

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

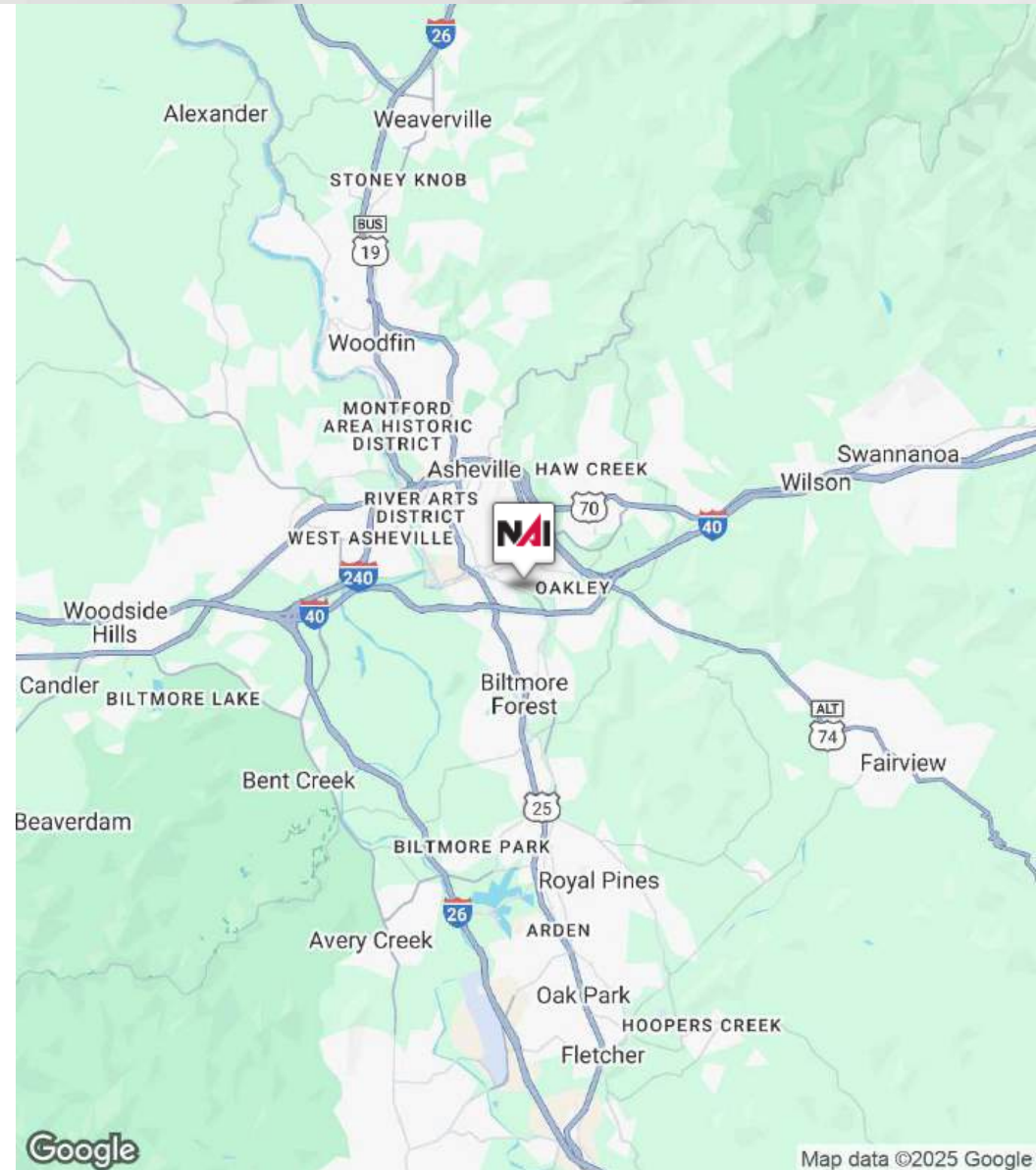
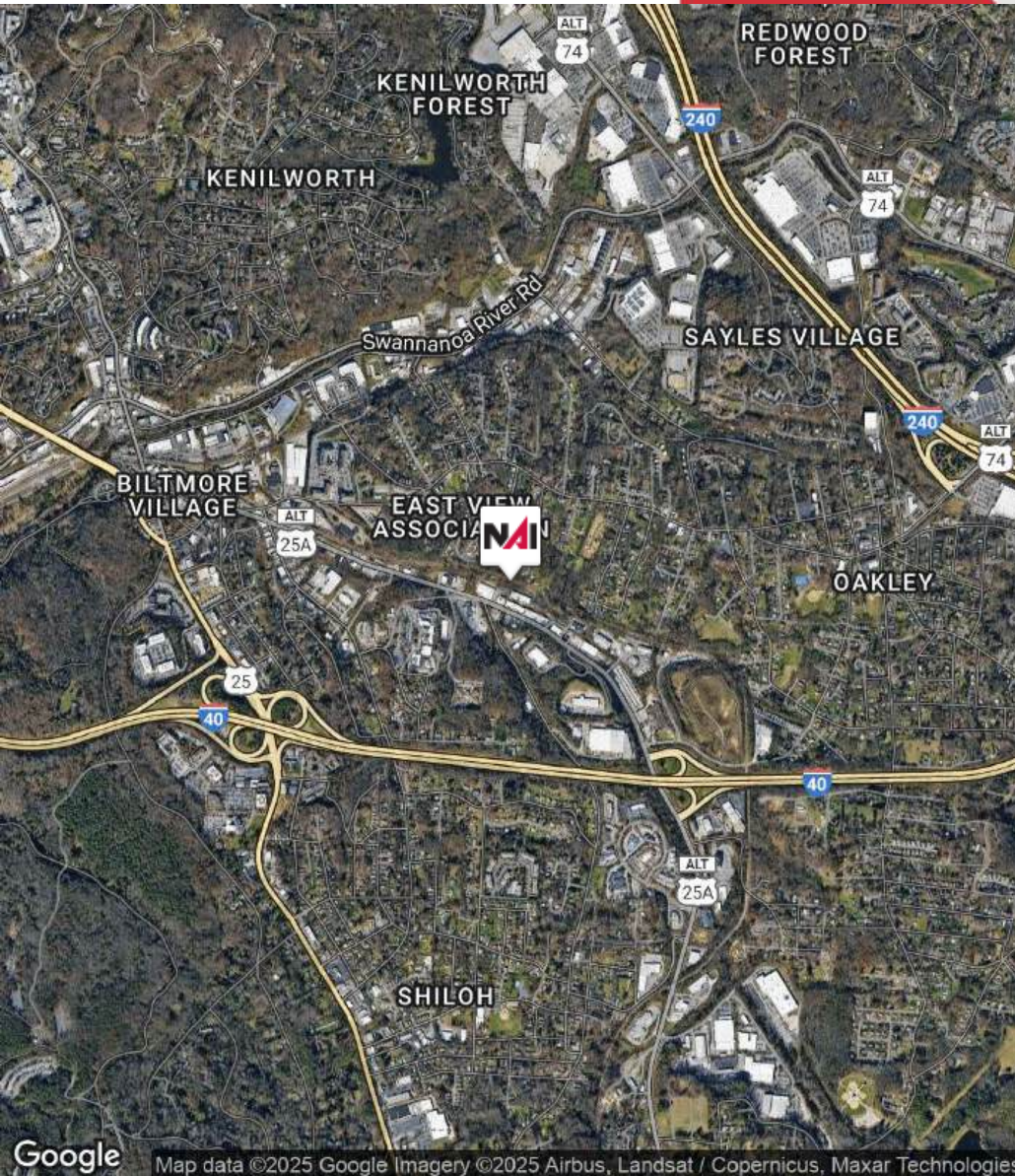
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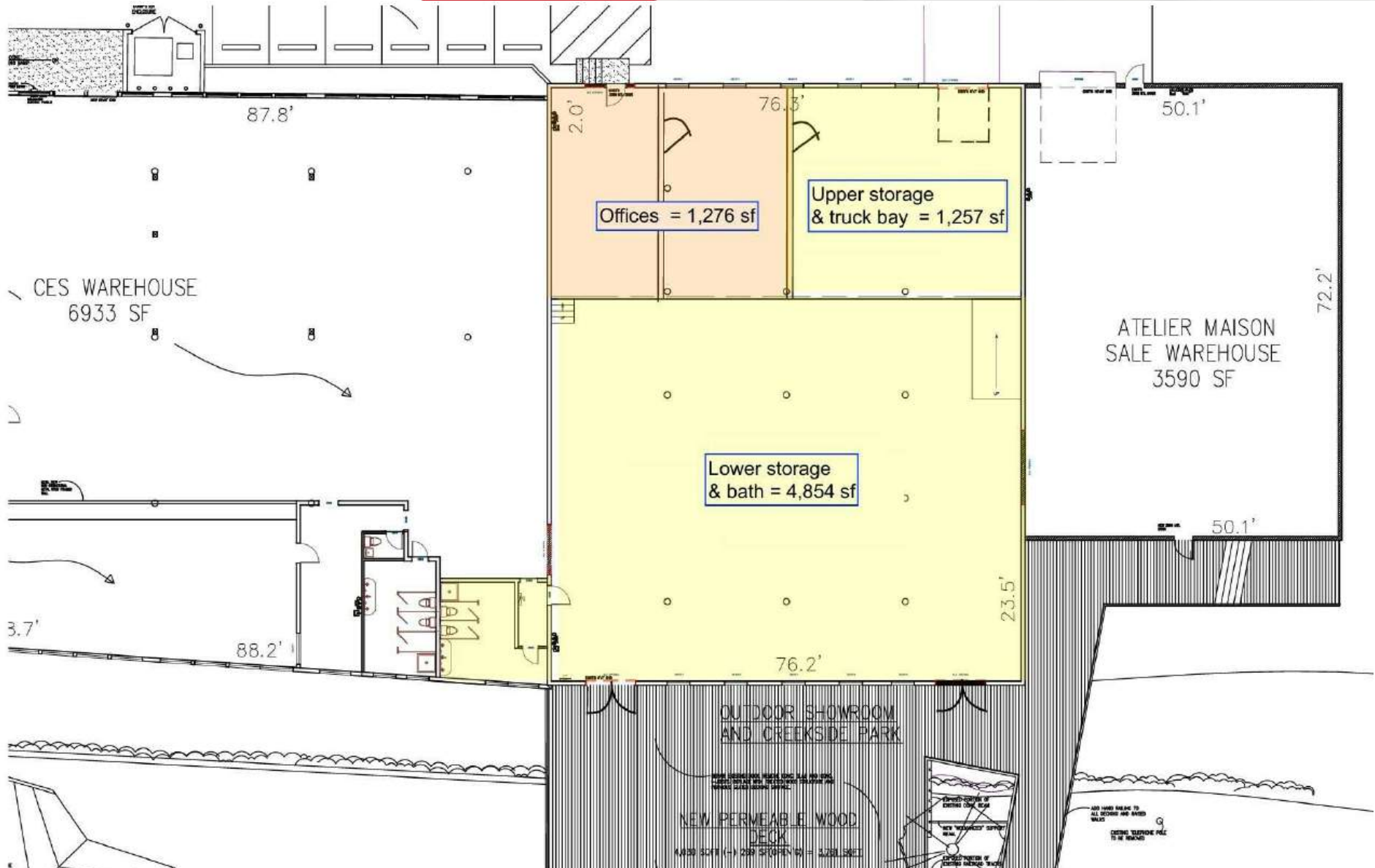
jdavis@naibeverly-hanks.com | NC #292479

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Centrally Located





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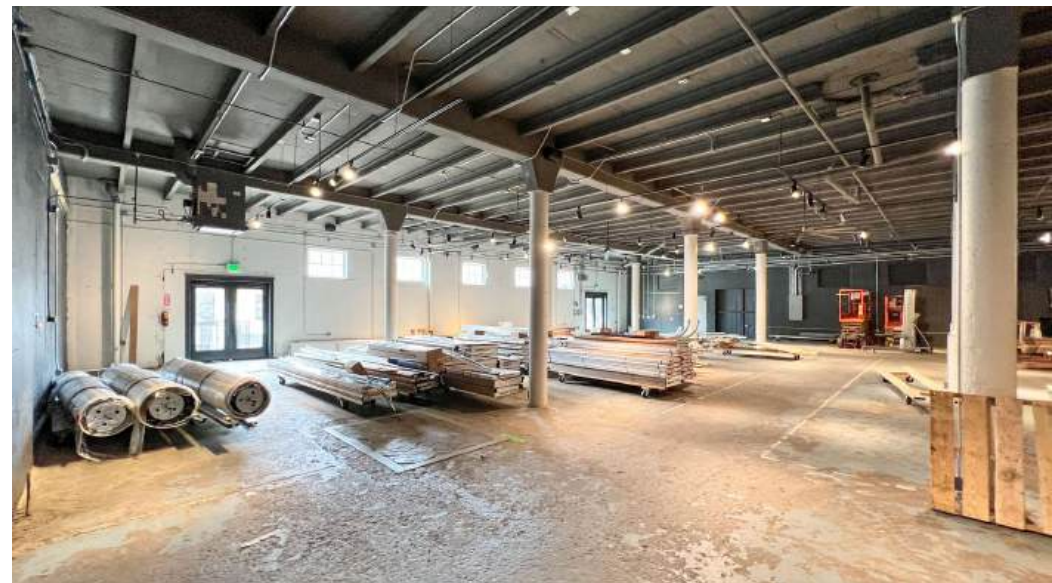
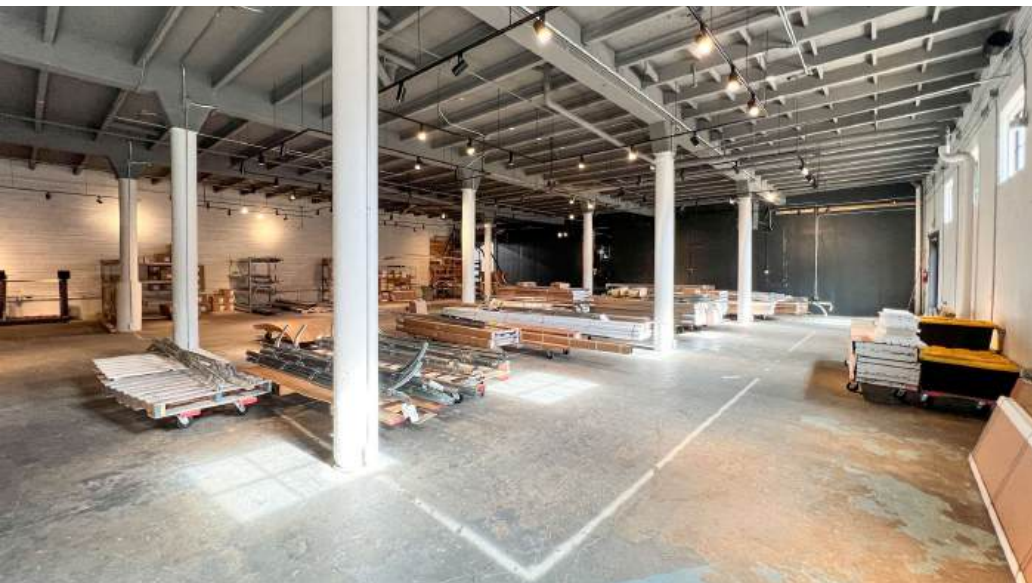
Exterior Photos



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Interior Photos



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Industrial Space

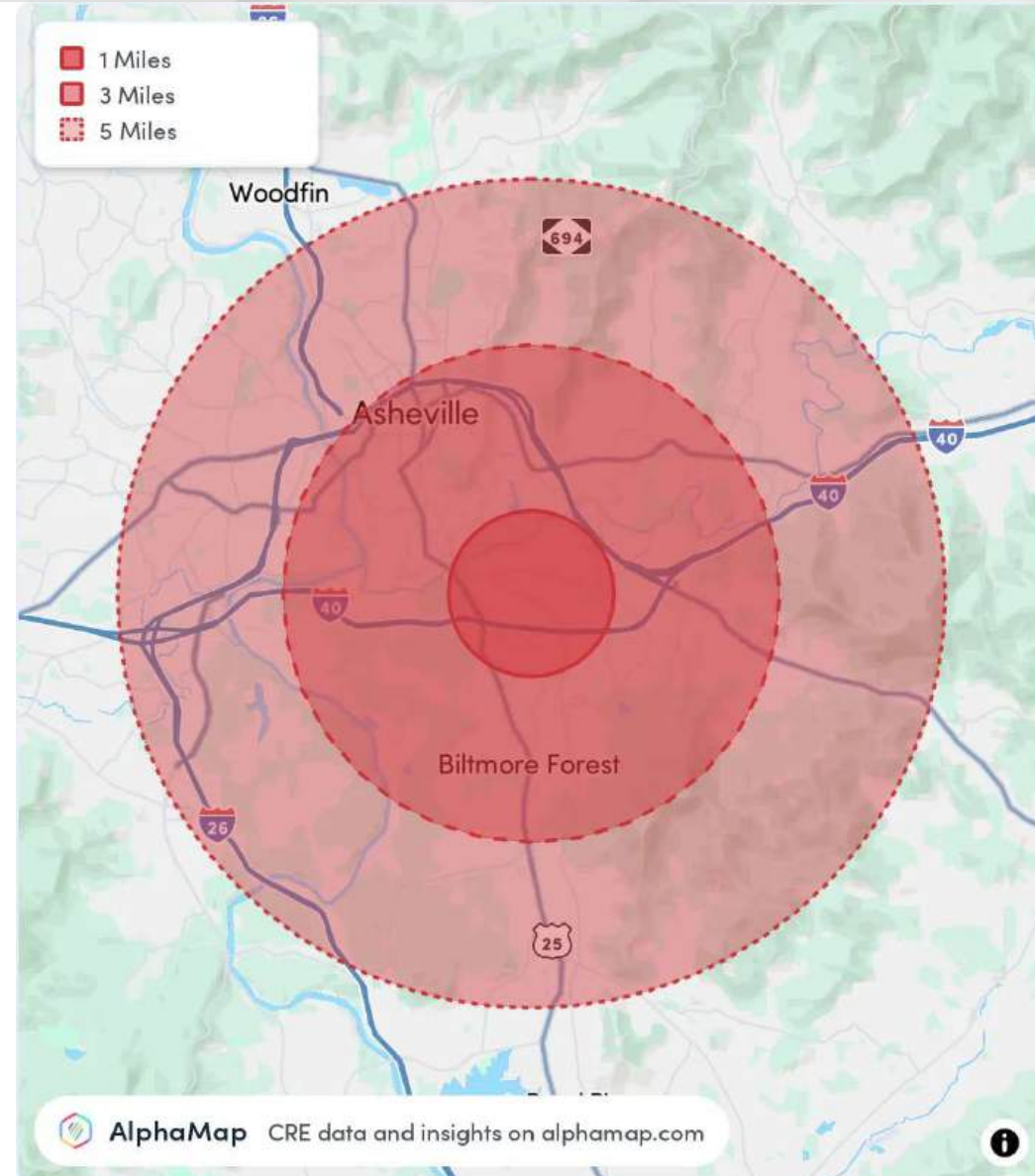
Population

| | 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

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