



Dewey Property Advisors

EASTSIDE BUSINESS PARK AVAILABLE UNITS FOR LEASE



FLEX & OFFICE PROPERTY FOR LEASE

104 EASTSIDE DRIVE, BLACK MOUNTAIN, NC 28711

Presented By

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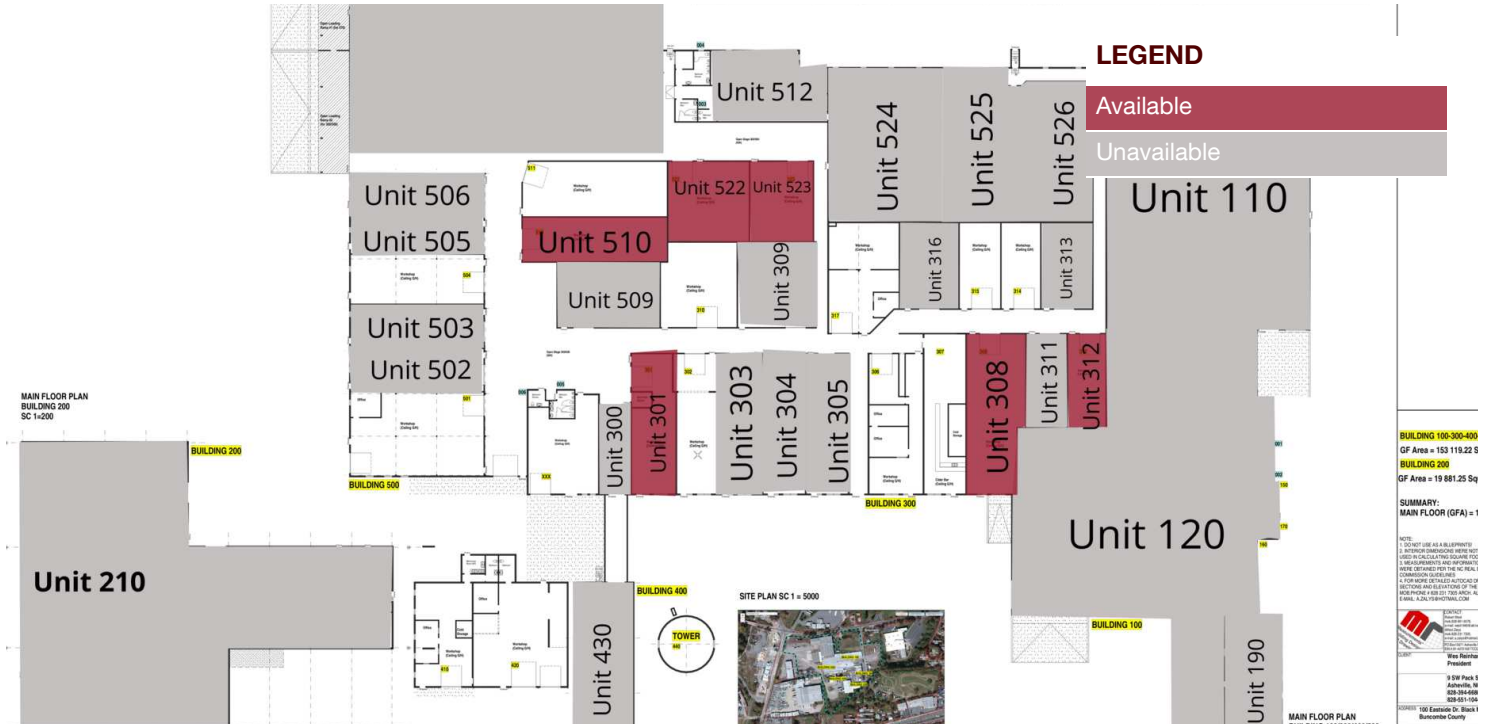
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DEWEY PROPERTY ADVISORS

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PLANS



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 301	Available	1,333 SF	Full Service	\$9.50 SF/yr	-
Unit 308	Available	2,150 SF	Modified Gross	\$9.00 SF/yr	Shared drive in bays and loading docks in common areas of the property. Rent is \$1615/mo.
Unit 312	Available	820 SF	Modified Gross	\$11.00 SF/yr	Available for ~\$750/mo. Shared drive in bays and loading docks in common areas of the property.
Unit 510	Available	1,549 SF	Modified Gross	\$9.50 SF/yr	Shared drive in bays and loading docks in common areas of the property. Rent is ~\$1,225/mo.
Unit 522	Available	1,567 SF	Modified Gross	\$9.50 SF/yr	Internal units with shared common area restroom.
Unit 523	Available	1,223 SF	Modified Gross	\$9.50 SF/yr	Internal units with shared common area restroom.



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UNIT 308



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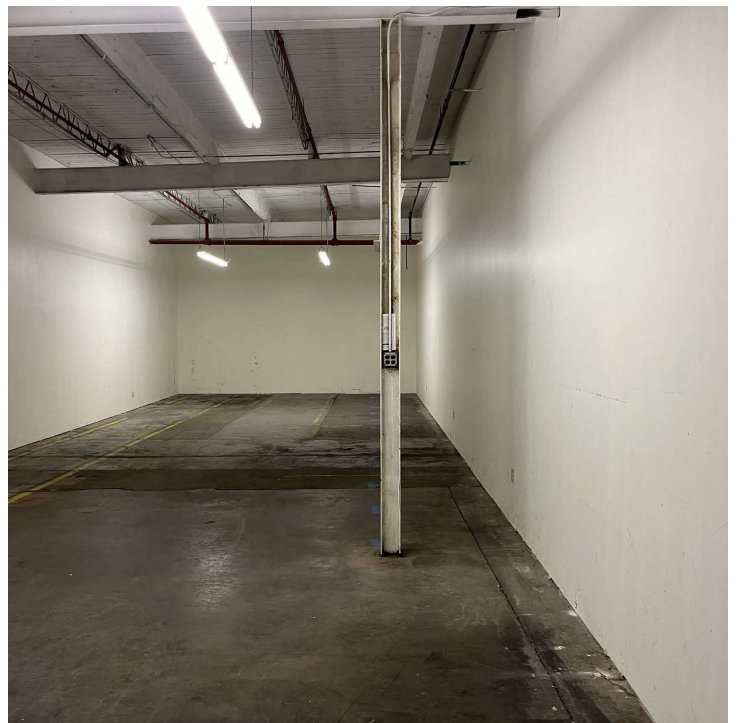
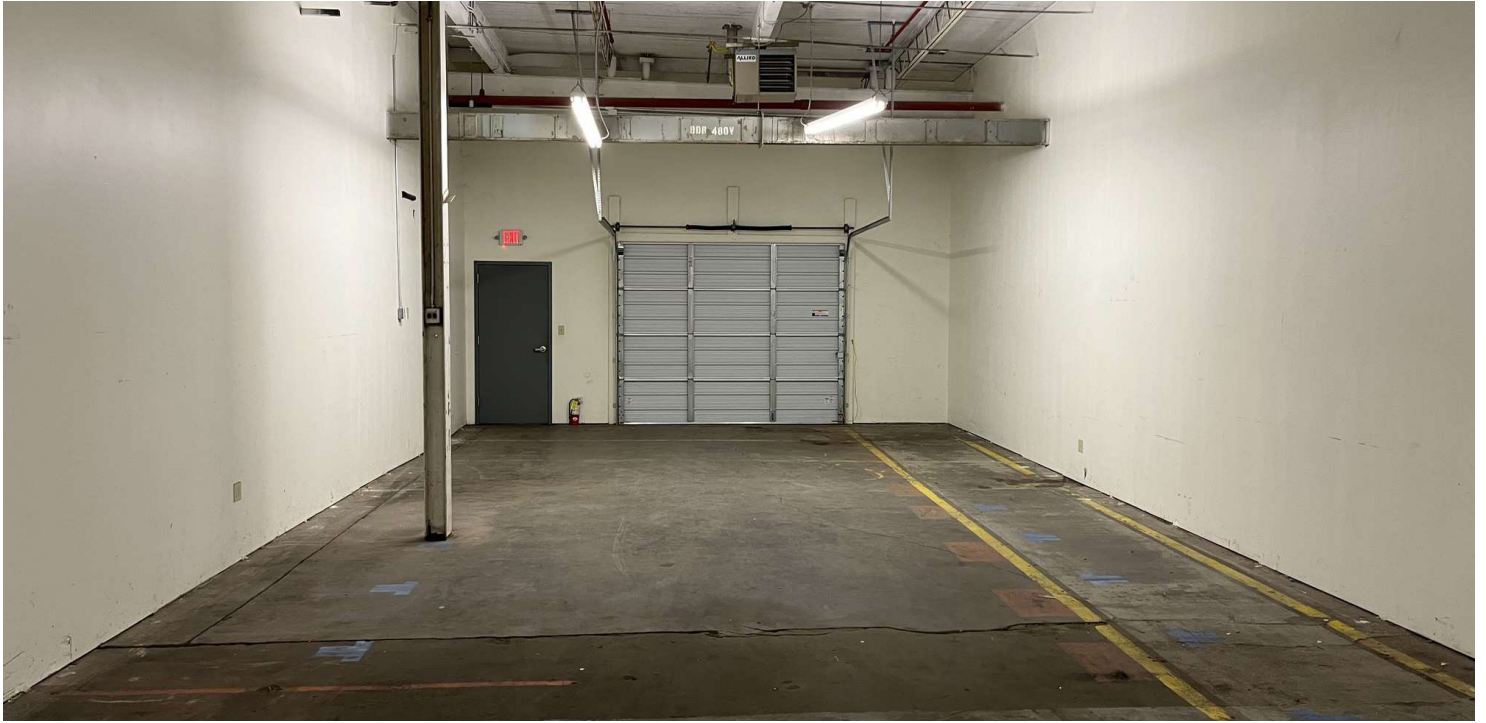
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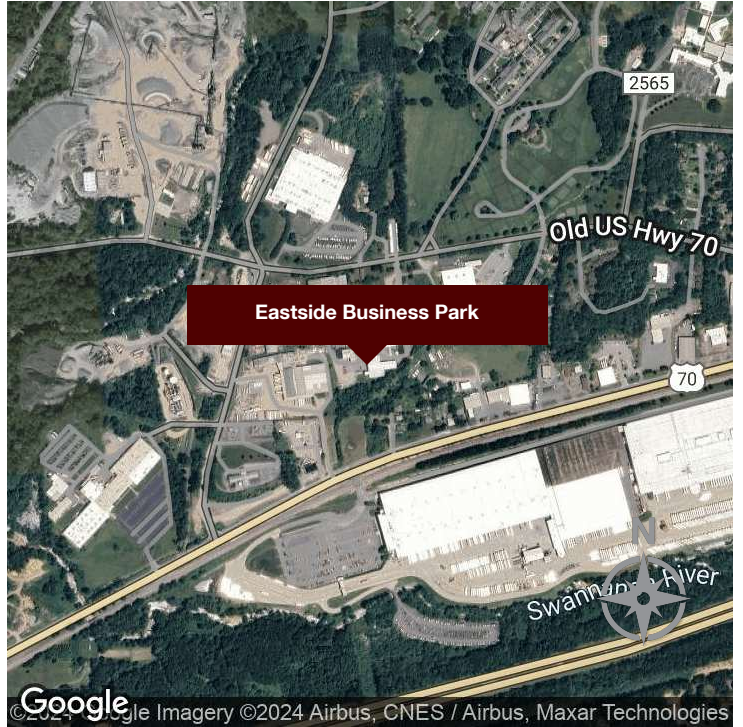
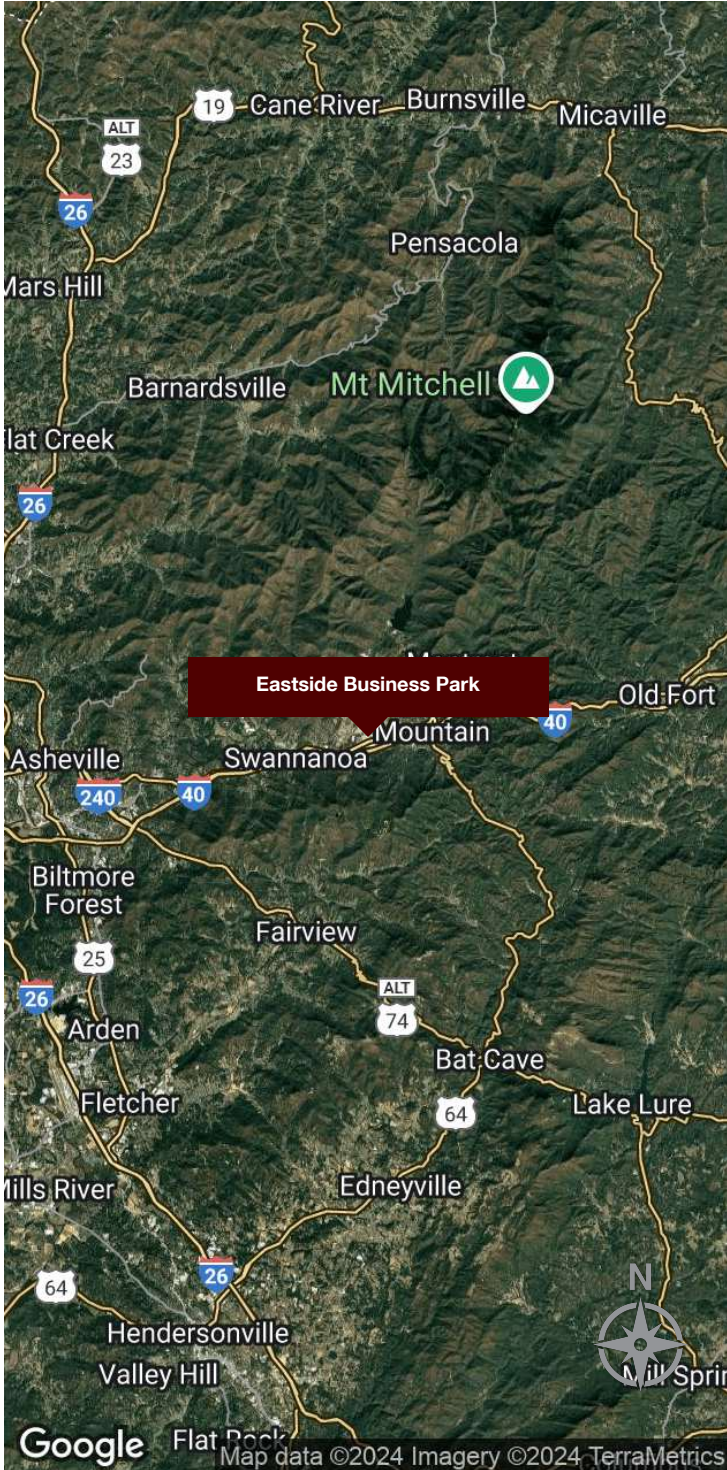
UNIT 510



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LOCATION MAPS



DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total population	847	20,461	66,957
Median age	41.1	40.5	42.2
Median age (Male)	37.2	38.7	40.7
Median age (Female)	47.5	43.8	44.1
Total households	336	8,093	27,756
Total persons per HH	2.5	2.5	2.4
Average HH income	\$54,335	\$56,404	\$61,410
Average house value	\$220,299	\$224,424	\$231,529

LOCATION OVERVIEW

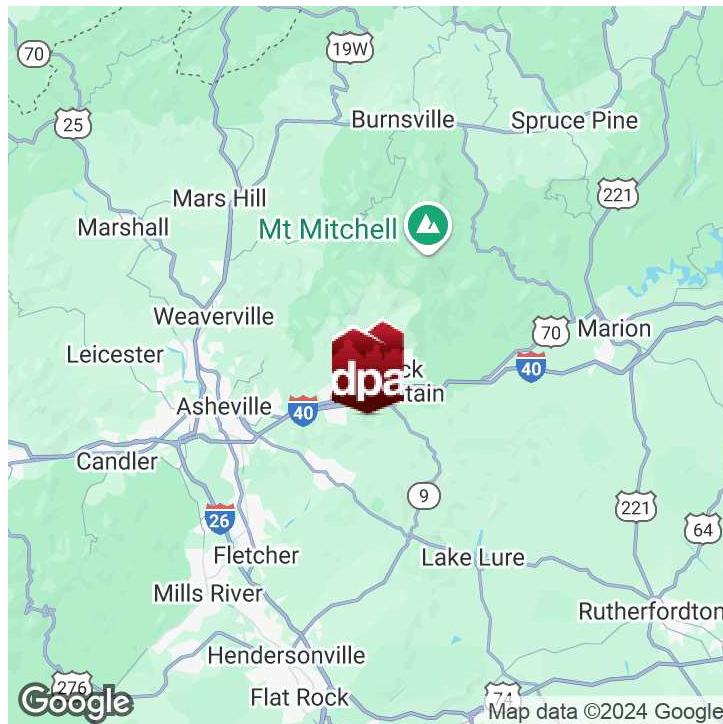
Black Mountain is near Asheville, North Carolina - a hub of economic and creative activity with diverse entrepreneurs operating new economy businesses with great success. The property is across US Hwy 70 from Ingles HQ facility.



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MANUFACTURING IN WNC



MANUFACTURING'S ECONOMIC IMPACT

Western North Carolina's manufacturing industry is a sector that makes up a large part of the economy for the Asheville Metro Statistical Area which comprises Buncombe, Haywood, Henderson, and Madison Counties.

Heidi Reiber, Senior Director of Riverbird Research at the Asheville Area Chamber of Commerce, shared data showing the overall concentration of jobs in the Asheville Metropolitan Statistical Area was 33 percent greater than the national average in 2021, the total number of jobs in the MSA increasing by 1,352 in the last five years. This data suggests the region likely has areas of specialization in manufacturing activities, according to Riverbird Research.

The 2016-2021 jobs growth rate of 7 percent outpaced the state's overall 0 percent growth. These jobs are within 570 payrolled business locations within the Asheville MSA. Within the Asheville MSA in 2021, the industry consisted of 21,769 jobs with an average annual wage of \$57,542. Within Buncombe County there were 13,756 jobs. Henderson, Haywood, and Madison counties had 5,022, 2,586, and 404 manufacturing jobs respectively.

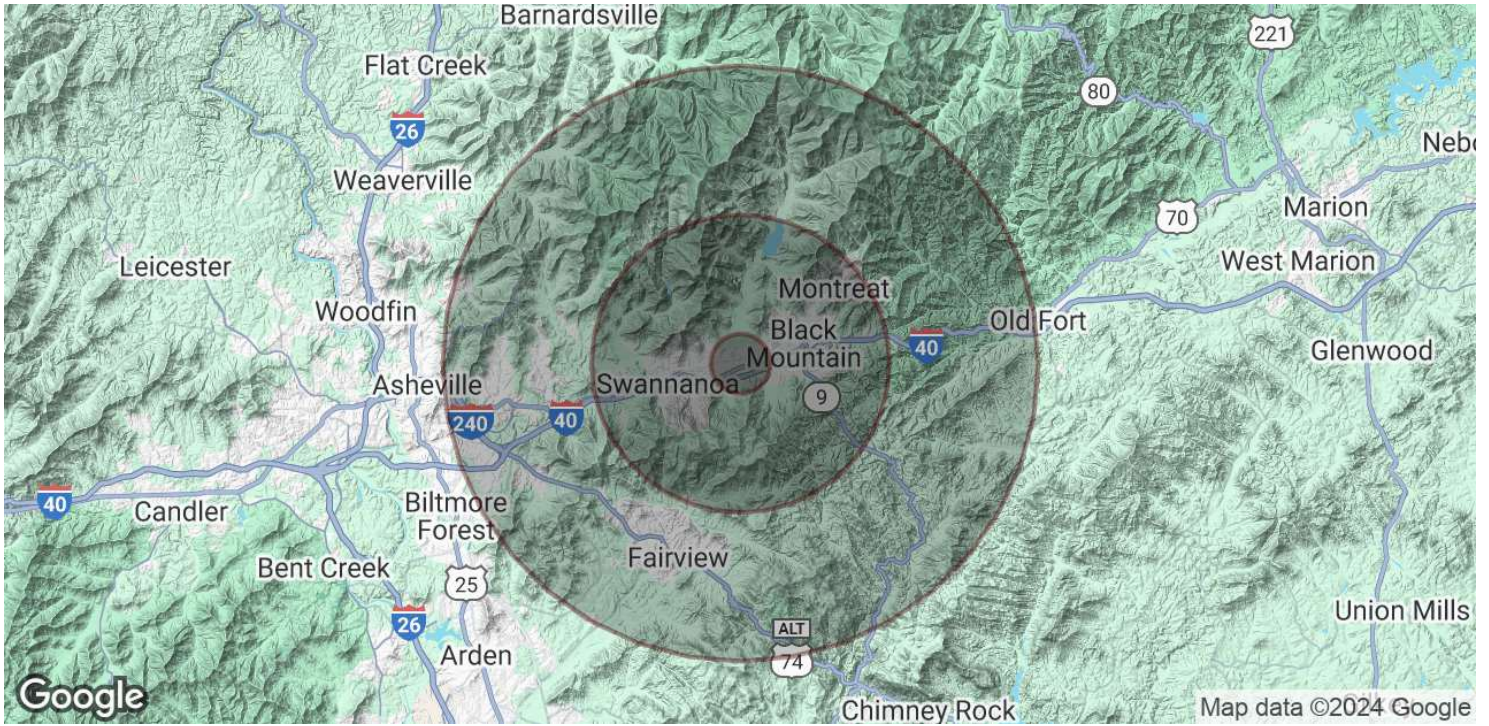
SOURCE: <https://www.wncbusiness.com/2023/01/31/425227/manufacturings-economic-impact>



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DEMOGRAPHICS MAP & REPORT



POPULATION

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HOUSEHOLDS & INCOME

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2020 American Community Survey (ACS)



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