

For Lease

7,500 SF | \$13.60 SF/yr  
Flex Space





## Suite #20, 11 Sullivan Way

Asheville, North Carolina 28803

### Property Overview

Discover 7,500 SF of versatile showroom/warehouse space, including 1,276 SF of office, ideal for a variety of uses. This flexible interior features one dock door, on-site parking and access to an incredible courtyard. Located on Sweeten Creek Road, just minutes from Biltmore Village, this property sits in the newly designated "Design District," surrounded by high-traffic neighbors like Atelier Maison, ID.ology Interiors & Design, and Livingstone Design & Build. A prime opportunity in a thriving creative hub! Tenant responsible for Electric and TICAM, Landlord pays for Gas, water, and sewer.

### Offering Summary

Lease Rate:	\$13.60 SF/yr (NNN)
Use:	Showroom, Warehouse, Office, Retail, Flex
Available SF:	7,500 SF
Dock Doors:	1

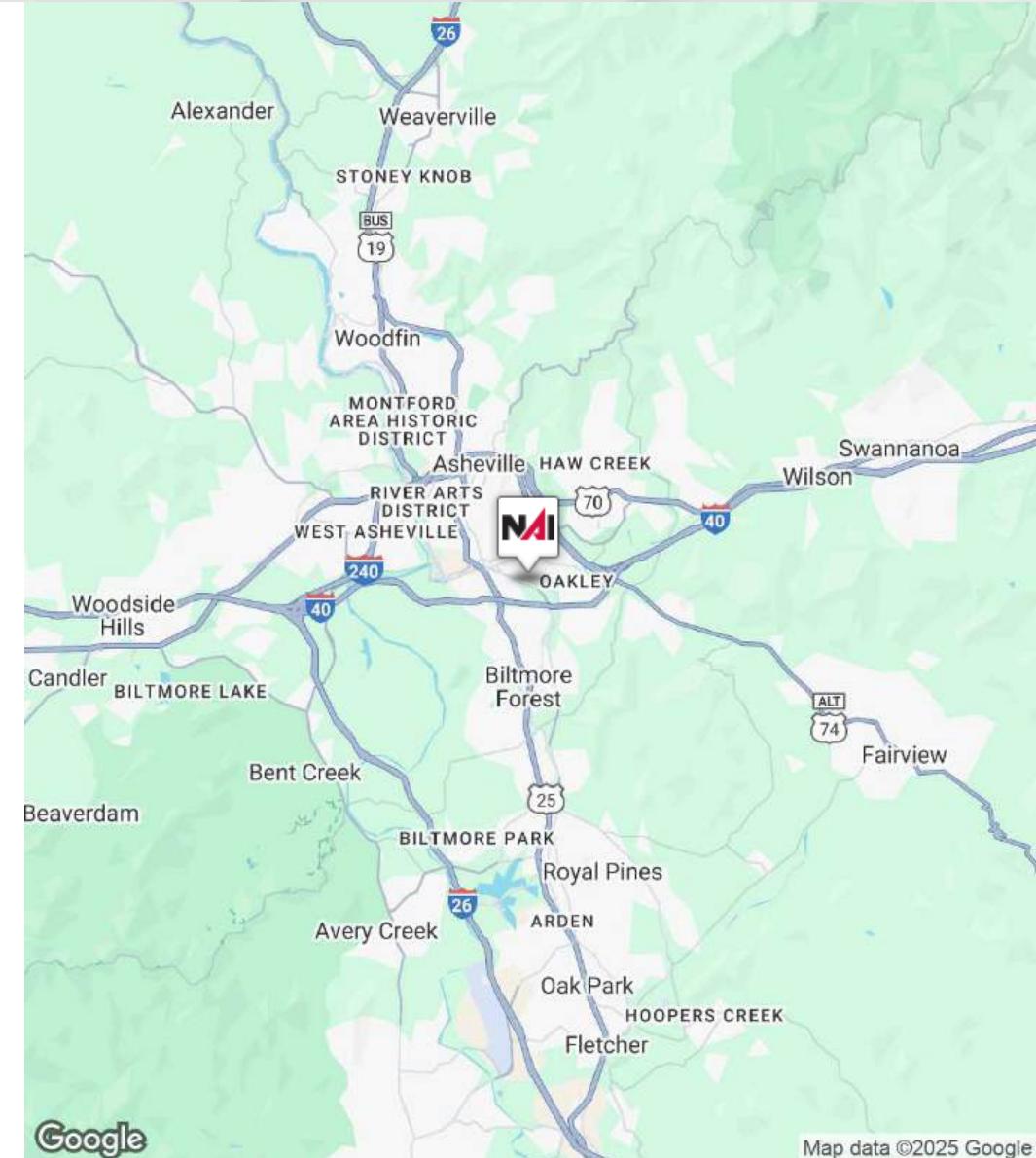
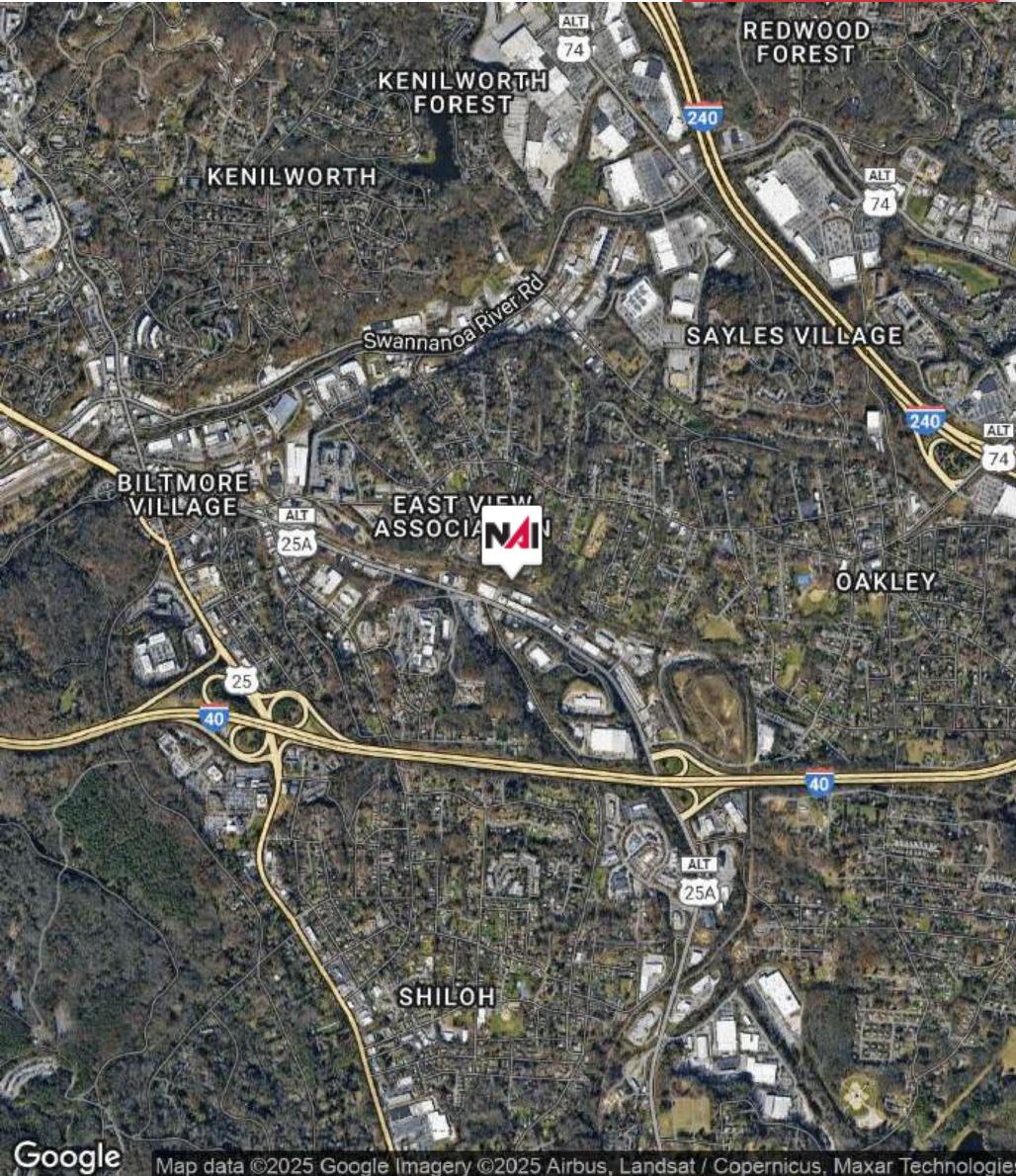
### For More Information

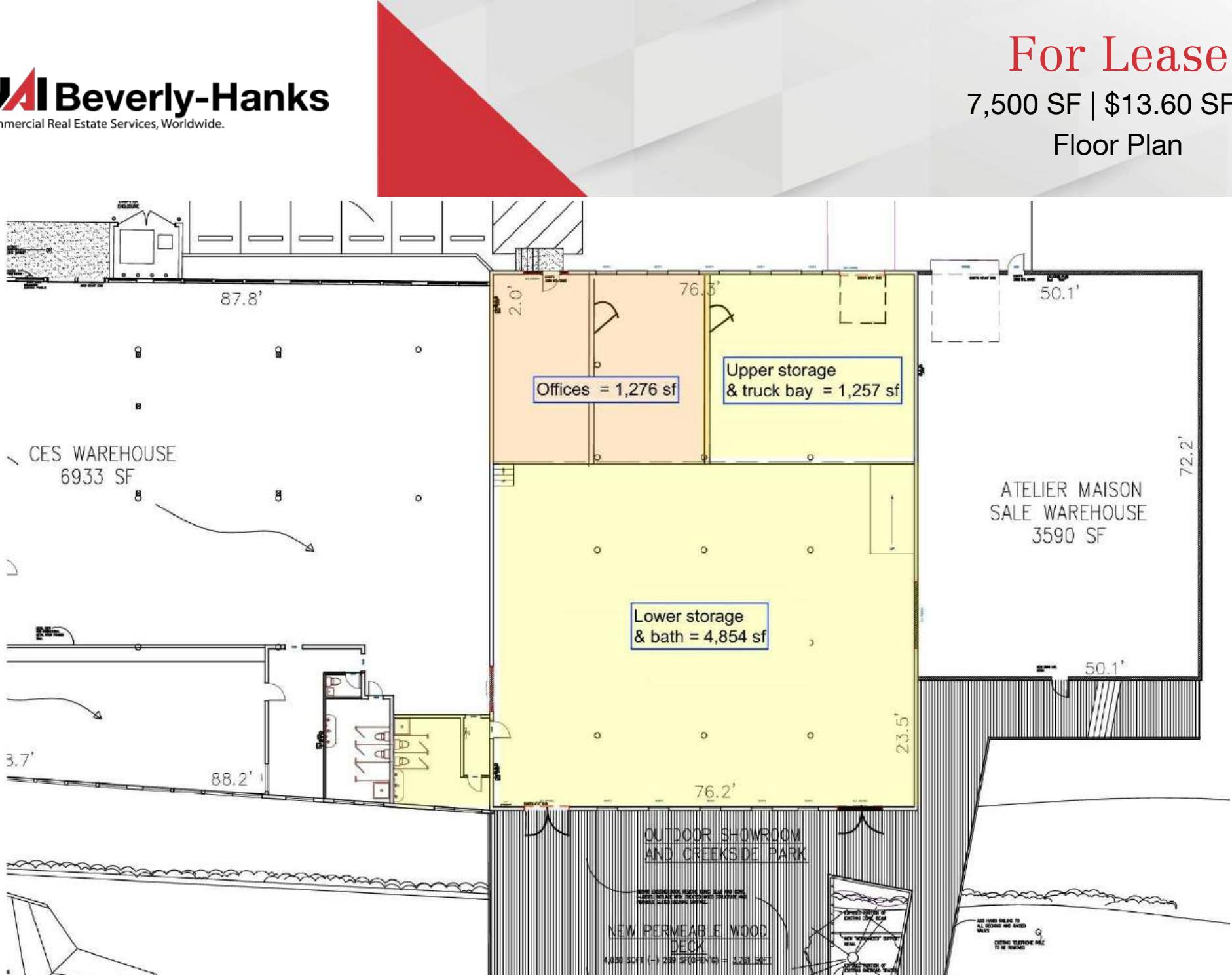
#### Jim Davis

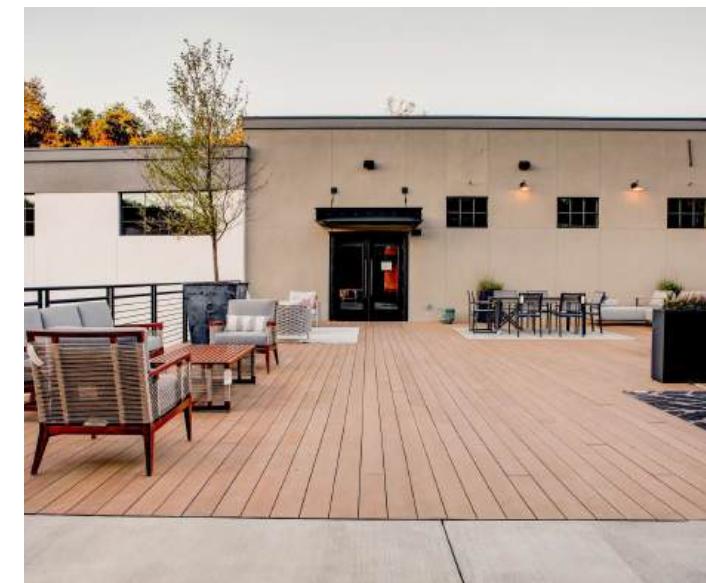
O: 330 718 3311  
jdavis@naibeverly-hanks.com | NC #292479

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Centrally Located

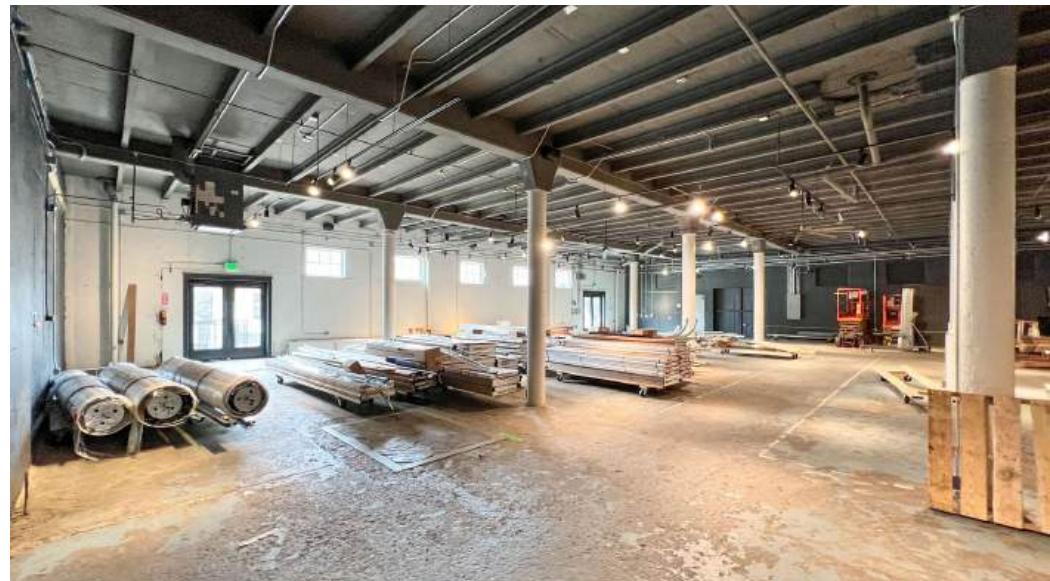
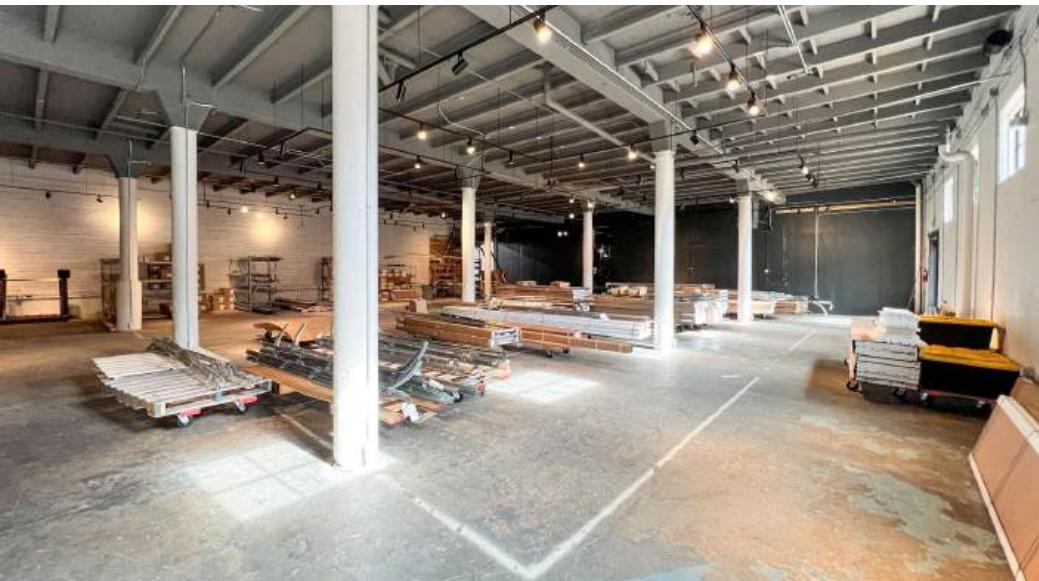






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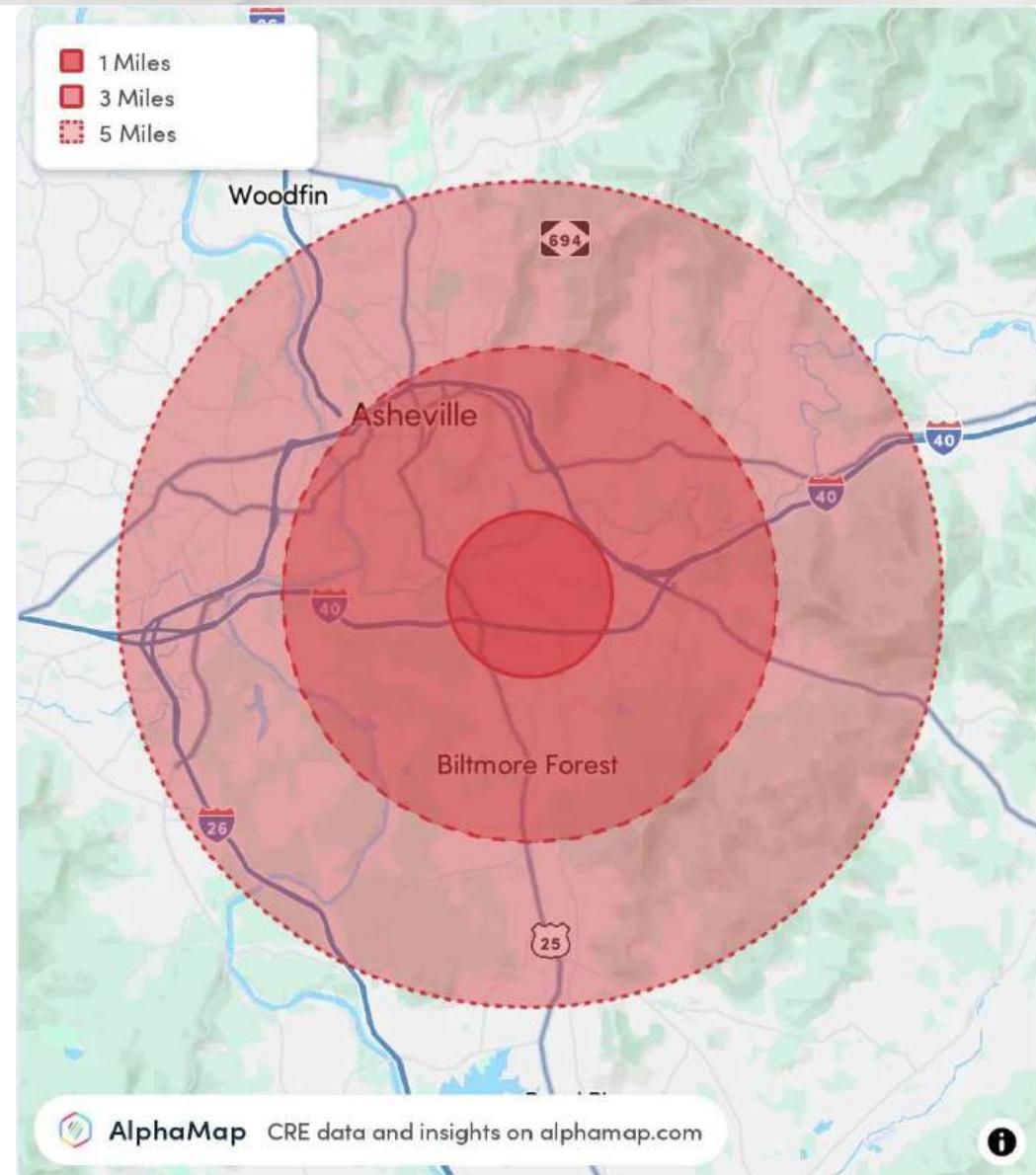
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Interior Photos



Population	1 Mile	3 Miles	5 Miles
Total Population	7,156	40,219	89,671
Average Age	41	43	43
Average Age (Male)	40	42	42
Average Age (Female)	43	44	44

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	3,351	19,176	41,324
Persons per HH	2.1	2.1	2.2
Average HH Income	\$80,587	\$95,976	\$104,395
Average House Value	\$371,392	\$503,282	\$524,167
Per Capita Income	\$38,374	\$45,702	\$47,452

Map and demographics data derived from AlphaMap



## Jim Davis - Commercial Broker

NAI Beverly-Hanks | Broad River Capital

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North Carolina Economic Development Association Member

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