, Whole Family Therapy, PLLC, holds one (1) 3-year renewal option extending the lease through October 31, 2030. The tenant auto-renews unless 120-day written notice of non-renewal is provided. A medical office repositioning at higher market rates could be realizable in 2031 assuming the tenant exercises their renewal option.

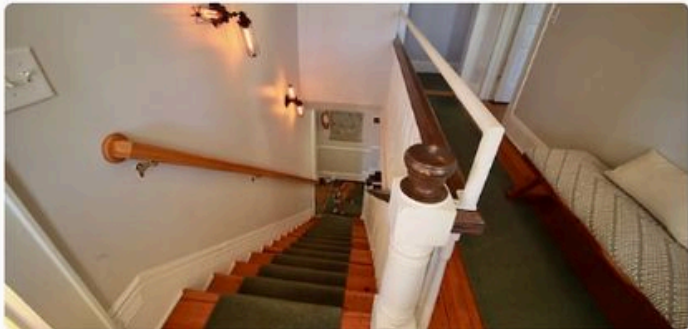
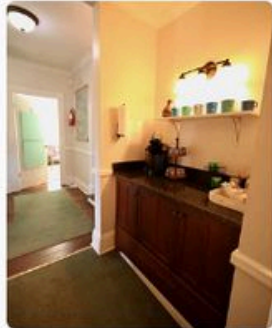
# Property Photos

4 Northcrest Drive | Weaverville, NC 28787



# Interior Photos

4 Northcrest Drive | Weaverville, NC 28787

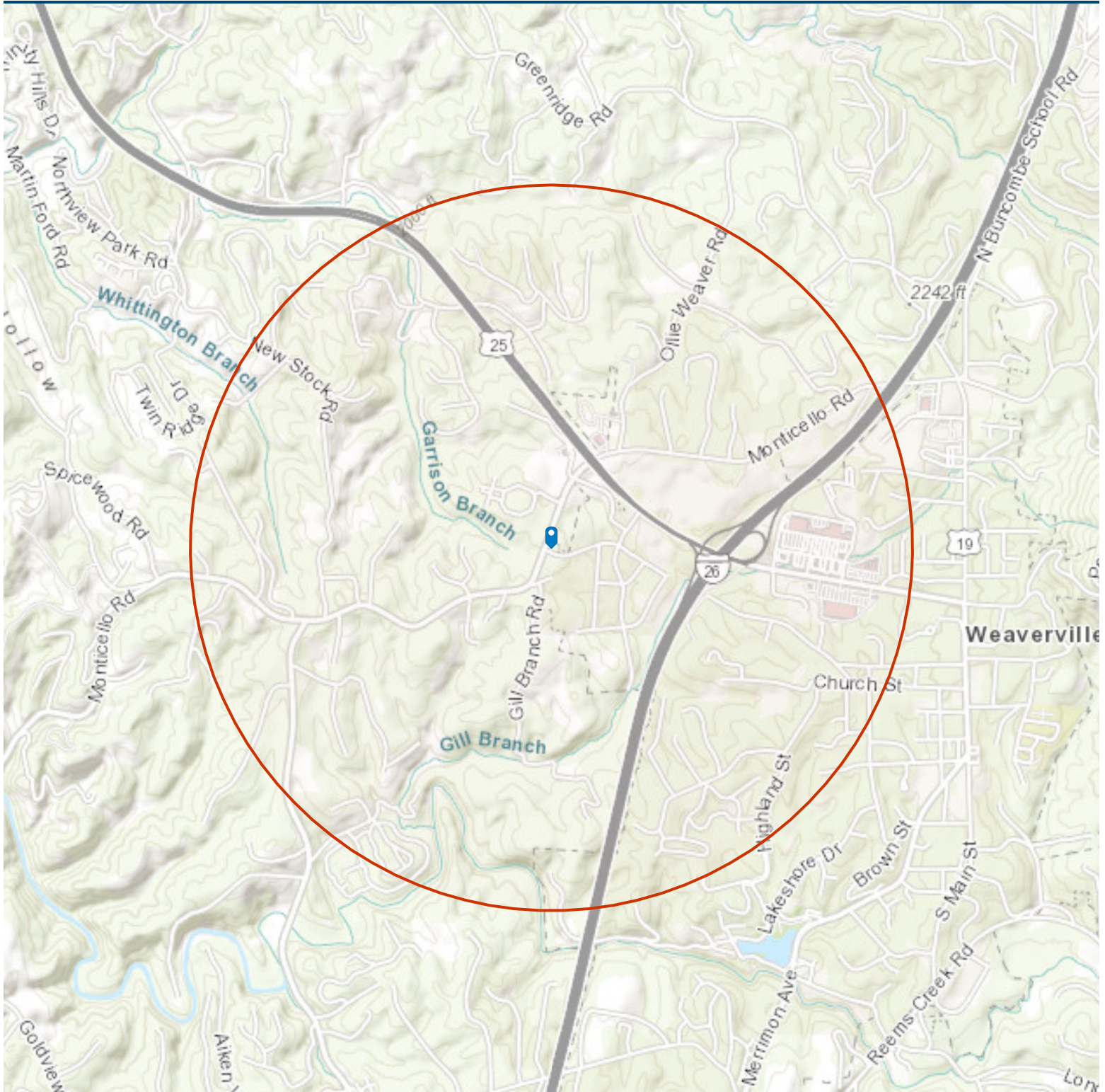




# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business  
Latitude: 35.70502  
Longitude: -82.58090



Source: Esri, Esri-Data Axle, U.S. Census



# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
 Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business  
 Latitude: 35.70502  
 Longitude: -82.58090

## 2025 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	2,588	1,331	43	3.1%	53.1%	51
16-24	221	148	17	10.3%	74.7%	67
25-54	940	842	22	2.5%	91.9%	90
55-64	360	227	3	1.3%	63.9%	63
65+	1,065	114	0	0.0%	10.7%	11

Industry	Employed	Percent	US Percent	Location Quotient
Total	1,331	100.0%	100.0%	-
Agriculture/Forestry/Fishing	3	0.2%	1.2%	0.17
Mining/Quarrying/Oil & Gas	0	0.0%	0.4%	0.00
Construction	28	2.1%	7.1%	0.30
Manufacturing	64	4.8%	9.6%	0.50
Wholesale Trade	1	0.1%	2.5%	0.04
Retail Trade	126	9.5%	10.8%	0.88
Transportation/Warehousing	84	6.3%	5.5%	1.15
Utilities	0	0.0%	0.8%	0.00
Information	14	1.1%	1.9%	0.58
Finance/Insurance	216	16.2%	4.8%	3.38
Real Estate/Rental/Leasing	11	0.8%	2.0%	0.40
Professional/Scientific/Tech	136	10.2%	8.0%	1.27
Management of Companies	0	0.0%	0.1%	0.00
Admin/Support/Waste Management	44	3.3%	3.8%	0.87
Educational Services	115	8.6%	9.0%	0.96
Health Care/Social Assistance	299	22.5%	14.5%	1.55
Arts/Entertainment/Recreation	41	3.1%	1.8%	1.72
Accommodation/Food Services	31	2.3%	6.5%	0.35
Other Services (Excluding Public)	67	5.0%	4.7%	1.06
Public Administration	51	3.8%	4.9%	0.78

Occupation	Employed	Percent	US Percent	Location Quotient
Total	1,331	100.0%	100.0%	-
White Collar	1,035	77.8%	61.8%	1.26
Management	98	7.4%	11.5%	0.64
Business/Financial	303	22.8%	6.0%	3.80
Computer/Mathematical	25	1.9%	3.7%	0.51
Architecture/Engineering	10	0.8%	1.9%	0.42
Life/Physical/Social Sciences	75	5.6%	1.0%	5.60
Community/Social Service	37	2.8%	1.9%	1.47
Legal	18	1.4%	1.1%	1.27
Education/Training/Library	97	7.3%	5.9%	1.24
Arts/Design/Entertainment	30	2.3%	2.0%	1.15
Healthcare Practitioner	143	10.7%	6.5%	1.65
Sales and Sales Related	79	5.9%	9.2%	0.64
Office/Administrative Support	120	9.0%	11.1%	0.81
Blue Collar	122	9.2%	22.3%	0.41
Farming/Fishing/Forestry	0	0.0%	0.6%	0.00
Construction/Extraction	20	1.5%	5.2%	0.29
Installation/Maintenance/Repair	39	2.9%	3.0%	0.97
Production	12	0.9%	5.4%	0.17
Transportation/Material Moving	51	3.8%	8.1%	0.47
Services	174	13.1%	15.9%	0.83
Healthcare Support	22	1.7%	3.4%	0.50
Protective Service	17	1.3%	2.0%	0.65
Food Preparation/Serving	30	2.3%	5.0%	0.46
Building Maintenance	61	4.6%	3.6%	1.28
Personal Care/Service	44	3.3%	1.9%	1.74

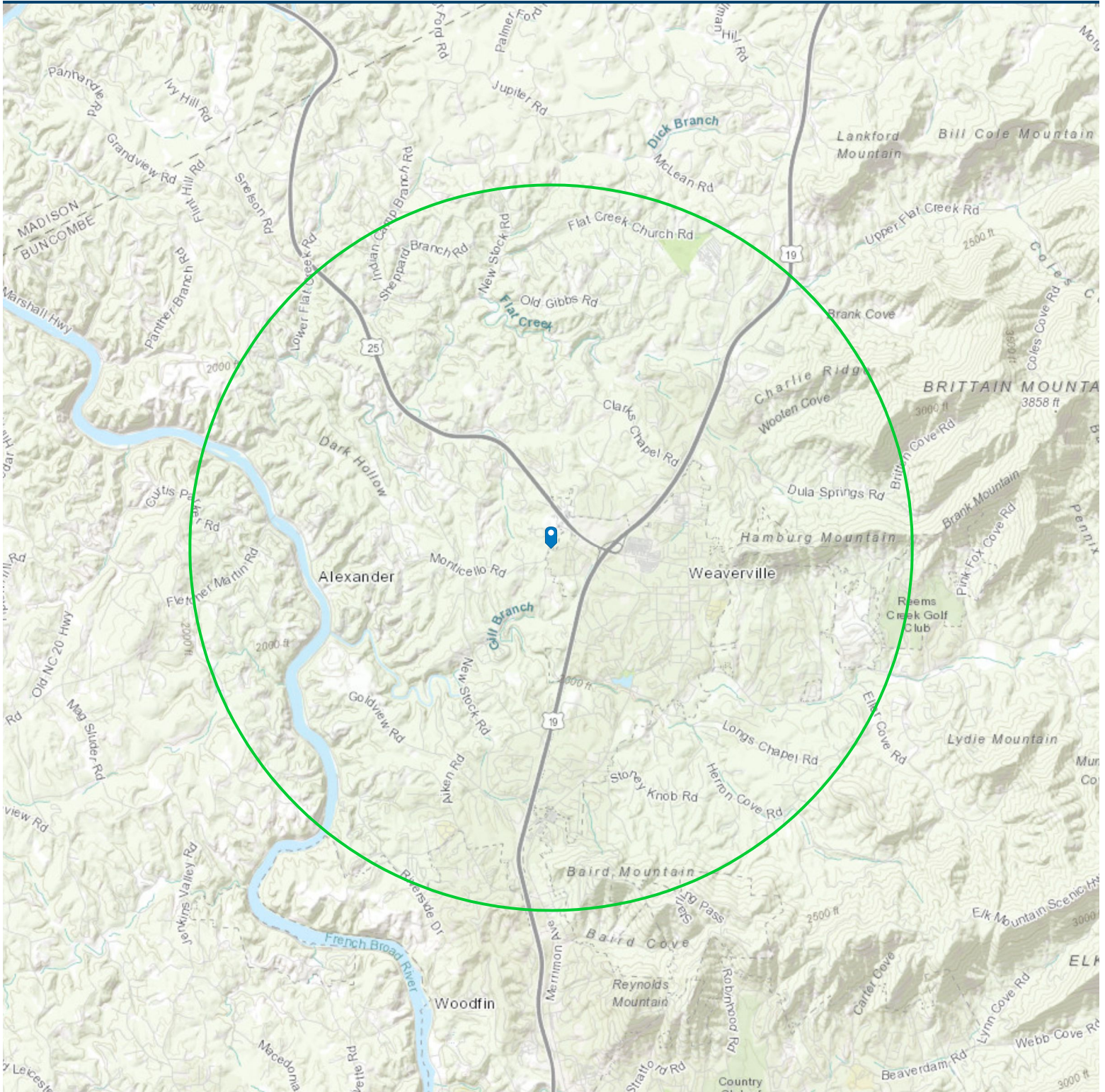
Source: Esri, Esri-Data Axle, U.S. Census



# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business  
Latitude: 35.70502  
Longitude: -82.58090



Source: Esri, Esri-Data Axle, U.S. Census



# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business

Latitude: 35.70502

Longitude: -82.58090

## 2025 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	14,672	8,155	214	2.6%	57.0%	56
16-24	1,387	811	48	5.6%	61.9%	58
25-54	6,174	4,937	152	3.0%	82.4%	80
55-64	2,166	1,464	14	0.9%	68.2%	68
65+	4,943	943	0	0.0%	19.1%	19

Industry	Employed	Percent	US Percent	Location Quotient
Total	8,155	100.0%	100.0%	-
Agriculture/Forestry/Fishing	49	0.6%	1.2%	0.50
Mining/Quarrying/Oil & Gas	10	0.1%	0.4%	0.25
Construction	637	7.8%	7.1%	1.10
Manufacturing	771	9.5%	9.6%	0.99
Wholesale Trade	111	1.4%	2.5%	0.56
Retail Trade	913	11.2%	10.8%	1.04
Transportation/Warehousing	417	5.1%	5.5%	0.93
Utilities	12	0.1%	0.8%	0.12
Information	95	1.2%	1.9%	0.63
Finance/Insurance	443	5.4%	4.8%	1.12
Real Estate/Rental/Leasing	214	2.6%	2.0%	1.30
Professional/Scientific/Tech	568	7.0%	8.0%	0.88
Management of Companies	0	0.0%	0.1%	0.00
Admin/Support/Waste Management	279	3.4%	3.8%	0.89
Educational Services	656	8.0%	9.0%	0.89
Health Care/Social Assistance	1,737	21.3%	14.5%	1.47
Arts/Entertainment/Recreation	240	2.9%	1.8%	1.61
Accommodation/Food Services	391	4.8%	6.5%	0.74
Other Services (Excluding Public)	372	4.6%	4.7%	0.98
Public Administration	240	2.9%	4.9%	0.59

Occupation	Employed	Percent	US Percent	Location Quotient
Total	8,155	100.0%	100.0%	-
White Collar	5,479	67.2%	61.8%	1.09
Management	1,002	12.3%	11.5%	1.07
Business/Financial	702	8.6%	6.0%	1.43
Computer/Mathematical	122	1.5%	3.7%	0.41
Architecture/Engineering	174	2.1%	1.9%	1.11
Life/Physical/Social Sciences	257	3.2%	1.0%	3.20
Community/Social Service	249	3.1%	1.9%	1.63
Legal	133	1.6%	1.1%	1.45
Education/Training/Library	485	5.9%	5.9%	1.00
Arts/Design/Entertainment	195	2.4%	2.0%	1.20
Healthcare Practitioner	651	8.0%	6.5%	1.23
Sales and Sales Related	809	9.9%	9.2%	1.08
Office/Administrative Support	700	8.6%	11.1%	0.77
Blue Collar	1,429	17.5%	22.3%	0.78
Farming/Fishing/Forestry	33	0.4%	0.6%	0.67
Construction/Extraction	383	4.7%	5.2%	0.90
Installation/Maintenance/Repair	222	2.7%	3.0%	0.90
Production	331	4.1%	5.4%	0.76
Transportation/Material Moving	460	5.6%	8.1%	0.69
Services	1,244	15.3%	15.9%	0.96
Healthcare Support	276	3.4%	3.4%	1.00
Protective Service	96	1.2%	2.0%	0.60
Food Preparation/Serving	365	4.5%	5.0%	0.90
Building Maintenance	321	3.9%	3.6%	1.08
Personal Care/Service	186	2.3%	1.9%	1.21

Source: Esri, Esri-Data Axle, U.S. Census



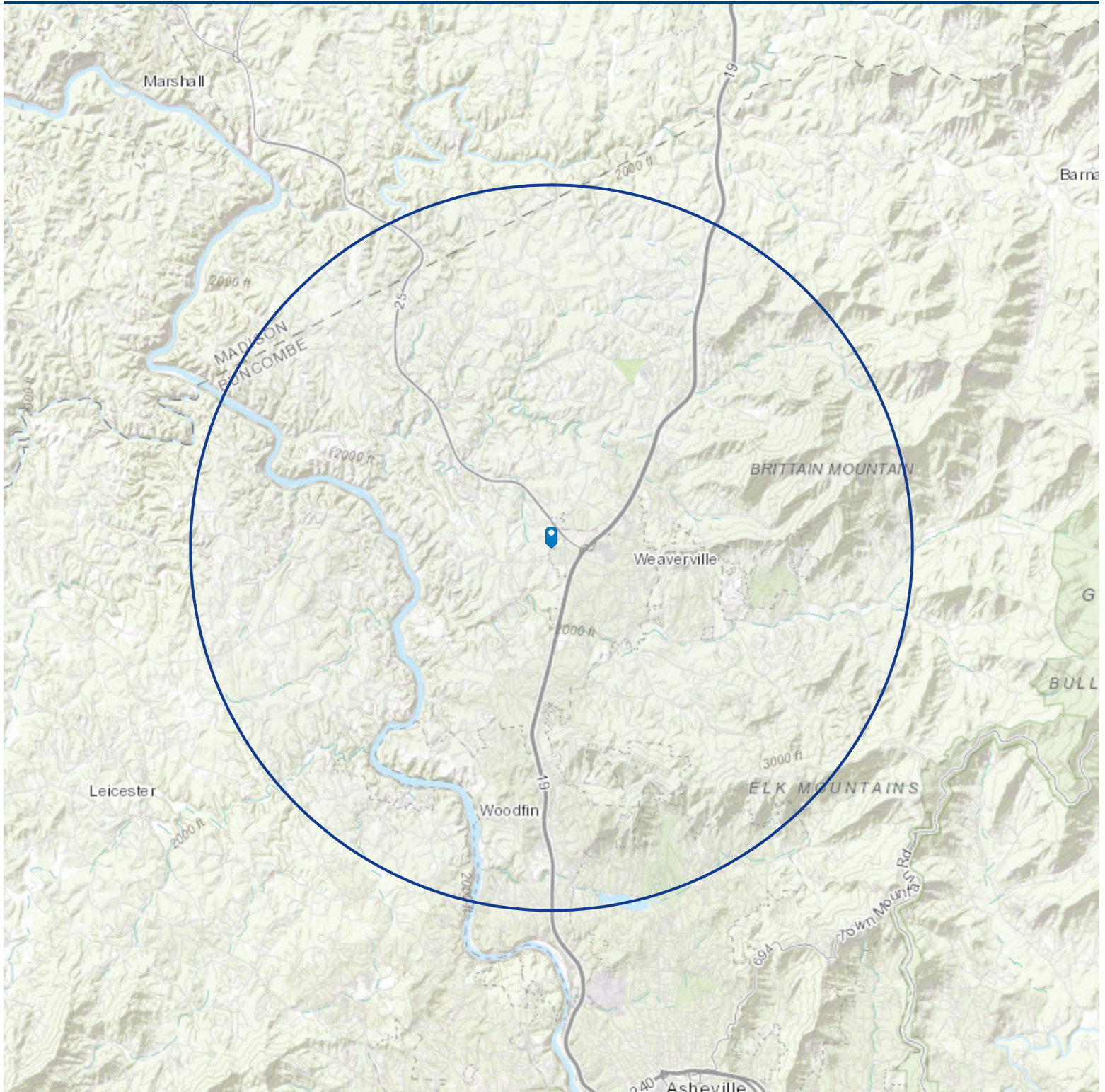
# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business

Latitude: 35.70502

Longitude: -82.58090





# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business

Latitude: 35.70502

Longitude: -82.58090

## 2025 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	30,091	15,926	708	4.3%	55.3%	53
16-24	2,904	1,516	101	6.2%	55.7%	52
25-54	13,179	9,922	544	5.2%	79.4%	75
55-64	4,533	2,902	29	1.0%	64.7%	64
65+	9,474	1,586	33	2.0%	17.1%	17

Industry	Employed	Percent	US Percent	Location Quotient
Total	15,926	100.0%	100.0%	-
Agriculture/Forestry/Fishing	192	1.2%	1.2%	1.00
Mining/Quarrying/Oil & Gas	33	0.2%	0.4%	0.50
Construction	1,407	8.8%	7.1%	1.24
Manufacturing	1,583	9.9%	9.6%	1.03
Wholesale Trade	237	1.5%	2.5%	0.60
Retail Trade	1,743	10.9%	10.8%	1.01
Transportation/Warehousing	675	4.2%	5.5%	0.76
Utilities	79	0.5%	0.8%	0.62
Information	157	1.0%	1.9%	0.53
Finance/Insurance	637	4.0%	4.8%	0.83
Real Estate/Rental/Leasing	446	2.8%	2.0%	1.40
Professional/Scientific/Tech	1,164	7.3%	8.0%	0.91
Management of Companies	0	0.0%	0.1%	0.00
Admin/Support/Waste Management	507	3.2%	3.8%	0.84
Educational Services	1,199	7.5%	9.0%	0.83
Health Care/Social Assistance	3,156	19.8%	14.5%	1.37
Arts/Entertainment/Recreation	420	2.6%	1.8%	1.44
Accommodation/Food Services	841	5.3%	6.5%	0.82
Other Services (Excluding Public)	847	5.3%	4.7%	1.13
Public Administration	605	3.8%	4.9%	0.78

Occupation	Employed	Percent	US Percent	Location Quotient
Total	15,926	100.0%	100.0%	-
White Collar	10,169	63.9%	61.8%	1.04
Management	2,011	12.6%	11.5%	1.10
Business/Financial	1,091	6.9%	6.0%	1.15
Computer/Mathematical	249	1.6%	3.7%	0.43
Architecture/Engineering	327	2.1%	1.9%	1.11
Life/Physical/Social Sciences	318	2.0%	1.0%	2.00
Community/Social Service	426	2.7%	1.9%	1.42
Legal	249	1.6%	1.1%	1.45
Education/Training/Library	994	6.2%	5.9%	1.05
Arts/Design/Entertainment	445	2.8%	2.0%	1.40
Healthcare Practitioner	1,250	7.8%	6.5%	1.20
Sales and Sales Related	1,618	10.2%	9.2%	1.11
Office/Administrative Support	1,191	7.5%	11.1%	0.68
Blue Collar	3,104	19.5%	22.3%	0.88
Farming/Fishing/Forestry	78	0.5%	0.6%	0.83
Construction/Extraction	949	6.0%	5.2%	1.15
Installation/Maintenance/Repair	493	3.1%	3.0%	1.03
Production	712	4.5%	5.4%	0.83
Transportation/Material Moving	872	5.5%	8.1%	0.68
Services	2,653	16.7%	15.9%	1.04
Healthcare Support	655	4.1%	3.4%	1.21
Protective Service	340	2.1%	2.0%	1.05
Food Preparation/Serving	731	4.6%	5.0%	0.92
Building Maintenance	556	3.5%	3.6%	0.97
Personal Care/Service	371	2.3%	1.9%	1.21

Source: Esri, Esri-Data Axle, U.S. Census



# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business

Latitude: 35.70502

Longitude: -82.58090

	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Businesses:	170		612		1,143		10,295		35,315			
Total Employees:	1,824		5,879		17,169		62		34		29	
Total Residential Population:	2,961		17,169									
Employee/Residential Population Ratio (per 100)	62		34		29							
<b>by NAICS Codes</b>												
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.2%	2	0.0%	5	0.4%	11	0.1%
Mining	0	0.0%	0	0.0%	2	0.3%	33	0.6%	2	0.2%	36	0.3%
Utilities	0	0.0%	0	0.0%	0	0.0%	17	0.3%	3	0.3%	113	1.1%
Construction	14	8.2%	68	3.7%	74	12.1%	427	7.3%	151	13.2%	1,133	11.0%
Manufacturing	5	2.9%	146	8.0%	24	3.9%	638	10.9%	48	4.2%	981	9.5%
Wholesale Trade	3	1.8%	19	1.0%	15	2.5%	504	8.6%	28	2.4%	589	5.7%
Retail Trade	37	21.8%	744	40.8%	96	15.7%	1,326	22.6%	162	14.2%	1,818	17.7%
Motor Vehicle & Parts Dealers	4	2.4%	16	0.9%	10	1.6%	46	0.8%	17	1.5%	65	0.6%
Furniture & Home Furnishings Stores	1	0.6%	4	0.2%	4	0.7%	10	0.2%	10	0.9%	24	0.2%
Electronics & Appliance Stores	1	0.6%	1	0.1%	2	0.3%	2	0.0%	5	0.4%	10	0.1%
Bldg Material & Garden Equipment & Food & Beverage Stores	4	2.4%	277	15.2%	10	1.6%	372	6.3%	16	1.4%	392	3.8%
Food & Beverage Stores	5	2.9%	99	5.4%	16	2.6%	347	5.9%	29	2.5%	540	5.2%
Health & Personal Care Stores	4	2.4%	40	2.2%	8	1.3%	73	1.2%	11	1.0%	186	1.8%
Gasoline Stations	1	0.6%	7	0.4%	6	1.0%	26	0.4%	8	0.7%	34	0.3%
Clothing & Clothing Accessories Stores	1	0.6%	2	0.1%	3	0.5%	12	0.2%	6	0.5%	21	0.2%
Sport Goods, Hobby, Book, & Music Stores	9	5.3%	31	1.7%	23	3.8%	73	1.2%	40	3.5%	156	1.5%
General Merchandise Stores	5	2.9%	268	14.7%	15	2.5%	365	6.2%	21	1.8%	388	3.8%
Miscellaneous Store Retailers												
Nonstore Retailers												
Transportation & Warehousing	4	2.4%	19	1.0%	11	1.8%	54	0.9%	26	2.3%	160	1.6%
Information	5	2.9%	22	1.2%	13	2.1%	74	1.3%	23	2.0%	103	1.0%
Finance & Insurance	12	7.1%	50	2.7%	27	4.4%	109	1.9%	44	3.8%	164	1.6%
Central Bank/Credit Intermediation & Related	6	3.5%	35	1.9%	12	2.0%	67	1.1%	16	1.4%	86	0.8%
Securities, Commodity Contracts & Other	2	1.2%	5	0.3%	6	1.0%	14	0.2%	11	1.0%	29	0.3%
Insurance Carriers & Related Activities;	3	1.8%	10	0.5%	9	1.5%	28	0.5%	17	1.5%	49	0.5%
Real Estate, Rental & Leasing	14	8.2%	56	3.1%	40	6.5%	166	2.8%	62	5.4%	275	2.7%
Professional, Scientific & Tech Services	10	5.9%	62	3.4%	46	7.5%	237	4.0%	89	7.8%	447	4.3%
Legal Services	0	0.0%	2	0.1%	2	0.3%	7	0.1%	8	0.7%	28	0.3%
Management of Companies & Enterprises	0	0.0%	1	0.1%	3	0.5%	12	0.2%	5	0.4%	19	0.2%
Administrative & Support & Waste Management	2	1.2%	9	0.5%	15	2.5%	61	1.0%	38	3.3%	242	2.4%
Educational Services	2	1.2%	36	2.0%	12	2.0%	415	7.1%	26	2.3%	803	7.8%
Health Care & Social Assistance	11	6.5%	155	8.5%	39	6.4%	454	7.7%	78	6.8%	1,287	12.5%
Arts, Entertainment & Recreation	1	0.6%	4	0.2%	11	1.8%	49	0.8%	22	1.9%	88	0.9%
Accommodation & Food Services	18	10.6%	287	15.7%	54	8.8%	748	12.7%	90	7.9%	1,085	10.5%
Accommodation	1	0.6%	10	0.5%	5	0.8%	34	0.6%	13	1.1%	85	0.8%
Food Services & Drinking Places	17	10.0%	277	15.2%	49	8.0%	714	12.1%	77	6.7%	1,000	9.7%
Other Services (except Public Administration)	24	14.1%	82	4.5%	81	13.2%	325	5.5%	151	13.2%	586	5.7%
Automotive Repair & Maintenance	2	1.2%	6	0.3%	15	2.5%	70	1.2%	26	2.3%	99	1.0%
Public Administration	2	1.2%	64	3.5%	9	1.5%	228	3.9%	17	1.5%	348	3.4%
Unclassified Establishments	7	4.1%	0	0.0%	39	6.4%	2	0.0%	71	6.2%	8	0.1%



# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
 Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business  
 Latitude: 35.70502  
 Longitude: -82.58090

POPULATION BY AGE	CENSUS 2010		2025		2030	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	70	4%	102	3%	114	3%
5 - 9	102	6%	108	4%	117	3%
10 - 14	101	6%	138	5%	126	4%
15 - 19	82	5%	125	4%	151	5%
20 - 24	70	4%	121	4%	153	5%
Total	147	8%	291	10%	315	9%
35- 44	214	12%	313	11%	346	10%
45 - 54	284	16%	336	11%	364	11%
55 - 64	255	15%	360	12%	419	12%
65 - 74	218	13%	490	17%	462	14%
75 - 84	132	8%	419	14%	554	17%
85 +	75	4%	156	5%	236	7%

POPULATION BY SEX	2010	2025	2030
2010 Male Population	841	1,359	1,536
2010 Female Population	926	1,602	1,819



# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
 Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business  
 Latitude: 35.70502  
 Longitude: -82.58090

POPULATION BY AGE	CENSUS 2010		2025		2030	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	717	5%	711	4%	709	4%
5 - 9	800	6%	767	4%	752	4%
10 - 14	768	6%	847	5%	813	5%
15 - 19	733	5%	806	5%	840	5%
20 - 24	634	5%	754	4%	805	4%
Total	1,514	11%	1,852	11%	1,864	10%
35 - 44	1,762	13%	2,218	13%	2,226	12%
45 - 54	2,159	16%	2,104	12%	2,262	13%
55 - 64	2,122	15%	2,166	13%	2,229	12%
65 - 74	1,298	9%	2,606	15%	2,470	14%
75 - 84	772	6%	1,821	11%	2,306	13%
85 +	322	2%	516	3%	732	4%

POPULATION BY SEX	2010	2025	2030
2010 Male Population	6,869	8,288	8,649
2010 Female Population	7,079	8,881	9,356



# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business  
Latitude: 35.70502  
Longitude: -82.58090

POPULATION BY AGE	CENSUS 2010		2025		2030	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	1,557	5%	1,489	4%	1,465	4%
5 - 9	1,703	6%	1,651	5%	1,585	4%
10 - 14	1,628	6%	1,717	5%	1,711	5%
15 - 19	1,578	5%	1,701	5%	1,672	5%
20 - 24	1,456	5%	1,571	4%	1,598	4%
Total	3,399	12%	4,095	12%	3,966	11%
35- 44	3,776	13%	4,718	13%	4,841	13%
45 - 54	4,462	15%	4,366	12%	4,674	13%
55 - 64	4,456	15%	4,533	13%	4,496	12%
65 - 74	2,484	9%	5,151	15%	4,878	13%
75 - 84	1,574	5%	3,363	10%	4,165	11%
85 +	620	2%	960	3%	1,284	4%

POPULATION BY SEX	2010	2025	2030
2010 Male Population	14,690	17,378	17,817
2010 Female Population	14,888	17,937	18,518

## POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	2,366	13,284	27,187
Less than 9th Grade	0.9%	2.4%	2.2%
9th - 12th Grade, No Diploma	0.4%	2.7%	3.5%
High School Graduate	6.9%	14.5%	16.6%
GED/Alternative Credential	2.4%	3.2%	3.0%
Some College, No Degree	6.7%	14.5%	15.5%
Associate Degree	14.5%	10.2%	10.0%
Bachelor's Degree	23.8%	26.7%	27.0%
Graduate/Professional Degree	44.3%	25.8%	22.2%

## POPULATION 15+ BY MARITAL STATUS 2025

Total	2,613	14,845	30,458
Never Married	22.9%	27.7%	28.2%
Married	60.0%	54.7%	53.9%
Widowed	6.2%	7.2%	7.8%
Divorced	10.9%	10.4%	10.0%



# Office Specialty Report (Esri 2025)

4 Northcrest Dr, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business

Latitude: 35.70502  
Longitude: -82.58090

## HOUSEHOLDS BY INCOME

Household Income Base	1,311	7,446	14,835
<\$15,000	5.4%	6.3%	6.1%
\$15,000 - \$24,999	2.4%	4.7%	5.8%
\$25,000 - \$34,999	4.3%	5.6%	5.1%
\$35,000 - \$49,999	11.0%	9.5%	9.1%
\$50,000 - \$74,999	22.3%	18.1%	17.4%
\$75,000 - \$99,999	11.6%	14.7%	15.0%
\$100,000 - \$149,999	17.5%	19.6%	19.3%
\$150,000 - \$199,999	13.4%	10.6%	10.1%
\$200,000+	12.1%	10.7%	12.2%
Average Household Income	\$118,065	\$109,315	\$114,874

## HOUSEHOLDS BY TYPE

Total	721	5,798	11,831
Households with 1 Person	30.1%	27.3%	25.7%
Households with 2+ People	69.9%	72.7%	74.3%
Family Households	65.5%	67.0%	67.7%
Husband-wife Families	52.6%	52.8%	53.4%
With Related Children	17.9%	18.5%	19.3%
Other Family (No Spouse Present)	12.9%	14.2%	14.3%
Other Family with Male Householder	4.0%	4.6%	4.7%
With Related Children	1.9%	2.6%	2.7%
Other Family with Female Householder	8.9%	9.6%	9.6%
With Related Children	4.3%	5.7%	5.8%
Nonfamily Households	4.4%	5.7%	6.6%
All Households with Children	24.7%	27.3%	28.3%
Multigenerational Households	1.8%	2.7%	2.8%
Unmarried Partner Households	4.0%	5.5%	6.0%
Male-female	3.2%	4.3%	4.7%
Same-sex	0.8%	1.2%	1.3%

## HOUSEHOLD BY SIZE

Total	722	5,800	11,833
1 Person Household	30.1%	27.3%	25.7%
2 Person Household	41.3%	40.3%	40.4%
3 Person Household	13.3%	15.0%	15.6%
4 Person Household	9.7%	10.7%	11.2%
5 Person Household	4.2%	4.6%	4.6%
6 Person Household	1.0%	1.5%	1.7%
7 + Person Household	0.6%	0.7%	0.8%





