

RETAIL PROPERTY AVAILABLE ON TUNNEL ROAD




RETAIL PROPERTY FOR SALE OR LEASE

1297 TUNNEL RD, ASHEVILLE, NC 28805

Presented By

SCOTT RAINES, CCIM

828.548.0090
Scott.Raines@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
828.548.0090
deweypa.com

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	Negotiable
Building Size:	3,404 SF
Lot Size:	0.73 Acres
Price / SF:	\$220.33
Year Built:	1985
Zoning:	HB

PROPERTY OVERVIEW

Prime retail property opportunity available for sale or lease at 1297 Tunnel Road in East Asheville, offering excellent visibility and direct frontage along one of the area's busiest commercial corridors. This highly accessible site provides strong daily traffic counts and convenient connectivity to both Interstate 240 and Interstate 40, placing it just minutes from Downtown Asheville. Positioned within Asheville's primary retail trade area near Asheville Mall, the site benefits from strong co-tenancy with national retailers, restaurants, and surrounding residential density. Ideal for a bank, quick-service restaurant, medical, retail, or service-oriented user, this pad offers a rare opportunity to establish a presence along the high-traffic Tunnel Road corridor.

PROPERTY HIGHLIGHTS

- High traffic, high visibility location
- 22,000 VPD on Tunnel Road
- 65,000 VPD on I-40 at the Exit
- Abundant parking



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RETAILER MAP



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PHOTOS



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LOCATION



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GIS



February 23, 2026

0 0.01 1:1,128 0.01 0.03 mi



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DEMOGRAPHICS MAP & REPORT

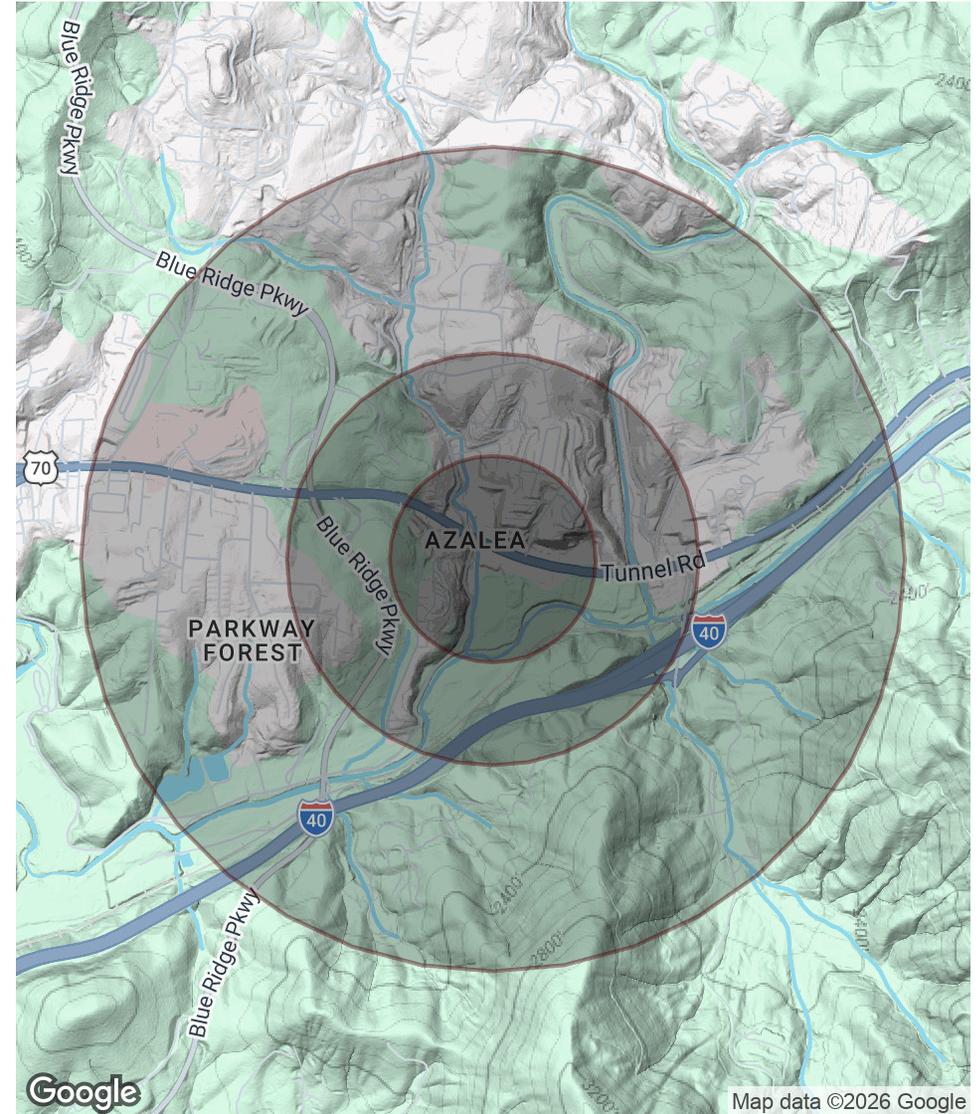
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	120	609	3,044
Average Age	57.8	57.2	51.8
Average Age (Male)	53.6	54.8	50.7
Average Age (Female)	58.2	56.4	53.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	76	370	1,616
# of Persons per HH	1.6	1.6	1.9
Average HH Income	\$66,797	\$64,289	\$75,929
Average House Value	\$216,879	\$232,741	\$264,601

2023 American Community Survey (ACS)



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