

16 South French Broad

16 South French Broad Ave., Asheville NC 28801

Historic Church Property For Lease or Sale

THE SPACE

Location	16 South French Broad Ave. Asheville, NC 28801
County	Buncombe
APN	9648293629
Cross Street	Patton Ave
Traffic Count	10,000 VPD

HIGHLIGHTS

- For Lease - \$10.00 per SF/MG
- For Sale - \$2.3M
- Adjoining parking lot with 48 spaces - potential for additional income
- Main Church Building - 14,840 SF / Fellowship Hall - 7,488 SF
- Two levels - offices and meeting rooms on ground level and sanctuaries located on Main Level
- Historical Landmark property built in 1929
- Central Business District Zoning
- Ideal for religious facility, school, or conversion to shared space

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	9,981	54,370	102,750

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$55,177	\$67,988	\$70,661

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	4,817	23,854	44,886

PROPERTY FEATURES

BUILDING SF	22,328
LAND ACRES	0.89
YEAR BUILT	1929/1940
ZONING TYPE	CBD
TOPOGRAPHY	Level
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	48
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

MECHANICAL

HVAC	Central HVAC
WATER SUPPLY	City, copper, PVC, CPVC & Galvanized steel
SEWER	City
HEATING	Central system of boilers with baseboard heat, split system units, and ceiling hung gas heaters
ELEVATOR	Accessible lift

CONSTRUCTION

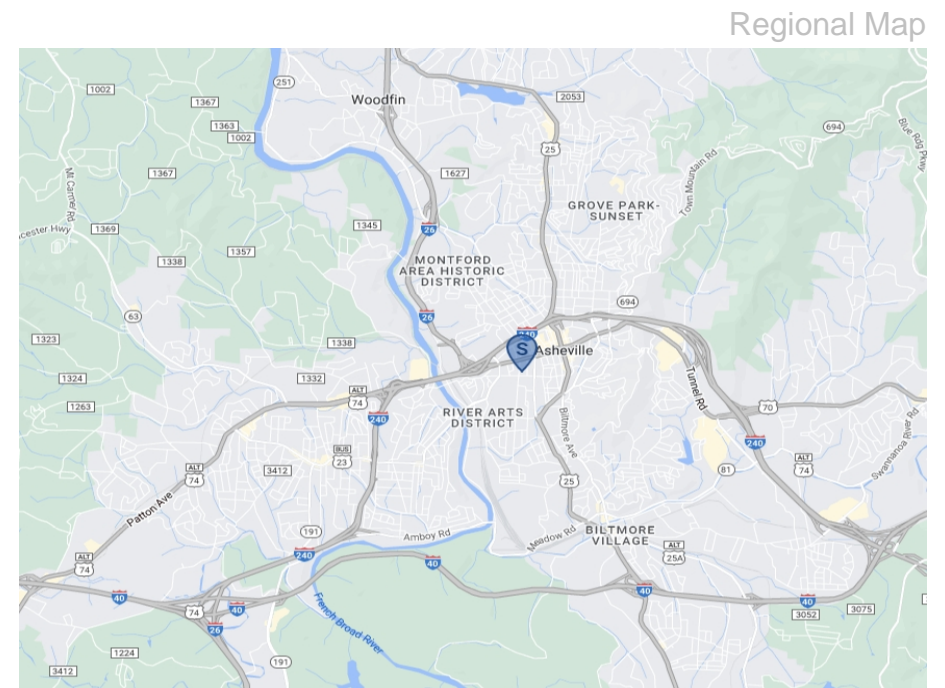
FOUNDATION	Concrete slabs
FRAMING	Wood, drywall, stone walls
EXTERIOR	Stone and painted wood
PARKING SURFACE	Asphalt
ROOF	Low slope single-ply thermoplastic membrane

Location Summary

- Tessier Associates is pleased to present for lease or sale this +/- 22, 358 SF church building and connected Fellowship Hall. The building sits on approximately 0.89 acres and is located in Asheville's Central Business District. The site contains 48 parking spaces.

The main church building was built in 1929 and contains +/- 14,480 SF and the Fellowship Hall was built in 1940 and contains +/- 7,488 SF. Both buildings are two-story with numerous rooms on the ground level and the sanctuary on the upper Main level.

- Asheville is positioned as the hub of four counties that make up the Asheville MSA; Buncombe, Madison, Haywood and Henderson, which is the urban center of a 23 county region. Experiencing steady growth fueled by our key industries, the Asheville metropolitan area is at the center of this dynamic progress, and has access to a population of more than 450,000 residents. With its vast number of opportunities and attractive lifestyle, the Asheville MSA continues to draw and retain a robust workforce.
- Taking advantage of a central location midway between Washington, D.C. and Miami, Asheville is easily accessible from all major East Coast markets, including Canada. Operating in the Eastern Time Zone, the Asheville MSA offers practical market access via same-day communication and direct flights to ten major East Coast cities.
- Surrounded by Appalachia's Blue Ridge and Great Smoky Mountains, and home to a slice of the Blue Ridge Parkway, Asheville has claimed its place as an iconic destination deep in the southern highlands that is convenient as it is scenic.







C & M A
T. G. MANGHAM PASTOR
PHIL 4-49
1929





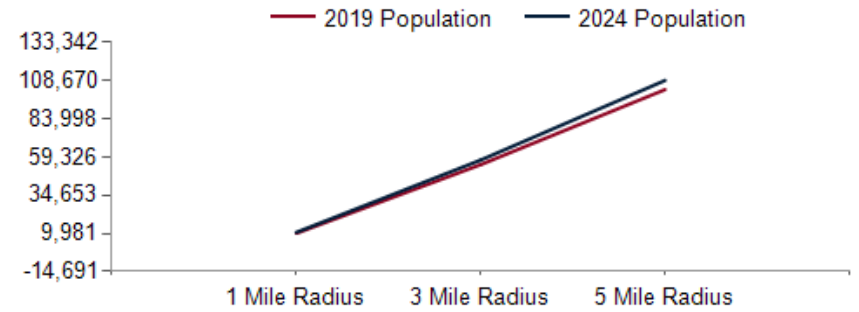
Main Sanctuary



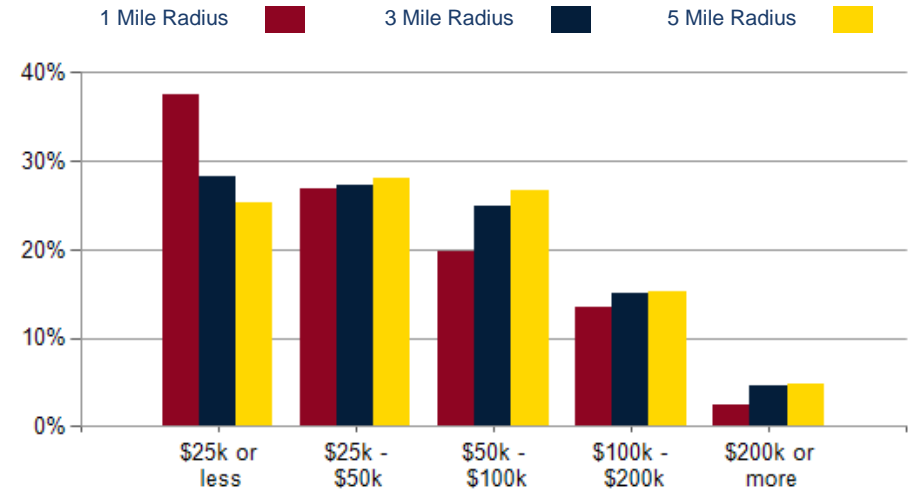
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,368	44,623	82,946
2010 Population	8,656	48,729	91,292
2019 Population	9,981	54,370	102,750
2024 Population	10,628	57,306	108,670
2019-2024: Population: Growth Rate	6.30%	5.30%	5.65%

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,136	3,888	6,201
\$15,000-\$24,999	668	2,851	5,143
\$25,000-\$34,999	779	3,100	5,781
\$35,000-\$49,999	516	3,406	6,797
\$50,000-\$74,999	581	3,479	7,189
\$75,000-\$99,999	369	2,459	4,763
\$100,000-\$149,999	425	2,478	4,811
\$150,000-\$199,999	223	1,097	2,058
\$200,000 or greater	121	1,097	2,143
Median HH Income	\$32,169	\$43,037	\$45,853
Average HH Income	\$55,177	\$67,988	\$70,661

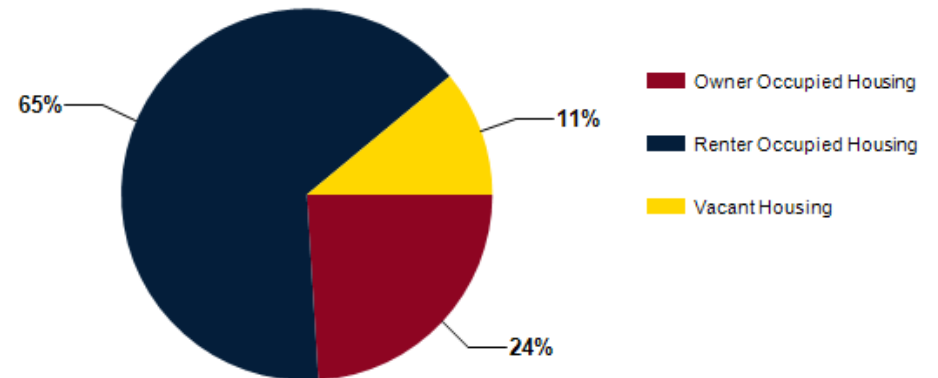
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,235	21,652	39,329
2010 Total Households	4,152	21,308	39,743
2019 Total Households	4,817	23,854	44,886
2024 Total Households	5,151	25,216	47,561
2019 Average Household Size	1.89	2.13	2.20
2019-2024: Households: Growth Rate	6.75%	5.60%	5.80%



2019 Household Income

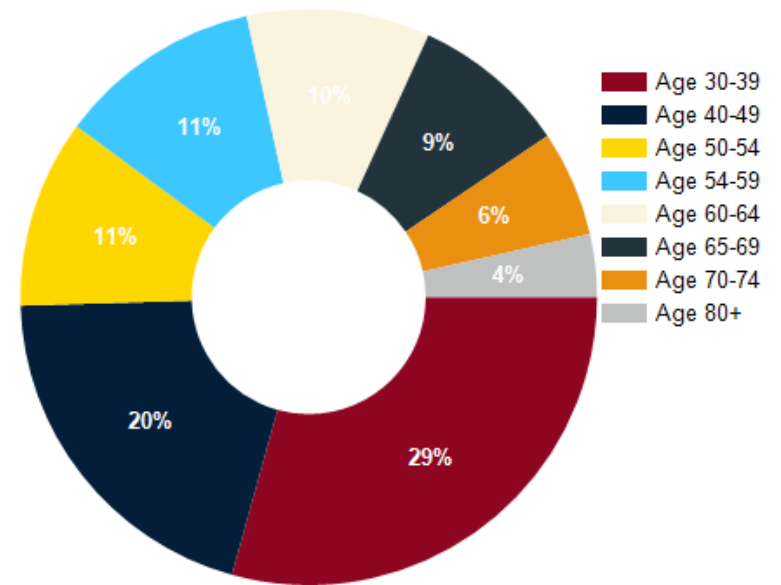


2019 Own vs. Rent - 1 Mile Radius

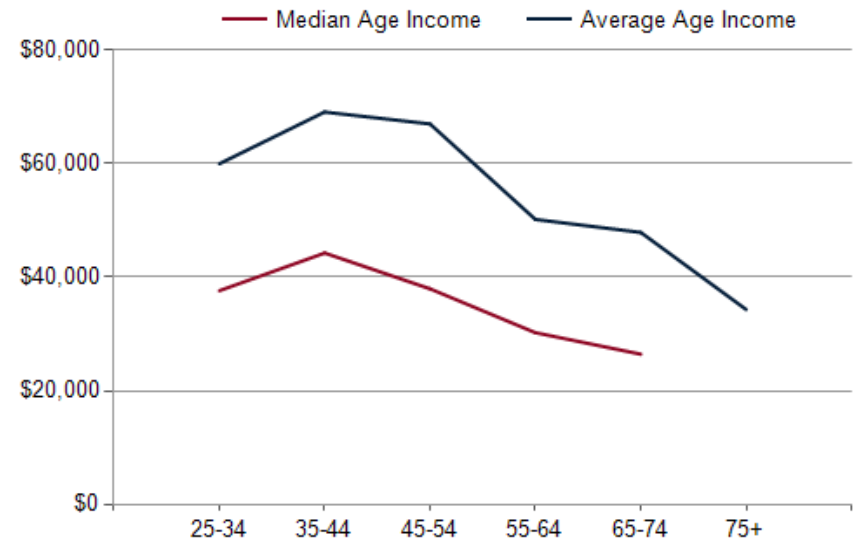


Source: esri

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	967	4,504	7,807
2019 Population Age 35-39	794	4,063	7,505
2019 Population Age 40-44	618	3,301	6,395
2019 Population Age 45-49	599	3,142	6,145
2019 Population Age 50-54	636	3,131	6,092
2019 Population Age 55-59	687	3,430	6,779
2019 Population Age 60-64	618	3,258	6,623
2019 Population Age 65-69	524	2,827	5,858
2019 Population Age 70-74	357	2,308	4,880
2019 Population Age 75-79	212	1,560	3,325
2019 Population Age 80-84	140	1,121	2,357
2019 Population Age 85+	172	1,435	2,753
2019 Population Age 18+	8,527	44,834	83,928
2019 Median Age	37	38	40
2024 Median Age	38	39	41

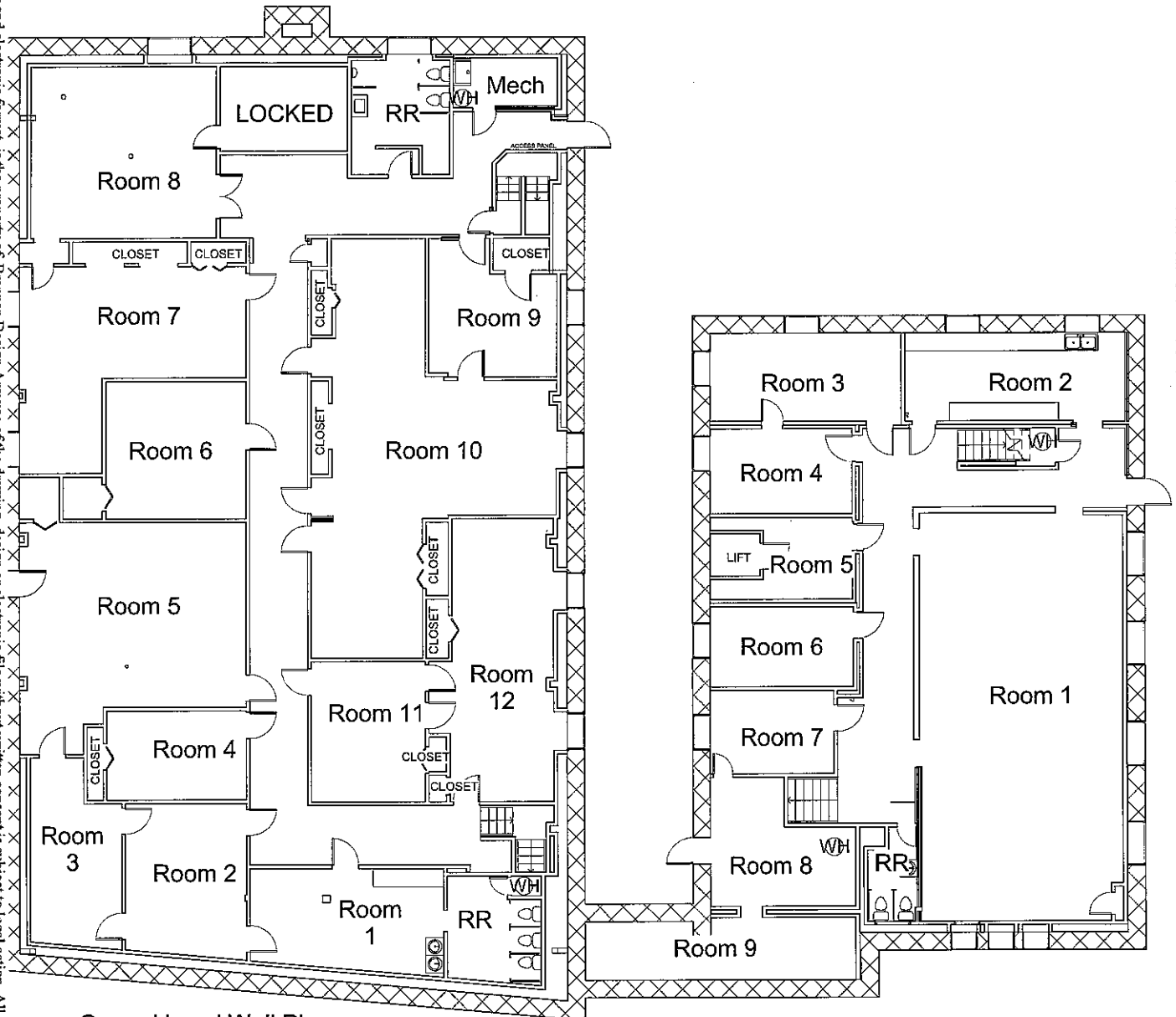


2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,604	\$44,178	\$45,638
Average Household Income 25-34	\$59,975	\$65,389	\$65,798
Median Household Income 35-44	\$44,249	\$54,821	\$55,700
Average Household Income 35-44	\$69,097	\$77,550	\$77,932
Median Household Income 45-54	\$37,946	\$55,125	\$56,565
Average Household Income 45-54	\$66,996	\$83,464	\$84,085
Median Household Income 55-64	\$30,216	\$47,835	\$52,270
Average Household Income 55-64	\$50,175	\$73,697	\$78,965
Median Household Income 65-74	\$26,426	\$38,850	\$43,080
Average Household Income 65-74	\$47,880	\$64,624	\$70,707
Average Household Income 75+	\$34,309	\$45,509	\$49,198



16 S French Broad St

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① Ground Level Wall Plan
1/16" = 1'-0"

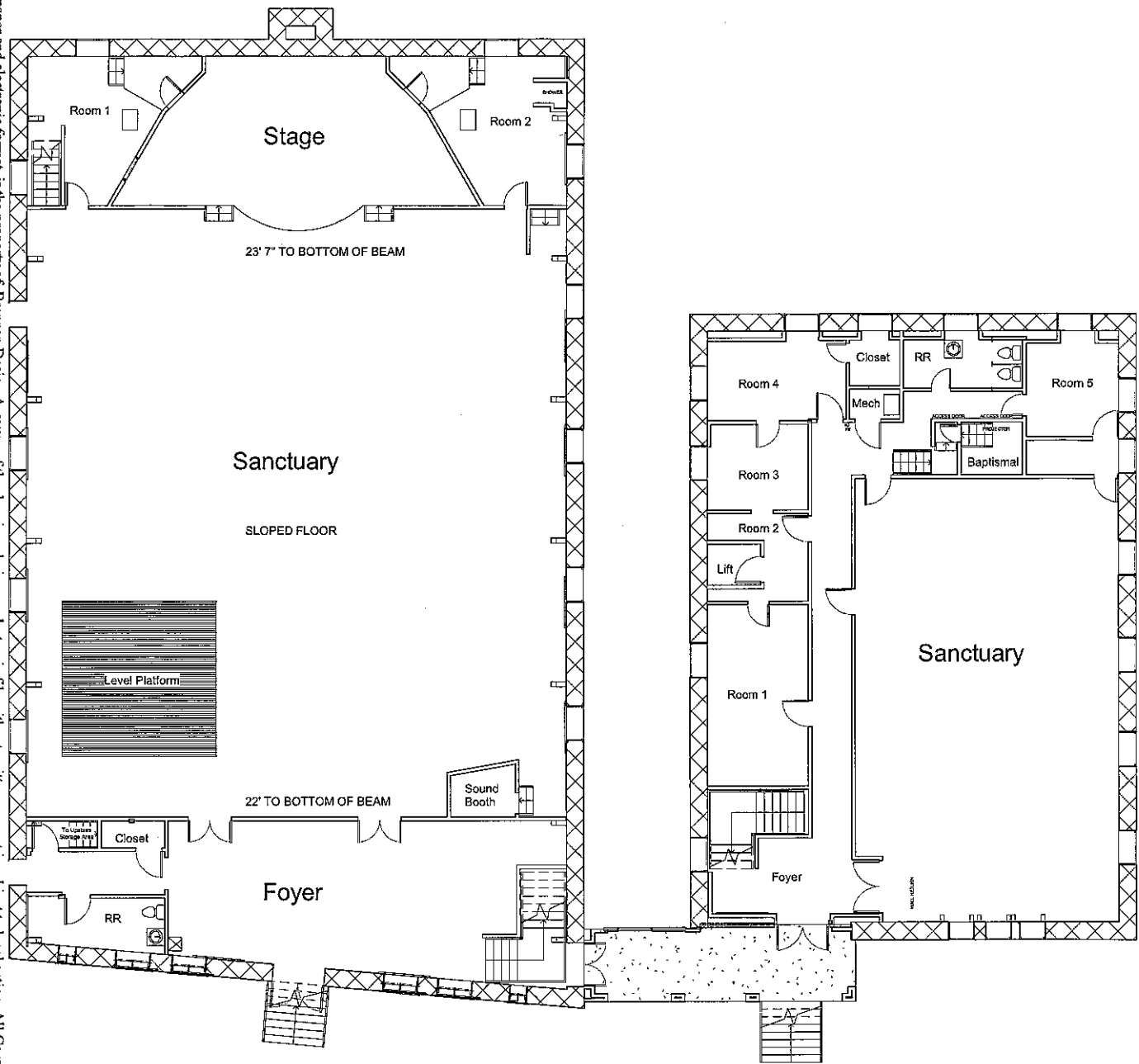
Page 1 of 10 - Grd Level Wall Plan

Scale 1/16" = 1'-0"

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5 Main Level Wall Plan
1/16" = 1'-0"

Page 6 of 10 - Main Level Wall Plan

Scale 1/16" = 1'-0"

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