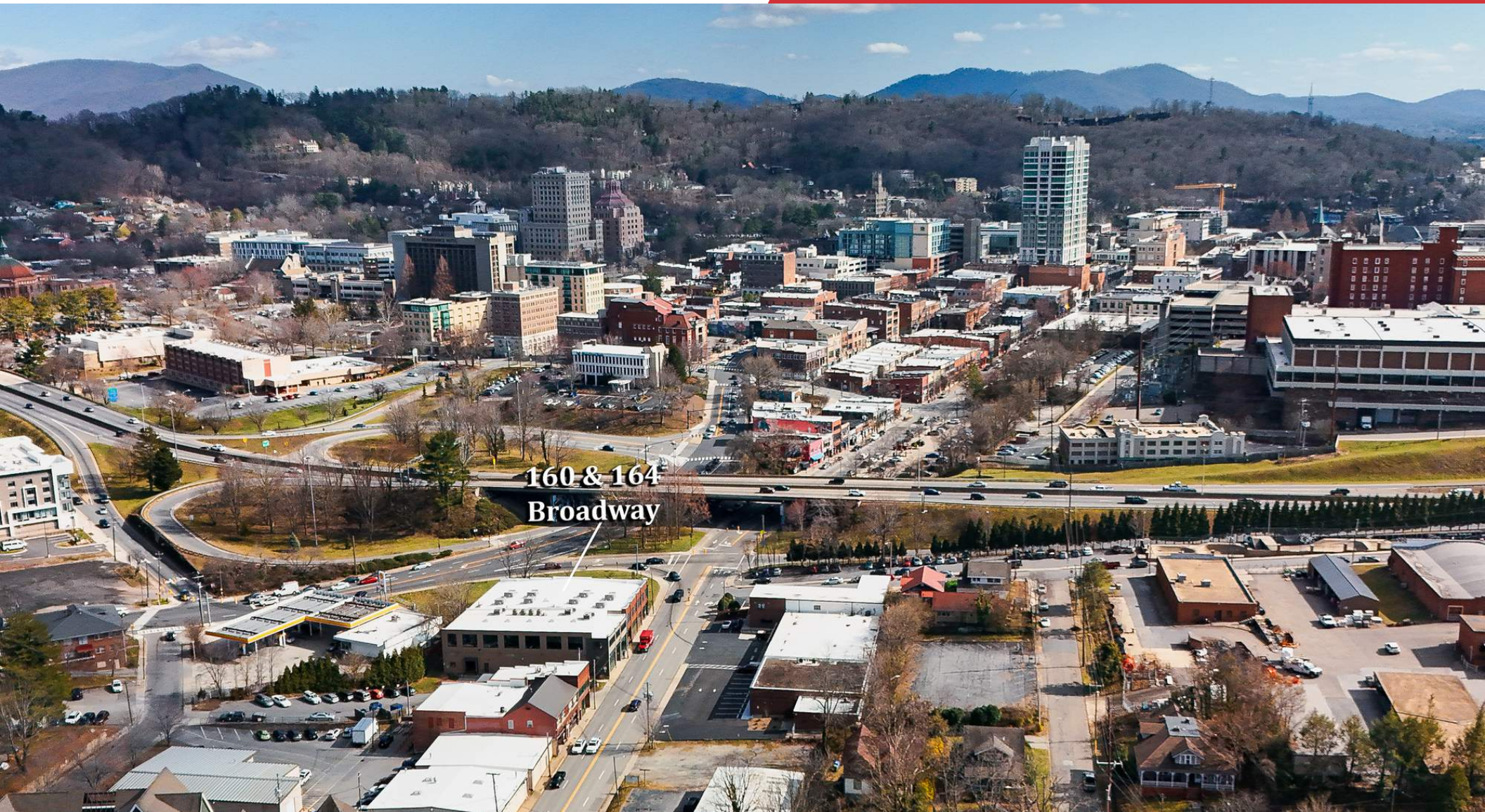


160 & 164 Broadway St.  
12,000 - 17,660 or 29,660SF Contiguous  
For Sale or For Lease



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

410 Executive Park  
Asheville, NC 28801  
828 210 3940 tel  
[naibeveryly-hanks.com](http://naibeveryly-hanks.com)



# 160 & 164 Broadway St

Asheville, North Carolina 28801

## Property Highlights

- Ideal high traffic, high visibility downtown Asheville location
- Either property available for lease individually or combined
- Both structures creatively renovated while maintaining historical elements
- Fully sprinkled
- Elevator access
- With a purchase, the buildings will include two parking lot parcels

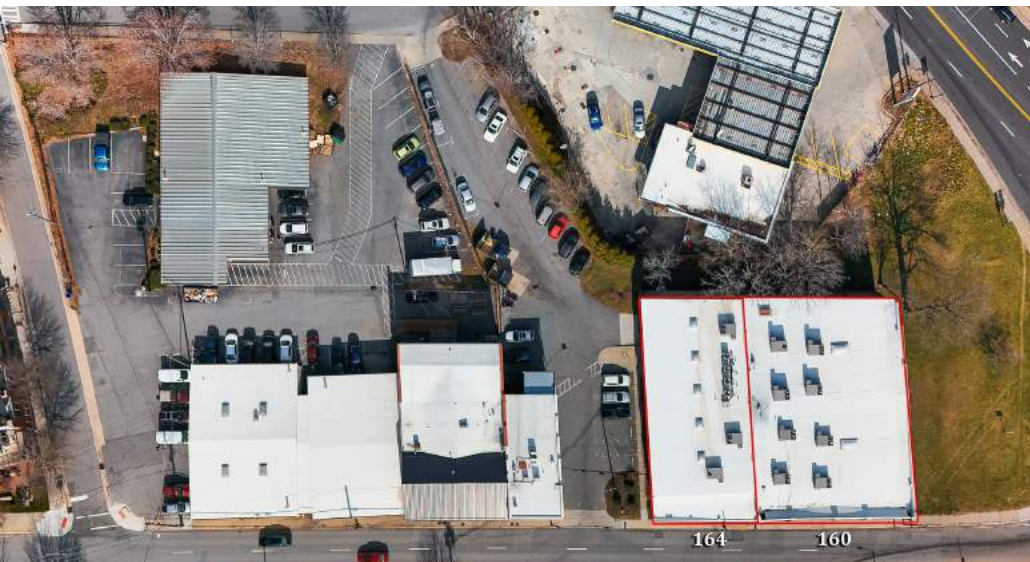
<b>Sale Price:</b>	\$5,900,000
<b>Lease Price:</b>	160 = \$20NNN   164 = \$18NNN
<b>Building Size:</b>	29,660 SF
<b>Available SF:</b>	164 = 12,000 SF 160 = 17,660 SF Contiguous = 29,660SF
<b>Nearby Traffic Counts:</b>	I-240 = 71,571 Broadway St.= 7,182 Merrimon Ave.= 24,260

## For More Information

**Jim Davis**

O: 330 718 3311

[jdavis@naibevery-hanks.com](mailto:jdavis@naibevery-hanks.com) | NC #292479



### Offering Details:

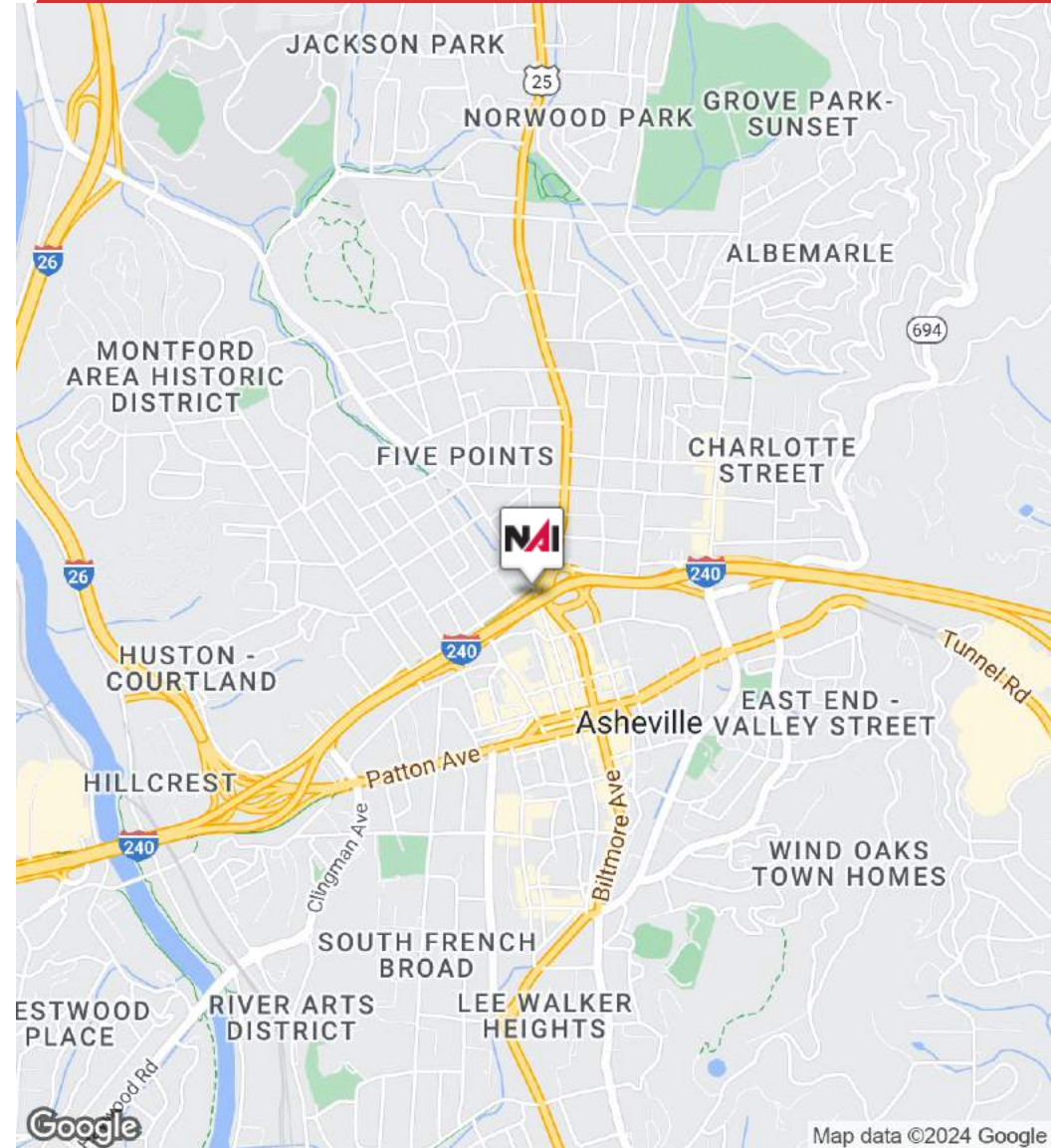
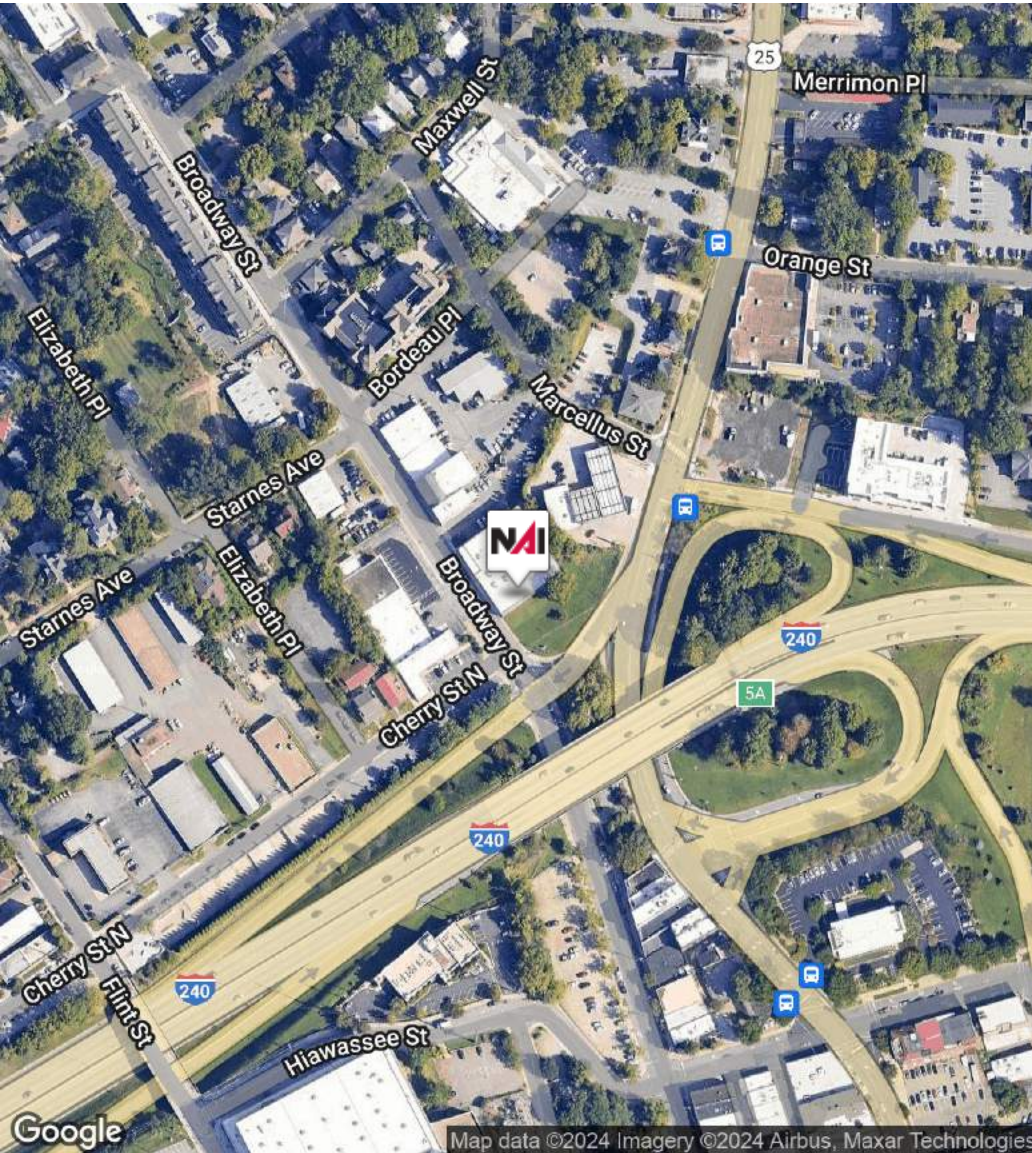
An incredible opportunity to occupy 160 and 164 Broadway St. in downtown Asheville, the longtime location of the Moog Music headquarters. The existing tenant will be relocating creating an opportunity to occupy either of these spaces independently or as one, or purchase the two structures together with two parking lot parcels included. These historic structures went through a significant renovation project and offer a highly flexible interior suitable for a variety of uses.

160 Broadway offers +-17,660GSF on two levels currently being utilized for a combination of modern office and manufacturing. This building offers high visibility from Broadway, Merrimon, and I-240.

164 Broadway offers +-12,000GSF on two levels, the first floor being utilized as flex warehouse and the second floor as modern office. These two buildings are currently internally connected with shared elevator service and are turn key for a single user, or they could be separated to allow each building to be leased independently or by floor.

For Lease or For Sale

12,000 - 17,660 or 29,660SF Contiguous  
\$5,900,000 for 4 Parcels 2 Structures



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For Lease or For Sale  
\$18.00 - 20.00 SF/yr NNN  
\$5,900,000 for 4 Parcels 2 Structures

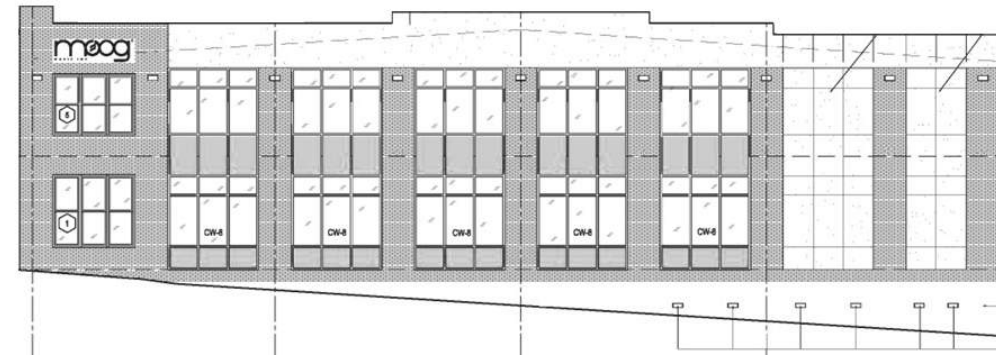


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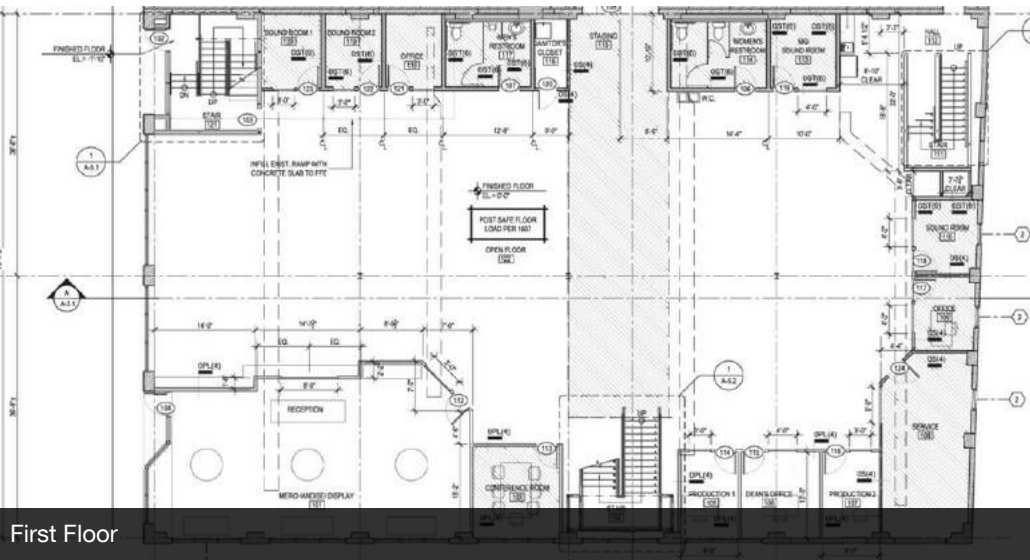
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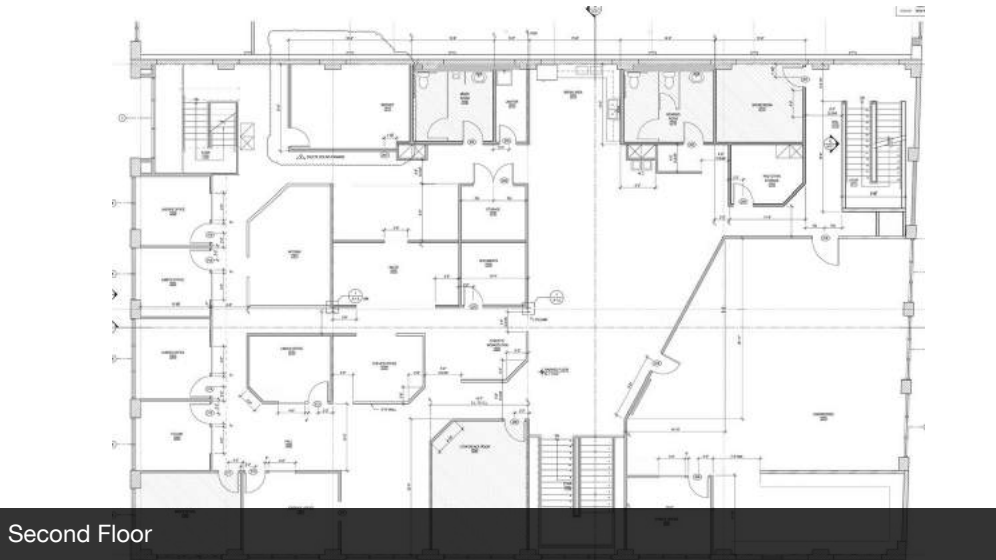
Front Elevation



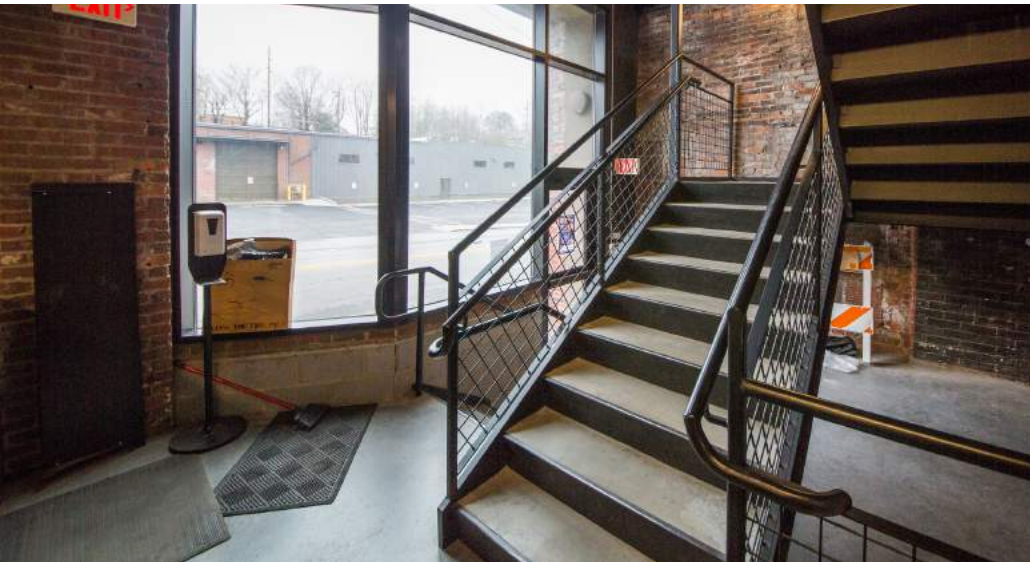
South Elevation

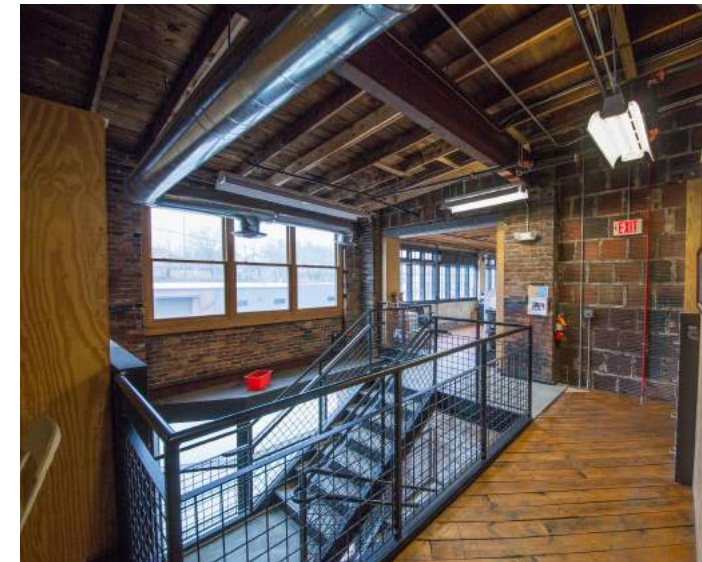
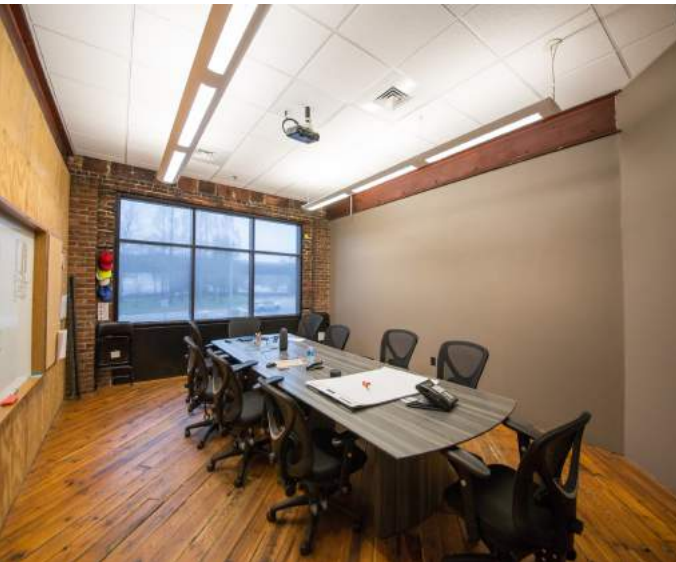


First Floor



Second Floor

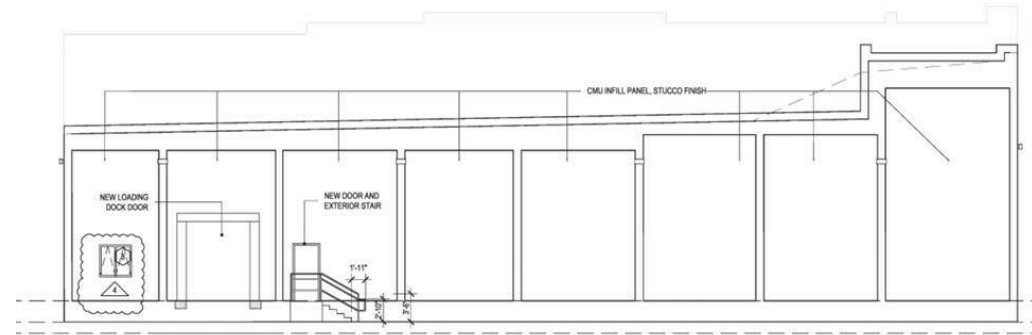




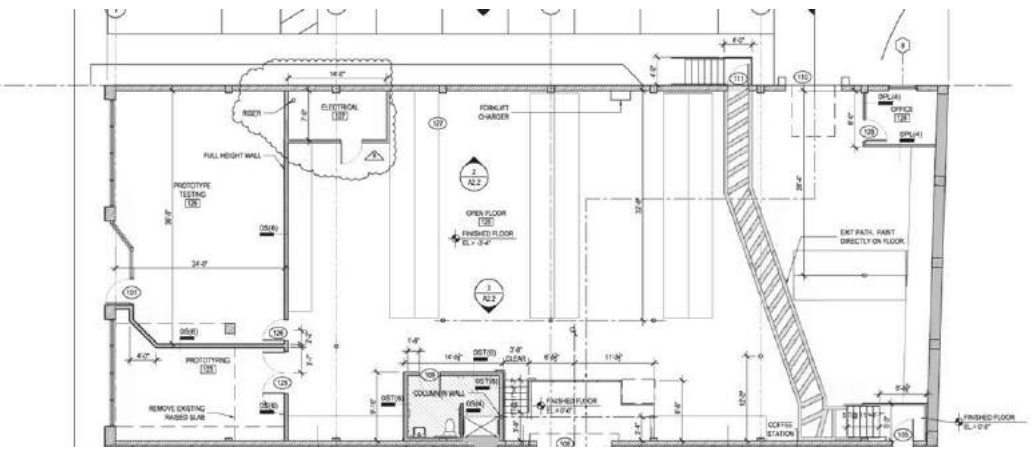




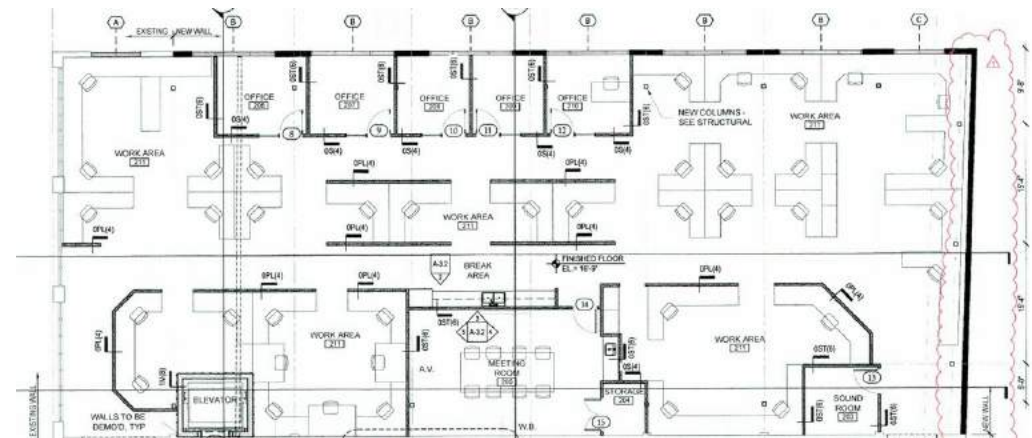
Front Elevation



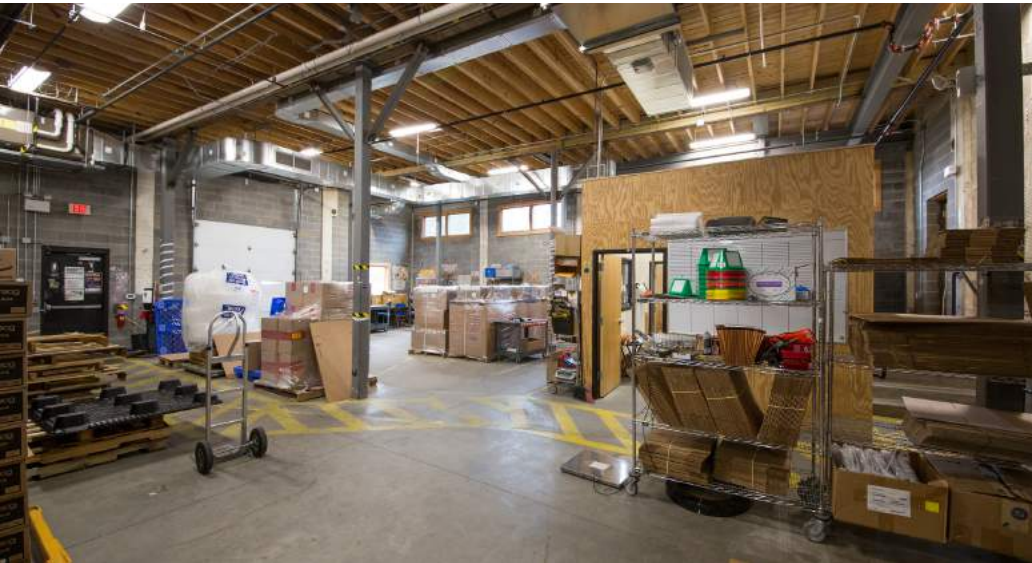
North Elevation



First Floor



Second Floor







**ASHEVILLE METROPOLITAN STATISTICS**  
(Buncombe, Haywood, Henderson, and Madison Counties)

**Population** 476,072



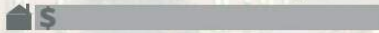
**Labor Force** 244,142



**Average Commute** 23.3 min



**Average Household Income** \$81,132



**NC Individual Income Tax Rate** 4.75%



**Current Sales & Use Tax by County**

Buncombe 7.00% Haywood 7.00%  
Henderson 6.75% Madison 7.00%

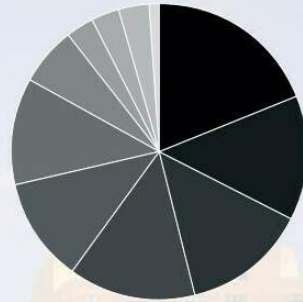
**Cost of Living Index**

Buncombe, Haywood, Henderson,  
and Madison Counties

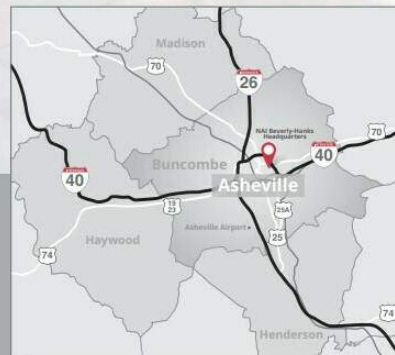


Data Provided by Census Reporter, US Bureau of Labor Statistics, The Asheville Chamber Of Commerce, and NC Department of Revenue

**EMPLOYMENT DISTRIBUTION BY INDUSTRY:**



Health Services and Education	18%
Government (federal, state, & local)	12%
Retail Trade	13%
Leisure and Hospitality	16%
Manufacturing	11%
Professional and Business Services	10%
Construction, Mining, and Logging	5%
Financial Activities	3%
Transportation and Utilities	3%
Wholesale Trade	3%
Information	1%

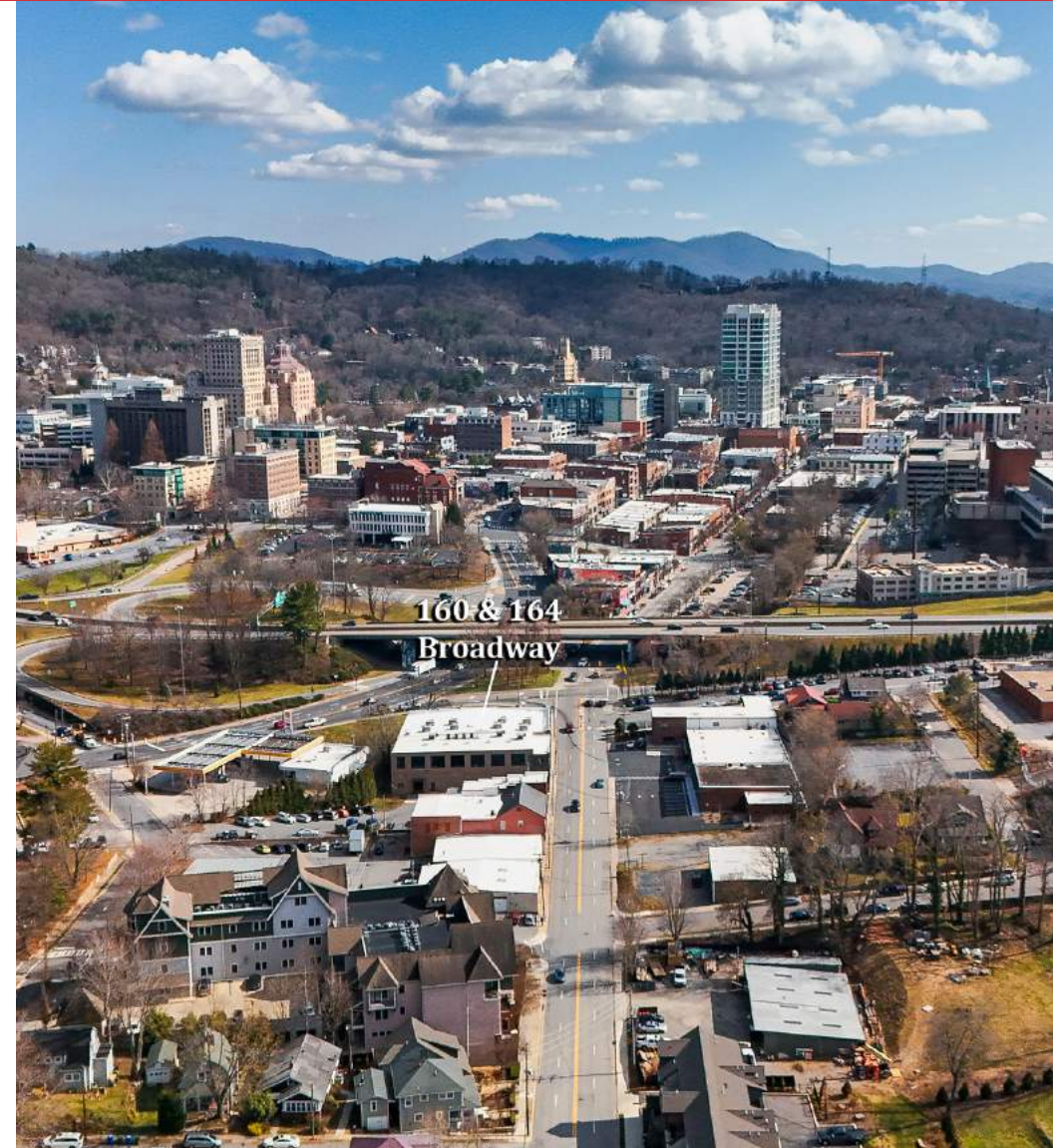


**Rankings**

Asheville ranked #3 on "The South's Best Cities" — Southernliving.com, 2023

Asheville ranked #10 on the list of "Best Food Destinations in the U.S." — Tripadvisor.com, 2023

Asheville named one of the Top 50 Small Cities to Start a Business — WalletHub.com, 2023



Contact:

Tours Need To Be Scheduled In Advance  
Contact Broker For More Details



For More Information Or A Private Tour Contact...

Jim Davis - Commercial Broker

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North Carolina Economic Development Association Member

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