

GROVE ARCADE




RETAIL SPACE FOR LEASE

1 PAGE AVENUE, ASHEVILLE, NC 28801

Presented By

SAM DUNCAN

828.548.0090
sam.duncan@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
828.548.0090
deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

TENANT DIRECTORY



GROVE ARCADE

In the early 1920s, E.W. Grove set out to create more than just a building - he sought to shape the cultural heartbeat of a city he adored. Captivated by Asheville, he brought to life a grand architectural treasure that he called "the most elegant building in America," designed as a retail destination to connect, create, and build community.

Today, the Grove Arcade continues to embody Grove's vision. Its ornate architecture and rich history are interwoven with an eclectic mix of boutiques, restaurants, and local artisans. More than a landmark, it is a living, breathing experience of Asheville's lifestyle and culture.

DIRECTORY

SHOPPING

- 126 Artlantic
- 145A Auratherapy
- 142 Alexander & Lehnert Fine Jewelry
- 137 Appalachian Craft Center
- 124 Asheville Hemp Farms
- 134 Asheville NC Home Crafts
- 118 Bette Boutique
- 145B Boho Baby
- 141 Caravans
- 125 Enter The Earth
- 112 Four Corners Home
- 128 Mission At The Grove
- 144 Razberry Threads
- 140 Roberto Coin
- 143 Serenity + Scott
- 123 Southern Highland Craft Guild
- 120 Stevenson's Rare Coins & Jewelry
- 115 Wake Foot Sanctuary
- 119 The Watchmaker's Shop

DINING

- 113 Appalach Cream
- 151 Asheville Proper
- 101 Battery Park Book Exchange
- 111 Bebettes New Orleans Coffeehouse
- 132 Bugerworx
- 129 Carmel's Kitchen and Bar
- 139 Chorizo
- 150 Huli Sue's BBQ and Grill
- 138 Modesto
- 147 Spicewalla
- 148 Summit Coffee Co.
- 152 Wedge Brewing

LIFE STYLE

- 107 Cosmos Salon
- 116A Jonny's Barbershop
- 149 Private Mountain Communities
- 109 Realty World Marketplace
- 112H Studio Flora Diva 112H
- 280 Thrive | Coworking

(Elevators) Located on Second Floor

OFFICE & RESIDENTIAL DIRECTORIES LOCATED IN ELEVATOR LOBBY

BUILDING OFFICE: 828.394.6688 BUILDING SECURITY: 828.214.3437

FOR MORE INFO, VISIT GROVEARCADE.COM



BATTERY PARK AVENUE

MAKERS MARKET

SOUTH ENTRANCE

EAST ENTRANCE

WEST ENTRANCE

NORTH ENTRANCE

BATTLE SQUARE

PAGE AVENUE

O. HENRY AVENUE

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

LEASE SPACES

LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 700 - 1,975 SF Lease Rate: \$24 - \$26 SF/yr

AVAILABLE SPACES

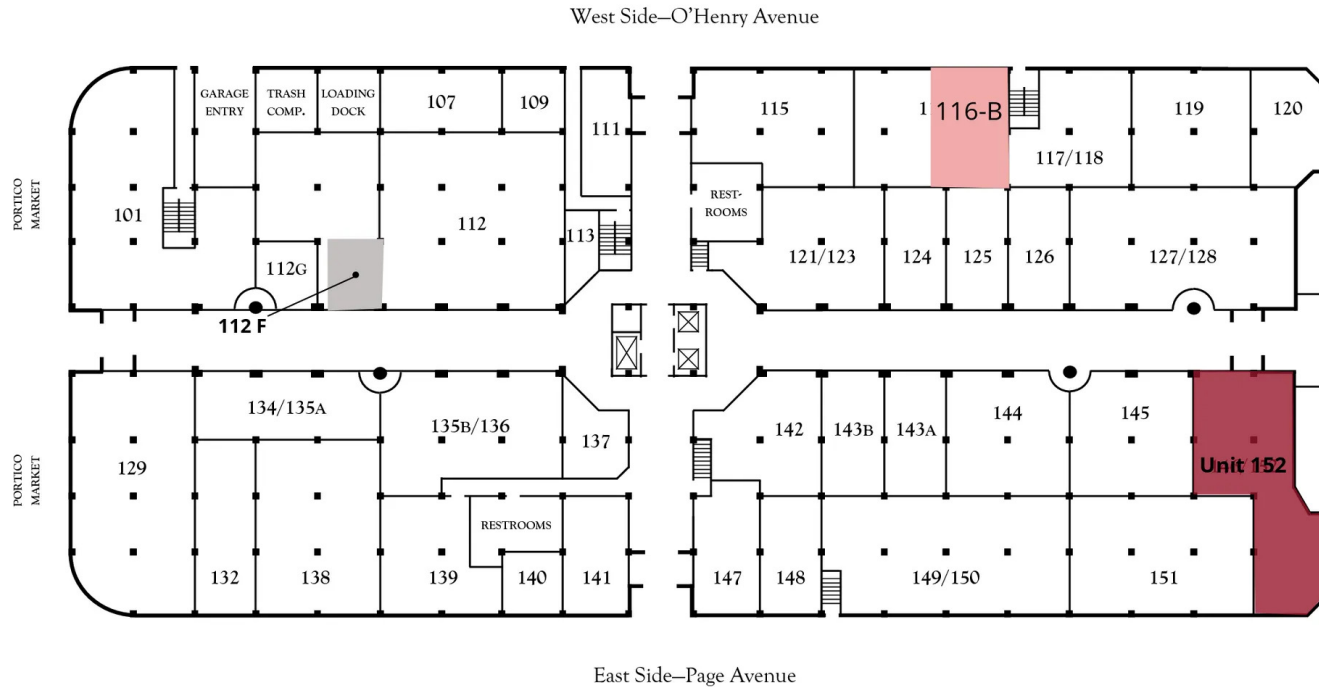
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 152	Available	1,975 SF	NNN	\$26.00 SF/yr	Highly desirable end cap space currently outfitted as a taproom. TICAM is currently \$8.32 / SF / YR.
116-B	Available	700 SF	NNN	\$24.00 SF/yr	Gorgeous Street Accessible Retail Space on O'Henry Avenue.



SAM DUNCAN
828.548.0090
sam.duncan@deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

FLOOR PLAN - AVAILABILITY



LEGEND

- Available
- Available Soon
- Unavailable

FIRST FLOOR

Drawing Not to Scale
Plan and Dimensions are Approximate and Should be Verified

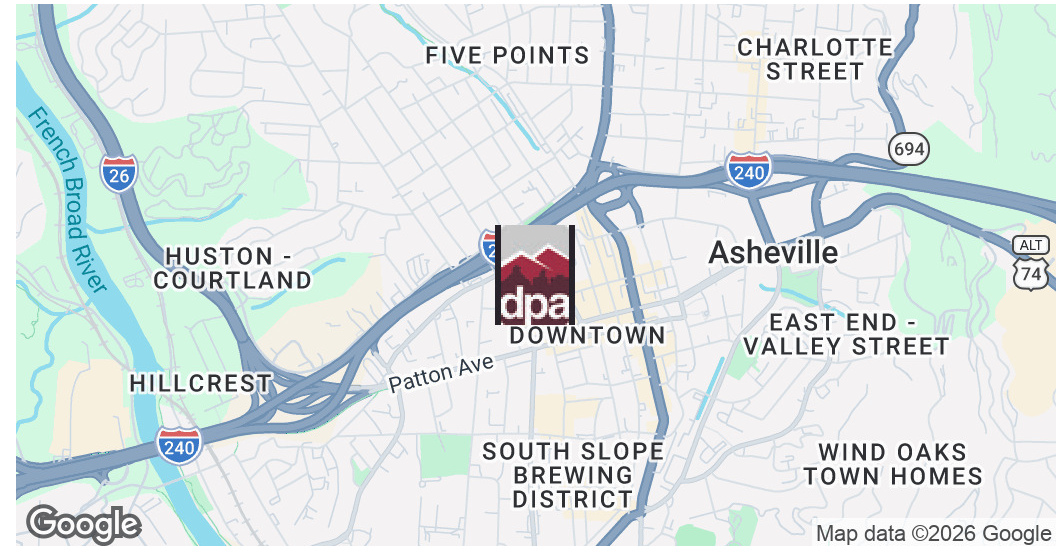


SAM DUNCAN
828.548.0090
sam.duncan@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Varies - See each space for pricing
Building Size:	250,000 SF
Available SF:	700 - 1,975 SF
Interior Door Counts:	773,564 annual visitors

PROPERTY OVERVIEW

The Grove Arcade is a nationally well-known, Class-A mixed use retail, restaurant, office, and residential complex located in downtown Asheville. With an average annual (interior) door count of 773,564 visitors, and a walk-Score of 92, it is the most attractive class A office location in Downtown.

The site offers abundant foot traffic for retailers (door counts are available), easy accessibility, on-site security and parking, and immediate access to Restaurant Row. Retail and restaurant tenants benefit from the property's marketing team, which continuously promotes tourism to the property through a range of marketing channels and methods. Office tenants enjoy strong signage / wayfinding to direct visitors to their suites, and many property amenities.

PROPERTY HIGHLIGHTS

- Class A Retail Spaces Available! Click on Spaces on the property website for full details.
- Nearby Public Parking: Metered Street Parking around the building perimeter, Wall Street Garage (232 Spaces), Rankin Garage (262 Spaces), Civic Center Garage (550 Spaces).
- On-site private parking with security is available for Grove Arcade tenants in either our private underground deck, or surface parking at the Basilica (1 block away).
- 700,000+ visitors per year



SAM DUNCAN
828.548.0090
sam.duncan@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

GROVE ARCADE AERIAL



SAM DUNCAN
828.548.0090
sam.duncan@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

LOCATION HIGHLIGHTS

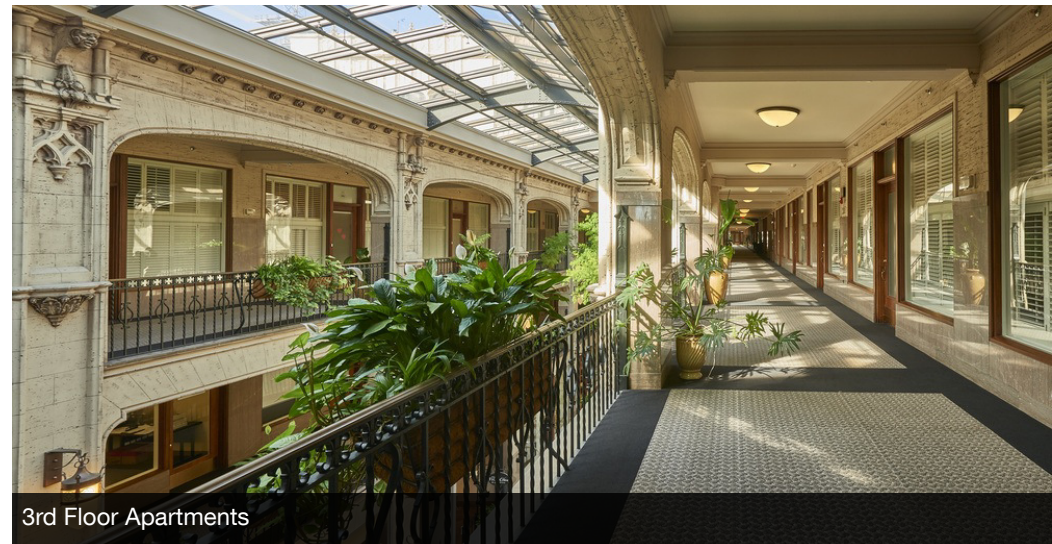
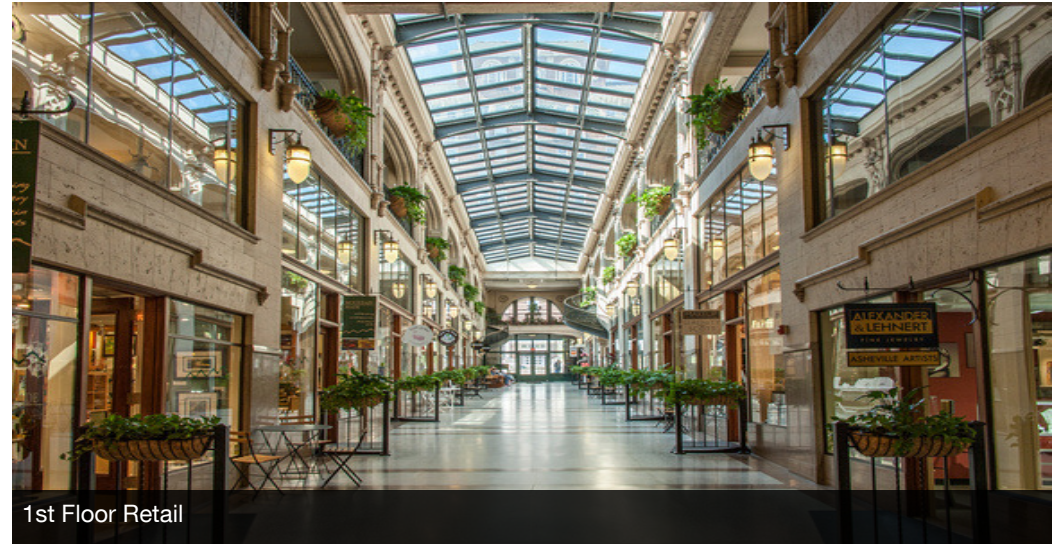


SAM DUNCAN
828.548.0090
sam.duncan@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

PROPERTY PHOTOS



SAM DUNCAN
828.548.0090
sam.duncan@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

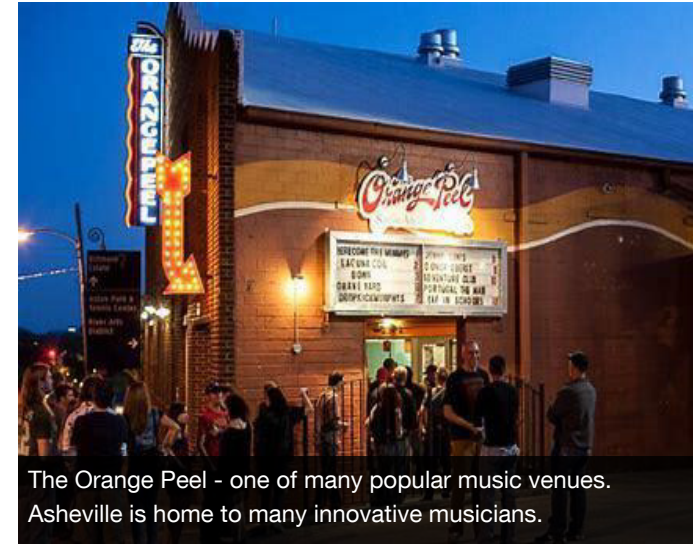
WNC'S CULTURAL HUB



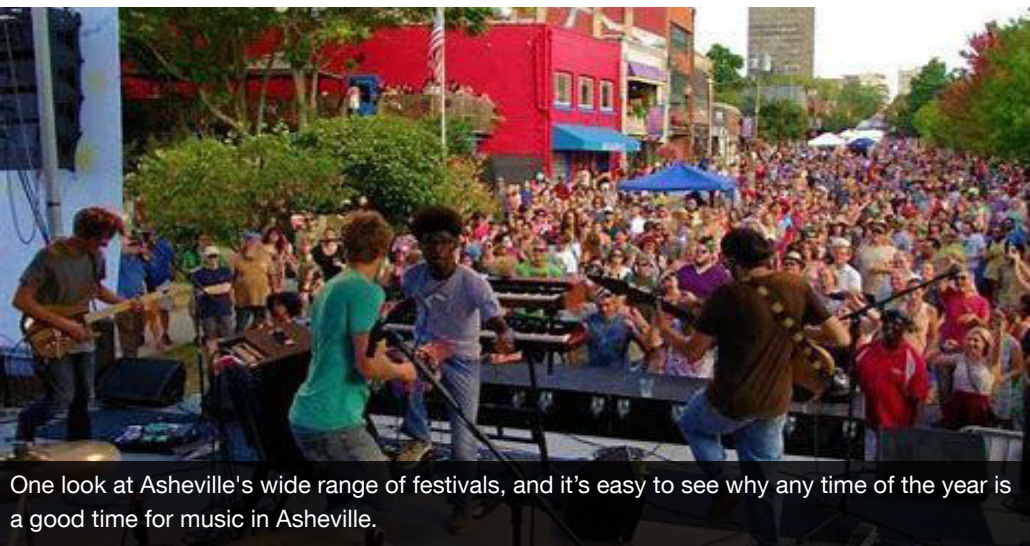
Beer City USA - WNC is home to over 47 breweries.



West Asheville - people have flocked to this funky neighborhood known for its originality.



The Orange Peel - one of many popular music venues. Asheville is home to many innovative musicians.



One look at Asheville's wide range of festivals, and it's easy to see why any time of the year is a good time for music in Asheville.



Asheville is a culinary explosion and home to many James Beard Award winning chefs.



SAM DUNCAN
828.548.0090
sam.duncan@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

DEMOGRAPHICS MAP & REPORT

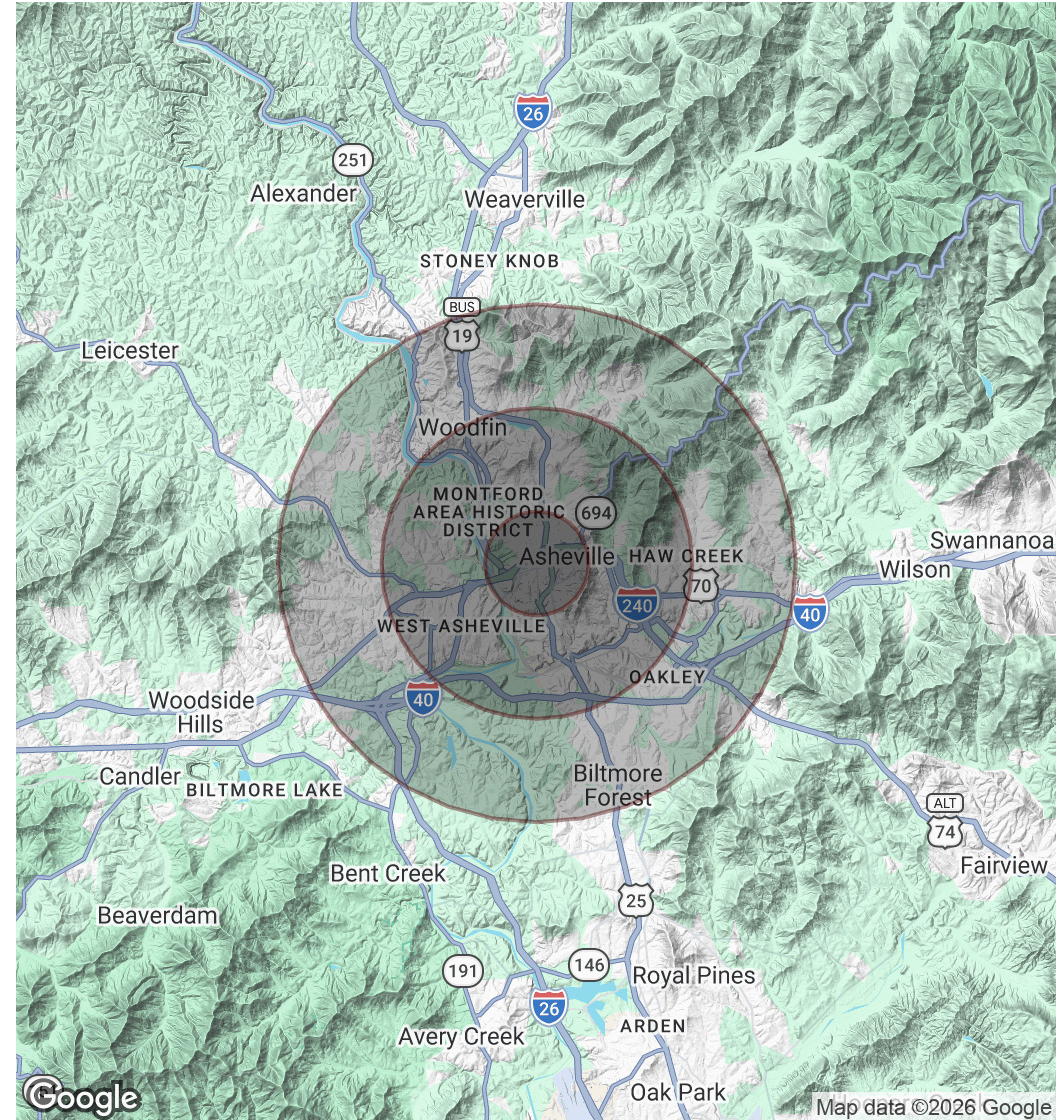
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,866	47,940	93,664
Average age	38.6	37.2	38.5
Average age (Male)	38.7	36.3	36.9
Average age (Female)	38.4	38.1	40.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,873	21,576	41,711
# of persons per HH	2.0	2.2	2.2
Average HH income	\$43,870	\$52,043	\$54,969
Average house value	\$262,808	\$287,696	\$279,626

* Demographic data derived from 2020 ACS - US Census



SAM DUNCAN
828.548.0090
sam.duncan@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

Page 10