

Likewise



THE
FLAT
IRON
HOTEL

GROVE
ARCADE

EMBASSY
SUITES
by Hilton

DOUBLETREE
by Hilton

CAMBRIA
Downtown Asheville

HOTEL
INDIGO
BY IHG

Harrah's
CHEROKEE
CENTER
ASHEVILLE

INTERSTATE
240

RANKIN AVE PARKING GARAGES

LEXINGTON AVE

WALNUT ST

BROADWAY ST

THE
WINDSOR
Boutique Hotel

Mellow
MUSHROOM
PIZZA BAKERS

ELEVATION
lofts

For Sale



HISTORIC BUILDING IN THE
HEART OF DOWNTOWN

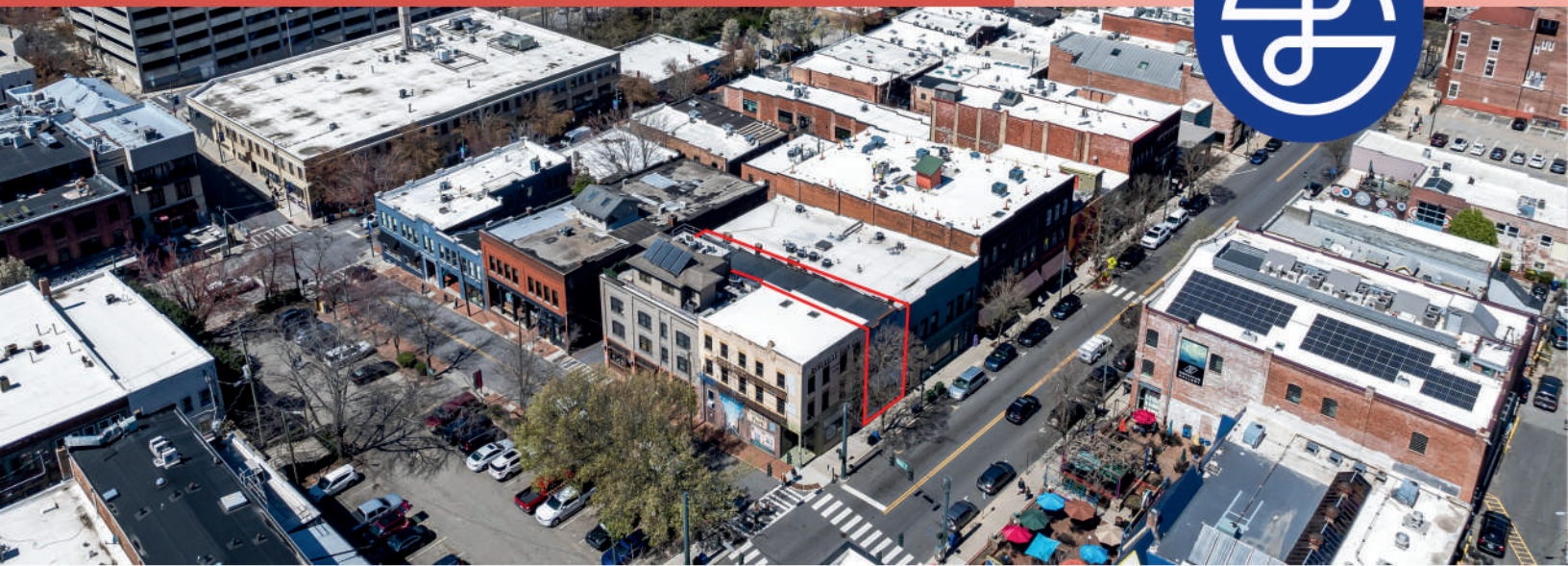
43 Broadway Street, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Abigail Farrow LISTING BROKER

828.333.2380 | abigail@likewisecommercial.com | likewisecommercial.com

43 Broadway Street, Asheville, NC 28801



OFFERING SUMMARY

SALE PRICE \$1,690,000

BUILDING SIZE 5,968 SF

ZONING CBD

PROPERTY FEATURES

- 5,968 SF property with flexible CBD zoning
- Direct I-240 access just .2 miles away, 55,000 - 84,999 VPD
- Ideally located - heavy footfall intersection in bustling downtown Asheville
- Runs the full block between Broadway St and Carolina Lane
- Excellent visibility for street level retail space
- High ceilings throughout finished space
- Full unfinished basement with exterior access, ceilings >7'
- Historic details - exposed brick, pressed tin ceilings, and original wood floors
- Newer floor-to-ceiling windows
- Newer roof
- Listed on the National Register of Historic Places
- MLS# 4235765



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43 Broadway Street, Asheville, NC 28801



LOCATION INFORMATION

PIN

9649-41-1041-00000

COUNTY

Buncombe

ZONING

CBD

MAJOR ROADS

I-240, Biltmore Ave.,
Merrimon Ave.

PROPERTY DETAILS

BUILDING SIZE

5,968 SF

YEAR BUILT

1915

TRAFFIC COUNT

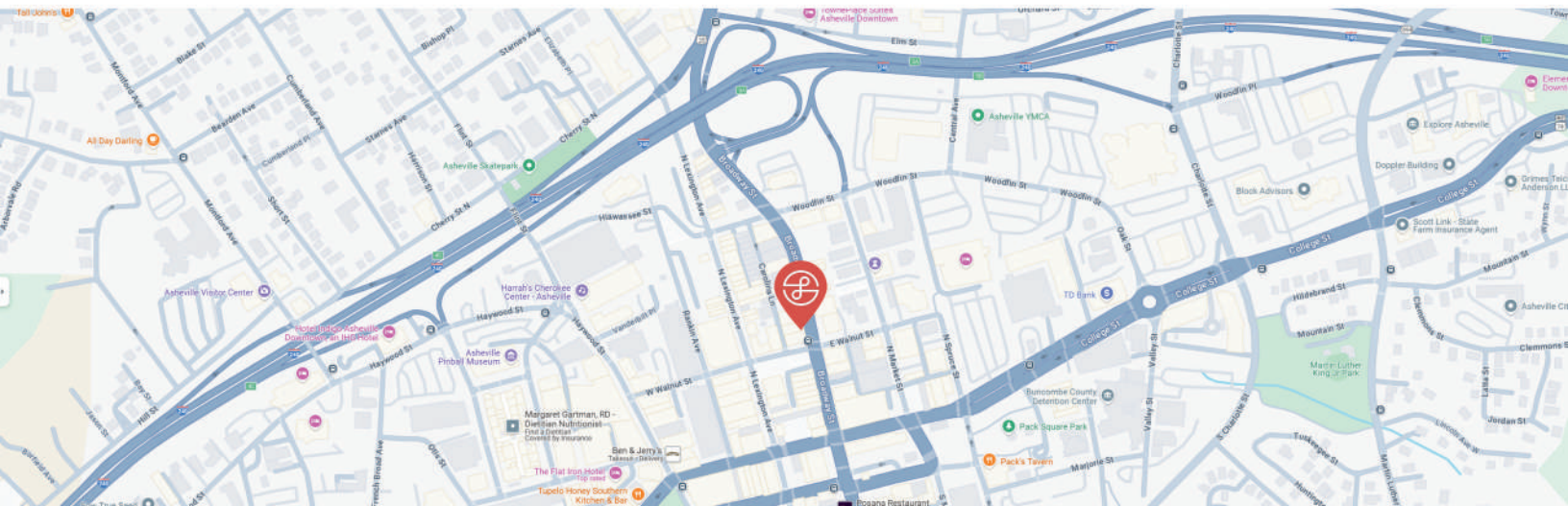
Up to 9,999 VPD

ROAD FRONTAGE

20 FT

FLOOD ZONE

No



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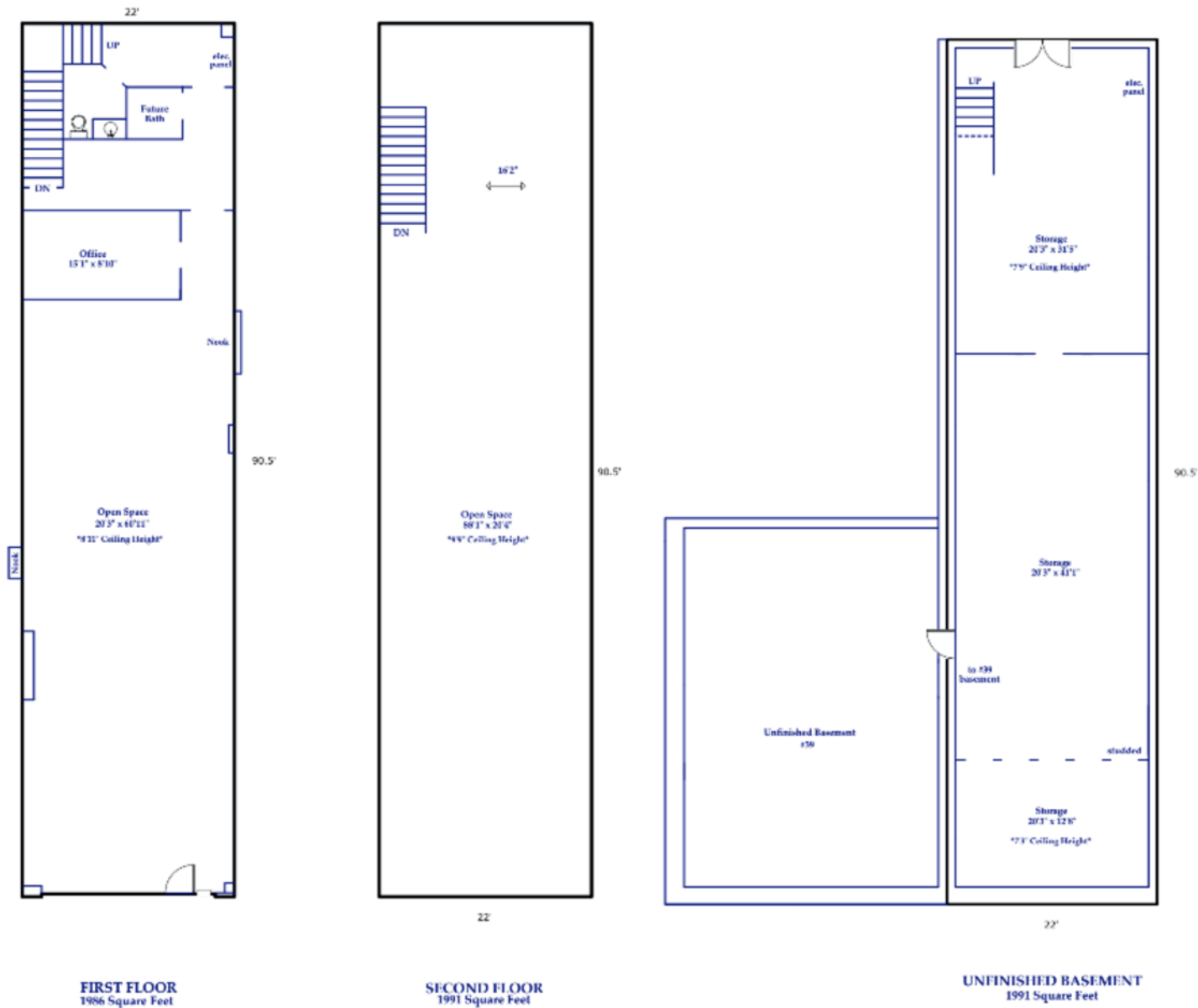
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GROSS BUILDING AREA: 5,968 SF

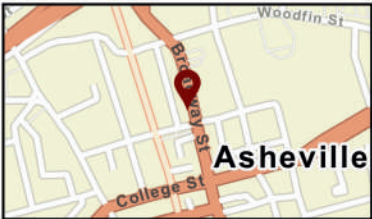
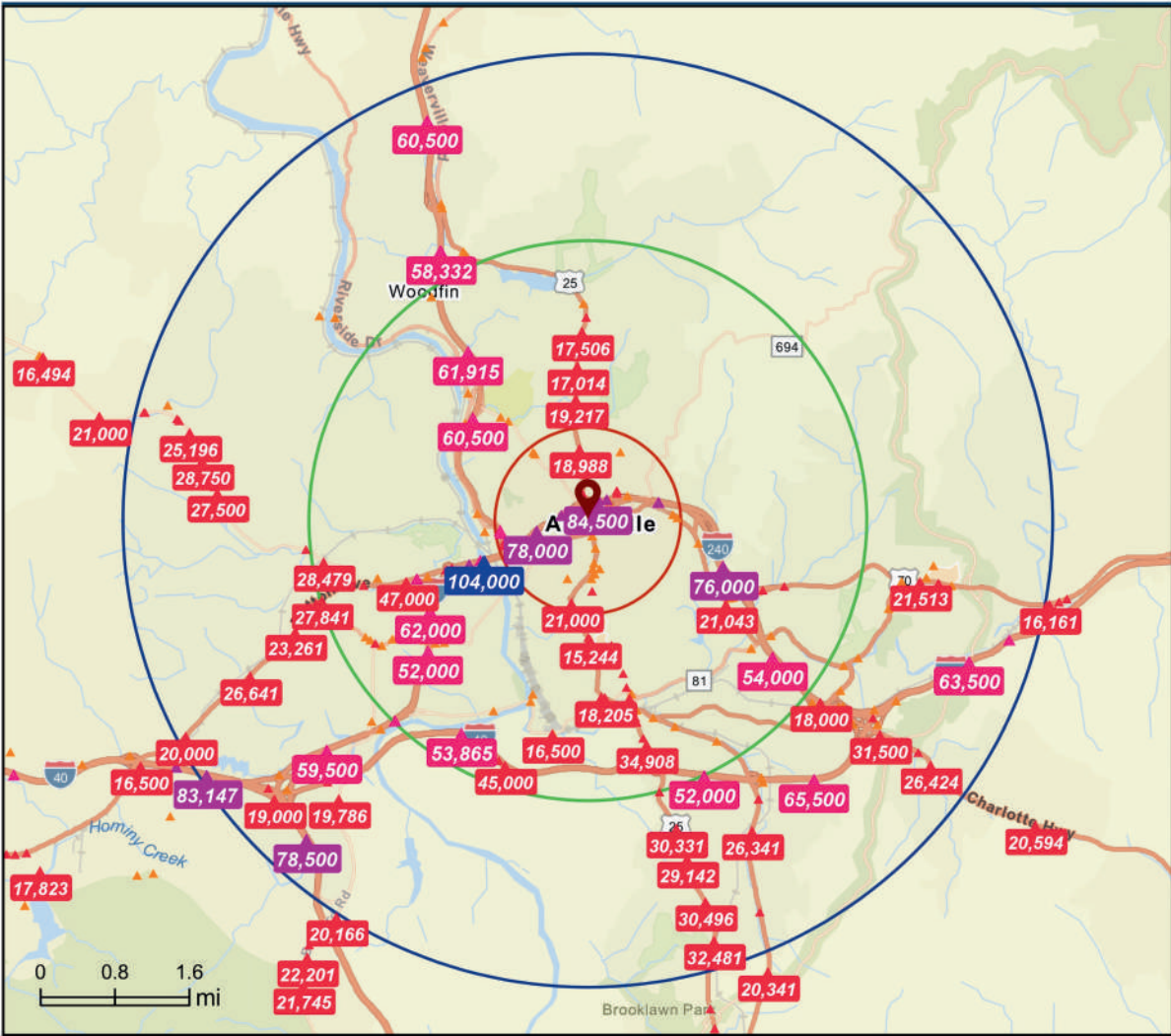




Traffic Count Map

43 Broadway Street, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.59684
Longitude: -82.55244



Source: ©2024 Kalibrate Technologies (Q4 2024).

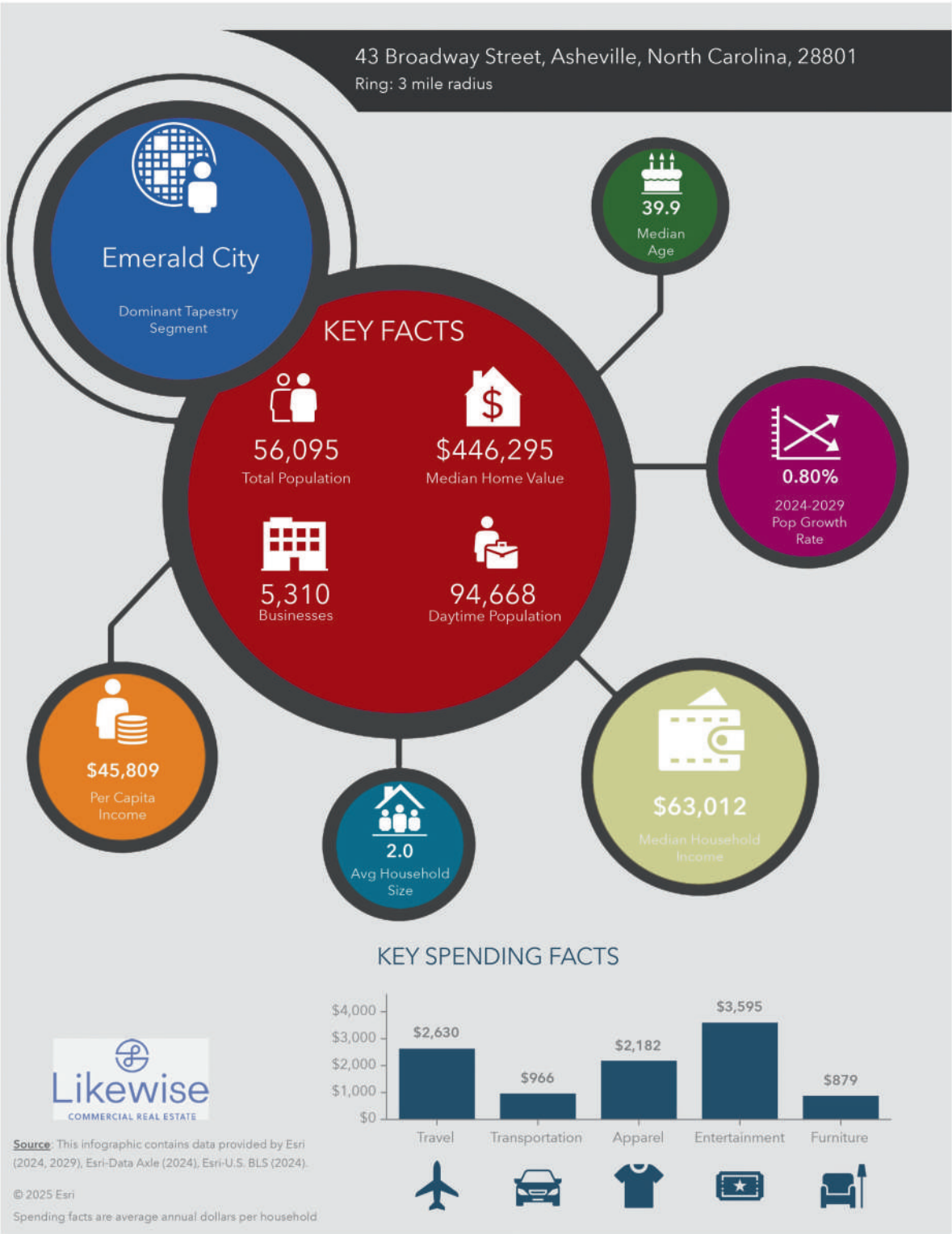
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



March 28, 2025

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Demographic and Income Profile

43 Broadway Street, Asheville, North Carolina, 28801
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.59684
Longitude: -82.55244

Summary	Census 2010		Census 2020		2024		2029	
Population	48,893		54,216		56,095		57,926	
Households	21,499		24,707		25,702		26,757	
Families	10,089		11,542		11,790		12,161	
Average Household Size	2.11		2.06		2.05		2.04	
Owner Occupied Housing Units	10,683		11,805		12,373		13,138	
Renter Occupied Housing Units	10,816		12,902		13,329		13,619	
Median Age	36.9		39.0		39.9		41.9	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.64%		0.75%		0.38%			
Households	0.81%		0.98%		0.64%			
Families	0.62%		0.91%		0.56%			
Owner HHs	1.21%		1.22%		0.97%			
Median Household Income	3.46%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,364	13.1%	2,866	10.7%		
\$15,000 - \$24,999			2,124	8.3%	1,644	6.1%		
\$25,000 - \$34,999			1,697	6.6%	1,575	5.9%		
\$35,000 - \$49,999			2,854	11.1%	2,682	10.0%		
\$50,000 - \$74,999			4,591	17.9%	4,650	17.4%		
\$75,000 - \$99,999			2,631	10.2%	2,934	11.0%		
\$100,000 - \$149,999			3,852	15.0%	4,575	17.1%		
\$150,000 - \$199,999			1,680	6.5%	2,222	8.3%		
\$200,000+			2,909	11.3%	3,609	13.5%		
Median Household Income			\$63,012		\$74,708			
Average Household Income			\$99,584		\$116,061			
Per Capita Income			\$45,809		\$53,776			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,801	5.7%	2,371	4.4%	2,415	4.3%	2,367	4.1%
5 - 9	2,523	5.2%	2,433	4.5%	2,470	4.4%	2,366	4.1%
10 - 14	2,096	4.3%	2,540	4.7%	2,402	4.3%	2,513	4.3%
15 - 19	2,909	5.9%	3,306	6.1%	3,350	6.0%	3,362	5.8%
20 - 24	4,467	9.1%	3,847	7.1%	4,173	7.4%	4,131	7.1%
25 - 34	8,346	17.1%	9,301	17.2%	8,829	15.7%	7,717	13.3%
35 - 44	6,414	13.1%	8,013	14.8%	8,614	15.4%	9,327	16.1%
45 - 54	6,246	12.8%	6,418	11.8%	7,088	12.6%	7,825	13.5%
55 - 64	6,060	12.4%	6,374	11.8%	6,171	11.0%	6,431	11.1%
65 - 74	3,509	7.2%	6,132	11.3%	6,151	11.0%	6,054	10.5%
75 - 84	2,303	4.7%	2,486	4.6%	3,381	6.0%	4,491	7.8%
85+	1,220	2.5%	994	1.8%	1,049	1.9%	1,344	2.3%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	37,900	77.5%	40,803	75.3%	41,726	74.4%	42,294	73.0%
Black Alone	7,805	16.0%	6,494	12.0%	6,676	11.9%	7,132	12.3%
American Indian Alone	177	0.4%	218	0.4%	241	0.4%	263	0.5%
Asian Alone	429	0.9%	661	1.2%	722	1.3%	801	1.4%
Pacific Islander Alone	24	0.0%	155	0.3%	183	0.3%	213	0.4%
Some Other Race Alone	1,282	2.6%	2,142	4.0%	2,435	4.3%	2,679	4.6%
Two or More Races	1,277	2.6%	3,743	6.9%	4,112	7.3%	4,543	7.8%
Hispanic Origin (Any Race)	2,924	6.0%	4,005	7.4%	4,610	8.2%	5,126	8.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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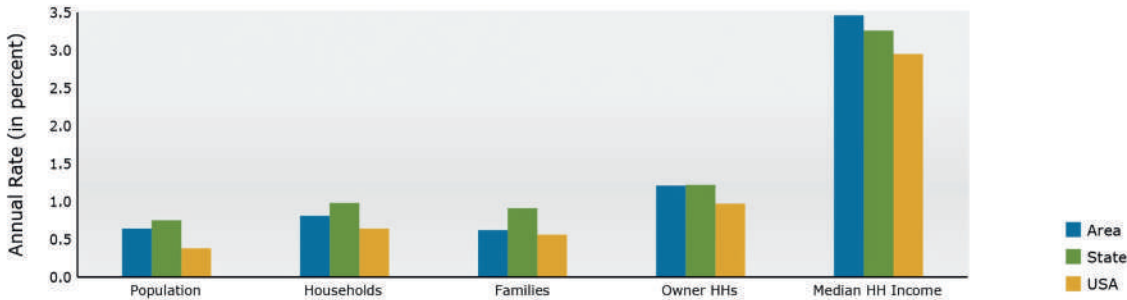


Demographic and Income Profile

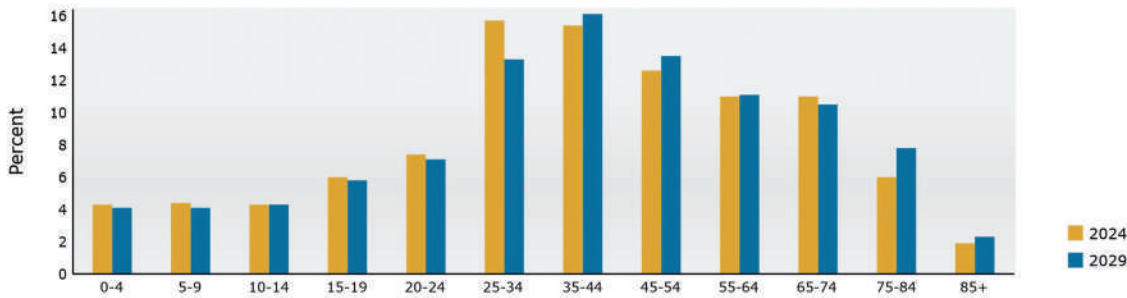
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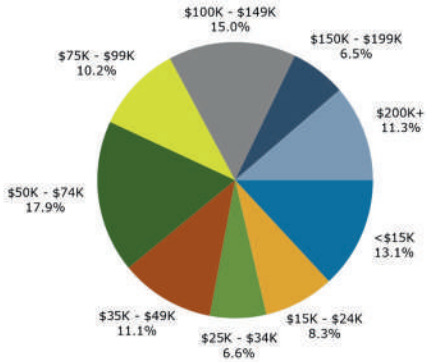
Trends 2024-2029



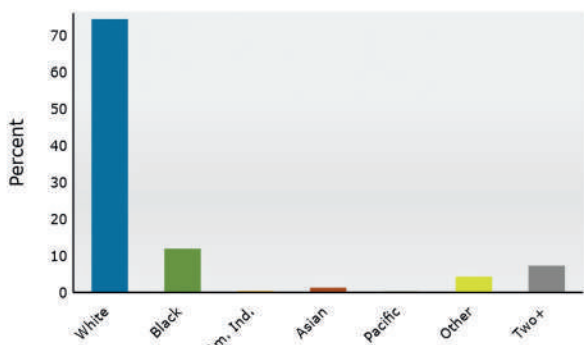
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin:8.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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