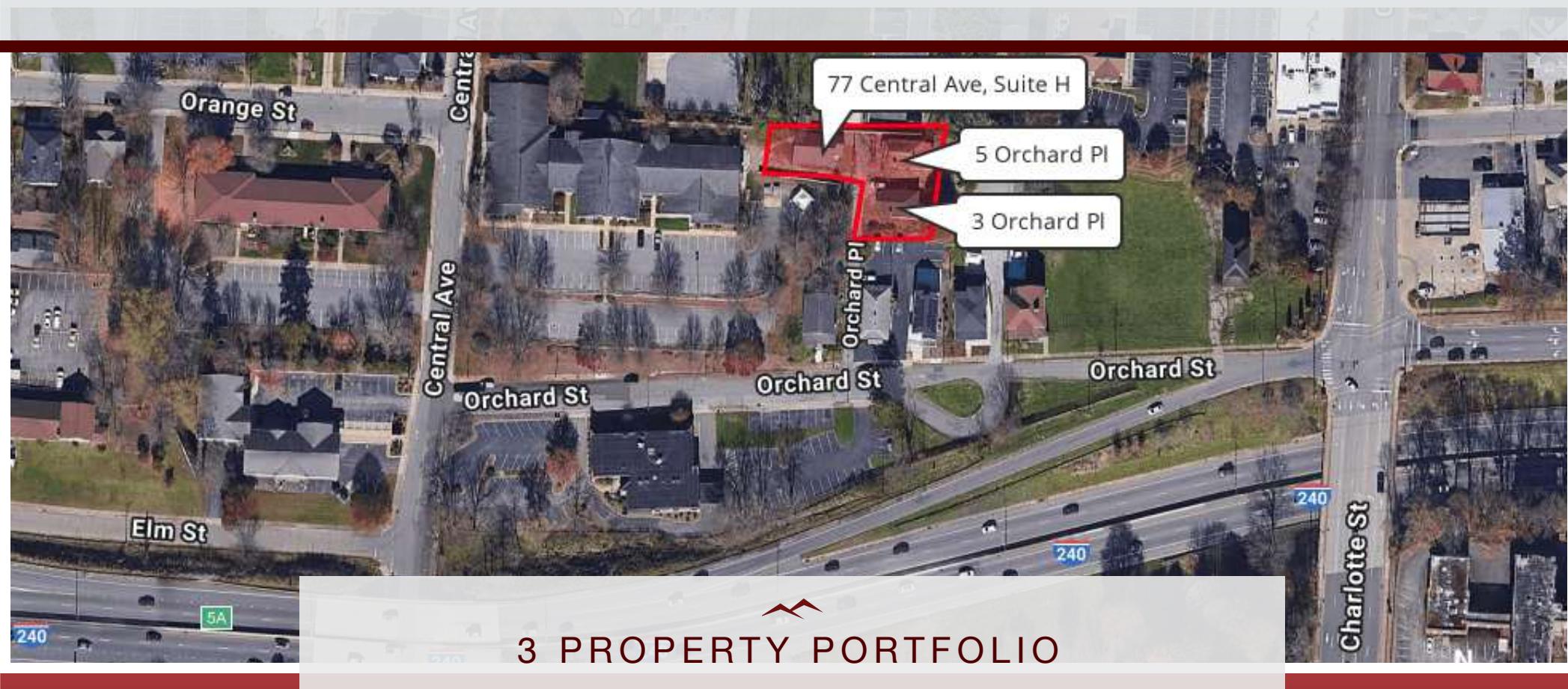




Dewey Property Advisors

PORTFOLIO OPPORTUNITY IN ASHEVILLE'S CENTRAL BUSINESS DISTRICT



3 PROPERTY PORTFOLIO

3 & 5 ORCHARD PLACE, 77 CENTRAL AVE #H, ASHEVILLE, NC 28801

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PROPERTY DESCRIPTION



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Rare opportunity to own a strategically positioned portfolio of three commercial properties in the Central Business District of Downtown Asheville! Ideal for investors, owner-users, or developers, this offering includes two Orchard Place addresses and a commercial suite on Central Avenue, each with distinct potential and long-term value.

Property 1: 77 Q Central Avenue, Suite H

Size: 1,102 SF | Lot: 0.08 Acres

This versatile commercial suite is offered in shell condition, providing a blank canvas for a wide variety of uses. Whether for retail, office, or specialty space, this property is primed for transformation.

- Shell condition with easy upfit potential
- No HOA Restrictions
- Parking: Negotiable, to be determined during purchase agreement
- Excellent opportunity for a buyer seeking customization in a well-located Asheville corridor

Property 2: 3 Orchard Place

Size: 768 SF | Lot: 0.09 Acres

Fully renovated and move-in ready, this charming property is ideal for office, boutique retail, or professional services. It sits just steps away from Asheville's bustling core, offering excellent visibility and accessibility

- Renovated structure with immediate usability for personal residential / rental property
- Prime opportunity for a small business to operate, or investor seeking rental income

Property 3: 5 Orchard Place

Size: 958 SF | Lot: 0.10 Acres

This property has a structure, but the highest and best use is likely to redevelop the parcel. Whether rebuilding a new structure or converting the lot into dedicated parking for 3 & 77, the flexibility of this property supports a range of value-add strategies.

- Potential to support and enhance the usability of the adjacent Orchard Place properties
- Ideal for infill development or owner-user expansion
- Don't miss this chance to acquire a multi-property footprint in one of Asheville's most desirable and rapidly growing areas. This portfolio provides both immediate usability and long-term upside through redevelopment or repositioning

3 ORCHARD PLACE - EXTERIOR



3 ORCHARD PLACE - INTERIOR ROOMS



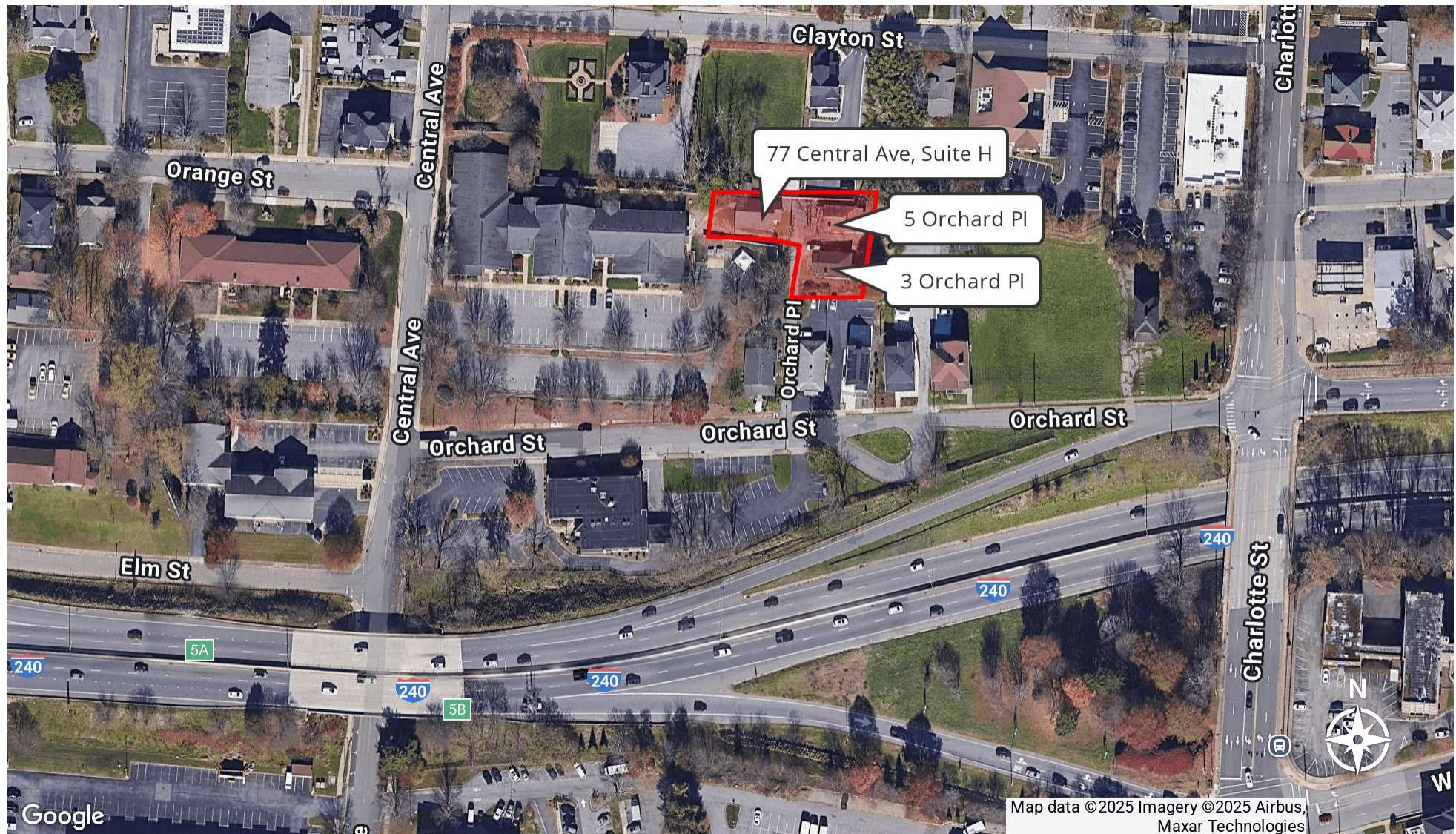
3 ORCHARD - KITCHEN & BATH



5 ORCHARD PLACE



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

Total Population

659 2,666 9,471

Average Age

44 44 43

Average Age (Male)

44 43 43

Average Age (Female)

44 45 44

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

Total Households

372 1,440 4,855

of Persons per HH

1.8 1.9 2

Average HH Income

\$94,328 \$90,206 \$99,229

Average House Value

\$730,792 \$746,813 \$703,116

Demographics data derived from AlphaMap

