

FOR SALE



304 SUMMIT STREET, ASHEVILLE, NC 28803

FULL OFFICE AVAILABLE JUST OUTSIDE OF BILTMORE VILLAGE



Conveniently Positioned for Success!

Nestled in a coveted location just off Hendersonville Road, this office building presents a great opportunity for investors and businesses alike. Boasting a private setting and excellent accessibility, this property promises both discretion and convenience. This building is suited to dual occupancy, providing flexibility and potentially additional income for an owner occupant. 16 private offices plus break room and conference space. Quick and easy access to I-40 and close to numerous hotels, restaurants and Biltmore Village. Approximately 10 unmarked parking spots. Winter/ Fall visibility from Hendersonville Road.

SALE PRICE	\$799,000
BUILDING SIZE	4,670 SF
LOT SIZE	0.29 +/- ACRES

PROPERTY DETAILS

- VALUE ADD POTENTIAL THROUGHOUT
- SUITED TO TWO SEPARATE OCCUPANTS
- DENTAL/MEDICAL CONVERSION POSSIBLE

CARLA BARNARD Broker/Owner

O: 828.222.3685 | M: 828.575.0272

carla@carla-co.com

22 Arlington Street, Asheville, NC 28801

www.carla-co.com

304 SUMMIT STREET, ASHEVILLE, NC 28803

OFFERING SUMMARY

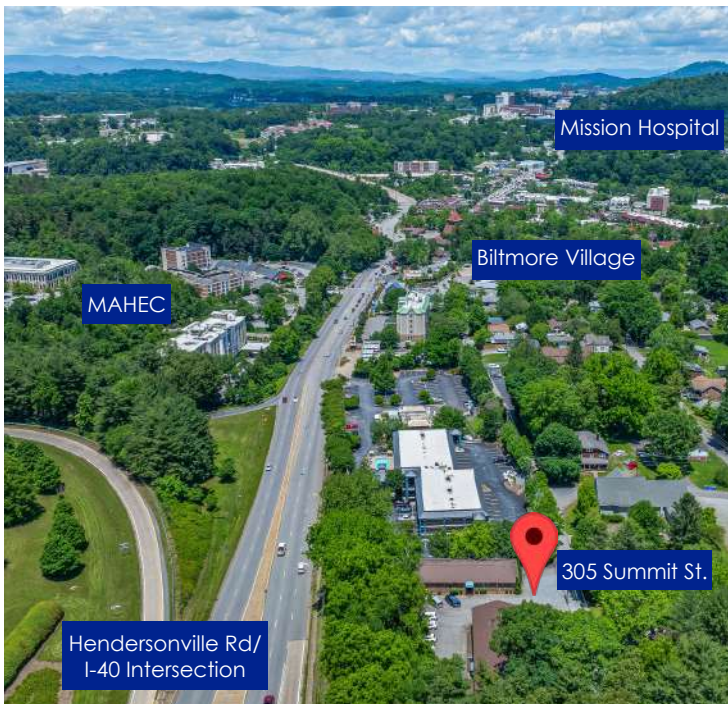
LOCATION INFORMATION

STREET ADDRESS	304 SUMMIT STREET, ASHEVILLE, NC 28803
LOT SIZE	0.29 +/- Acres
ZONING	OFFICE
COUNTY	Buncombe
PIN	9647-77-7507-00000
DEED	Deed Book 2039 Page 688
MAJOR ROADS NEARBY	I-40, Hendersonville Road



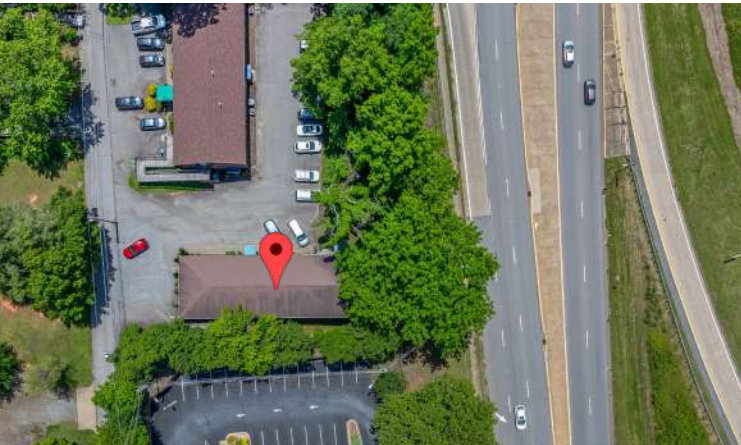
PROPERTY DETAILS

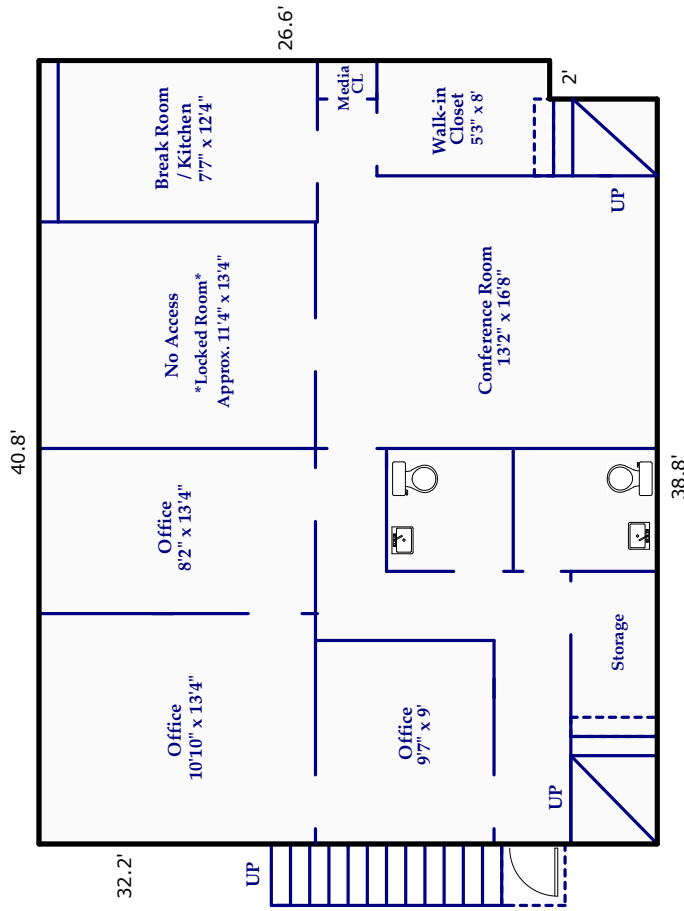
SALE PRICE	\$799,000	UTILITIES	- City of Asheville Water & Sewer - City of Asheville Trash & Recycling - Duke Energy Progress Electricity - Dominion Energy Natural Gas
YEAR BUILT	1986	ELEVATION	2,000 - 2,500 FT
TRAFFIC COUNT	35,000 - 54,000		
SQ FT PER LEVEL	Below Grade - 1,302 SF Main Level - 3,368 SF		



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FULL OFFICE AVAILABLE JUST OUTSIDE OF BILTMORE VILLAGE





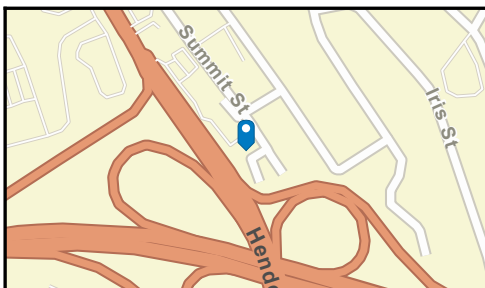
BELOW GRADE
1302 Square Feet

All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.
Square Footage Calculations determined following ANSI and BOMA Standards and NCREC House Measuring Square Footage Guidelines.

Traffic Count Map - Close Up

304 Summit Street, Asheville, North Carolina, 28803
Rings: 1, 3 mile radii

Prepared by Esri
Latitude: 35.56025
Longitude: -82.53898



- 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

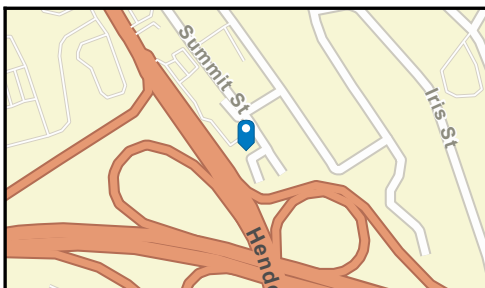
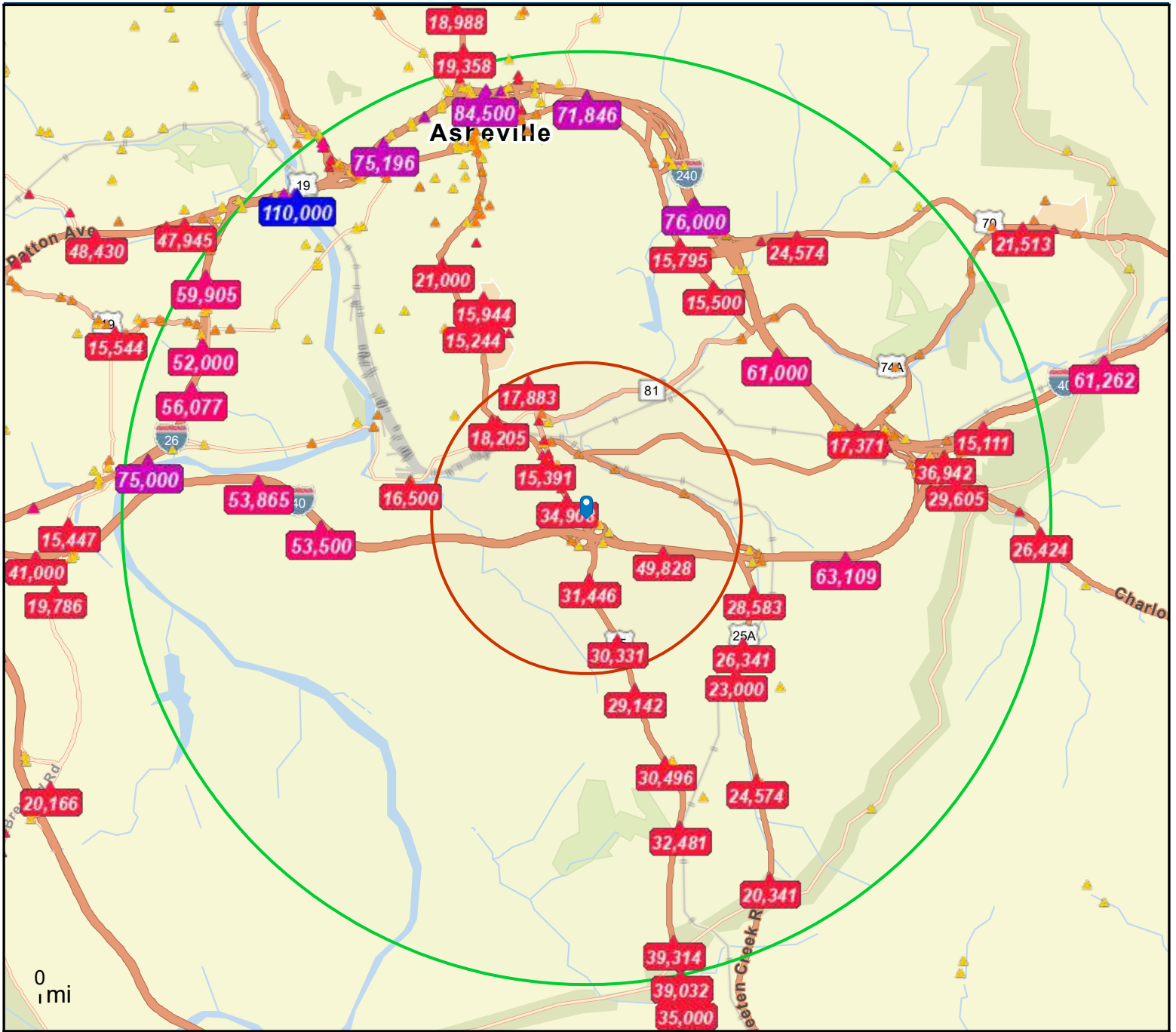


Source: ©2023 Kalibrate Technologies (Q4 2023).

Traffic Count Map

304 Summit Street, Asheville, North Carolina, 28803
Rings: 1, 3 mile radii

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- Average Daily Traffic Volume**
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Source: ©2023 Kalibrate Technologies (Q4 2023).

304 Summit Street, Asheville, North Carolina, 28803
Ring of 1 mile



Front Porches

Dominant Tapestry Segment

KEY FACTS



5,556

Total Population



\$282,429

Median Home Value



581

Businesses



14,307

Daytime Population



37.7

Median Age



3.35%

2020-2023
Pop Growth Rate



\$37,558

Per Capita Income



2.0

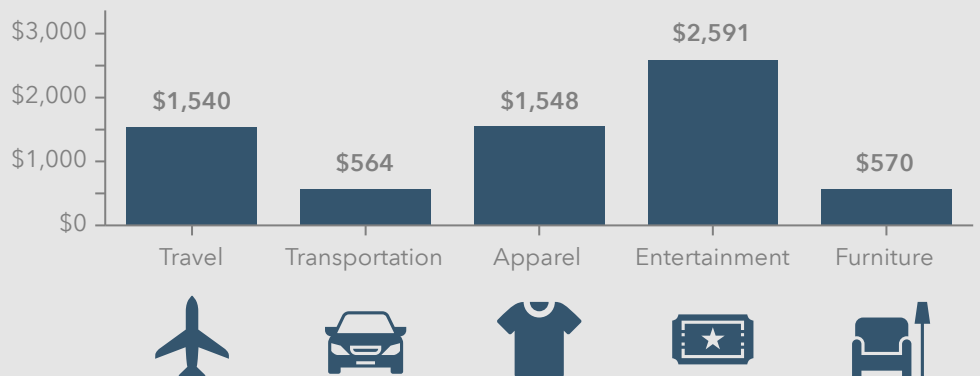
Avg Household Size



\$54,838

Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

© 2024 Esri

Spending facts are average annual dollars per household

304 Summit Street, Asheville, North Carolina, 28803
Ring of 3 miles

Old and Newcomers

Dominant Tapestry Segment

KEY FACTS



39,167

Total Population



\$362,318

Median Home Value



4,362

Businesses



76,296

Daytime Population



41.0

Median Age



1.41%

2020-2023
Pop Growth Rate



\$42,920

Per Capita Income



2.0

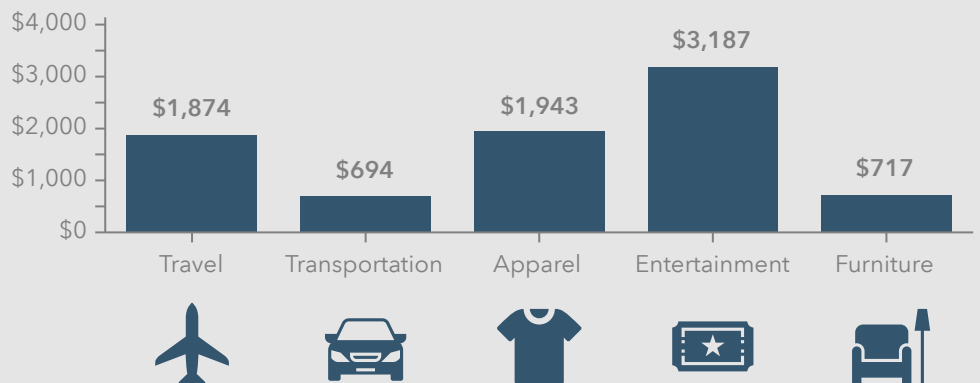
Avg Household Size



\$58,591

Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

© 2024 Esri

Spending facts are average annual dollars per household

Data for all businesses in area	1 mile				3 miles			
Total Businesses:	581				4,362			
Total Employees:	13,740				60,063			
Total Residential Population:	5,556				39,167			
Employee/Residential Population Ratio (per 100 Residents)	247				153			
by SIC Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	1.5%	49	0.4%	57	1.3%	293	0.5%
Construction	18	3.1%	161	1.2%	133	3.0%	925	1.5%
Manufacturing	25	4.3%	419	3.0%	125	2.9%	2,333	3.9%
Transportation	10	1.7%	86	0.6%	54	1.2%	616	1.0%
Communication	0	0.0%	1	0.0%	22	0.5%	242	0.4%
Utility	3	0.5%	58	0.4%	7	0.2%	122	0.2%
Wholesale Trade	21	3.6%	192	1.4%	82	1.9%	767	1.3%
Retail Trade Summary	119	20.5%	1,581	11.5%	902	20.7%	12,724	21.2%
Home Improvement	5	0.9%	35	0.3%	27	0.6%	681	1.1%
General Merchandise Stores	3	0.5%	127	0.9%	24	0.6%	1,350	2.2%
Food Stores	7	1.2%	49	0.4%	76	1.7%	1,174	2.0%
Auto Dealers & Gas Stations	8	1.4%	49	0.4%	36	0.8%	324	0.5%
Apparel & Accessory Stores	15	2.6%	115	0.8%	97	2.2%	984	1.6%
Furniture & Home Furnishings	10	1.7%	101	0.7%	60	1.4%	588	1.0%
Eating & Drinking Places	36	6.2%	816	5.9%	328	7.5%	5,728	9.5%
Miscellaneous Retail	35	6.0%	288	2.1%	254	5.8%	1,895	3.2%
Finance, Insurance, Real Estate Summary	45	7.7%	264	1.9%	439	10.1%	4,159	6.9%
Banks, Savings & Lending Institutions	5	0.9%	62	0.5%	52	1.2%	575	1.0%
Securities Brokers	10	1.7%	49	0.4%	77	1.8%	434	0.7%
Insurance Carriers & Agents	5	0.9%	20	0.1%	45	1.0%	287	0.5%
Real Estate, Holding, Other Investment Offices	26	4.5%	133	1.0%	265	6.1%	2,863	4.8%
Services Summary	279	48.0%	10,787	78.5%	1,874	43.0%	32,457	54.0%
Hotels & Lodging	14	2.4%	265	1.9%	78	1.8%	1,807	3.0%
Automotive Services	6	1.0%	17	0.1%	56	1.3%	265	0.4%
Movies & Amusements	12	2.1%	113	0.8%	112	2.6%	830	1.4%
Health Services	124	21.3%	8,131	59.2%	435	10.0%	16,696	27.8%
Legal Services	10	1.7%	43	0.3%	144	3.3%	827	1.4%
Education Institutions & Libraries	7	1.2%	135	1.0%	64	1.5%	1,545	2.6%
Other Services	107	18.4%	2,083	15.2%	986	22.6%	10,487	17.5%
Government	5	0.9%	37	0.3%	146	3.3%	4,798	8.0%
Unclassified Establishments	48	8.3%	106	0.8%	519	11.9%	626	1.0%
Totals	581	100.0%	13,740	100.0%	4,362	100.0%	60,063	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

by NAICS Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.3%	10	0.1%	13	0.3%	57	0.1%
Mining	0	0.0%	0	0.0%	3	0.1%	11	0.0%
Utilities	1	0.2%	19	0.1%	3	0.1%	61	0.1%
Construction	18	3.1%	161	1.2%	142	3.3%	953	1.6%
Manufacturing	25	4.3%	433	3.2%	122	2.8%	1,961	3.3%
Wholesale Trade	21	3.6%	190	1.4%	81	1.9%	762	1.3%
Retail Trade	79	13.6%	726	5.3%	551	12.6%	6,828	11.4%
Motor Vehicle & Parts Dealers	8	1.4%	49	0.4%	29	0.7%	298	0.5%
Furniture & Home Furnishings Stores	7	1.2%	75	0.5%	40	0.9%	353	0.6%
Electronics & Appliance Stores	1	0.2%	5	0.0%	12	0.3%	165	0.3%
Building Material & Garden Equipment & Supplies Dealers	5	0.9%	35	0.3%	27	0.6%	681	1.1%
Food & Beverage Stores	7	1.2%	50	0.4%	73	1.7%	1,265	2.1%
Health & Personal Care Stores	8	1.4%	71	0.5%	55	1.3%	401	0.7%
Gasoline Stations & Fuel Dealers	1	0.2%	21	0.2%	9	0.2%	58	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	17	2.9%	122	0.9%	119	2.7%	1,091	1.8%
Sporting Goods, Hobby, Book, & Music Stores	20	3.4%	168	1.2%	149	3.4%	1,029	1.7%
General Merchandise Stores	5	0.9%	131	1.0%	39	0.9%	1,486	2.5%
Transportation & Warehousing	7	1.2%	77	0.6%	37	0.8%	431	0.7%
Information	6	1.0%	70	0.5%	87	2.0%	1,182	2.0%
Finance & Insurance	19	3.3%	131	1.0%	173	4.0%	1,292	2.2%
Central Bank/Credit Intermediation & Related Activities	5	0.9%	62	0.5%	48	1.1%	567	0.9%
Securities & Commodity Contracts	10	1.7%	50	0.4%	80	1.8%	437	0.7%
Funds, Trusts & Other Financial Vehicles	5	0.9%	20	0.1%	45	1.0%	287	0.5%
Real Estate, Rental & Leasing	25	4.3%	136	1.0%	266	6.1%	2,645	4.4%
Professional, Scientific & Tech Services	48	8.3%	258	1.9%	461	10.6%	3,167	5.3%
Legal Services	10	1.7%	43	0.3%	150	3.4%	841	1.4%
Management of Companies & Enterprises	2	0.3%	6	0.0%	16	0.4%	88	0.1%
Administrative, Support & Waste Management Services	14	2.4%	132	1.0%	110	2.5%	1,791	3.0%
Educational Services	12	2.1%	151	1.1%	88	2.0%	1,558	2.6%
Health Care & Social Assistance	135	23.2%	8,485	61.8%	556	12.7%	18,446	30.7%
Arts, Entertainment & Recreation	12	2.1%	1,179	8.6%	112	2.6%	3,044	5.1%
Accommodation & Food Services	52	9.0%	1,097	8.0%	416	9.5%	7,622	12.7%
Accommodation	14	2.4%	265	1.9%	78	1.8%	1,807	3.0%
Food Services & Drinking Places	38	6.5%	833	6.1%	338	7.7%	5,815	9.7%
Other Services (except Public Administration)	52	9.0%	337	2.5%	460	10.5%	2,728	4.5%
Automotive Repair & Maintenance	6	1.0%	17	0.1%	46	1.1%	220	0.4%
Public Administration	5	0.9%	37	0.3%	149	3.4%	4,826	8.0%
Unclassified Establishments	48	8.3%	105	0.8%	516	11.8%	610	1.0%
Total	581	100.0%	13,740	100.0%	4,362	100.0%	60,063	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Key Facts

304 Summit Street, Asheville, North Carolina, 28803
Ring of 1 mile

KEY FACTS

5,556

Population



2.0

Average Household Size

37.7

Median Age

\$54,838

Median Household Income

EDUCATION

11.7%

No High School Diploma



25.3%

High School Graduate



24.7%

Some College/
Associate's Degree



38.3%

Bachelor's/Grad/
Prof Degree

BUSINESS



581

Total Businesses



13,740

Total Employees

EMPLOYMENT



59.9%

White Collar



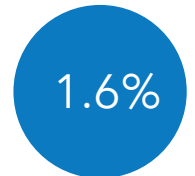
15.3%

Blue Collar



24.7%

Services



1.6%

Unemployment Rate

INCOME



\$54,838

Median Household Income



\$37,558

Per Capita Income



\$36,382

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.0%)

The smallest group: \$200,000+ (2.9%)

Indicator ▲	Value	Diff		
<\$15,000	16.0%	+6.6%		
\$15,000 - \$24,999	9.0%	+1.6%		
\$25,000 - \$34,999	9.9%	+1.9%		
\$35,000 - \$49,999	10.1%	-1.9%		
\$50,000 - \$74,999	19.0%	+1.4%		
\$75,000 - \$99,999	15.0%	+1.0%		
\$100,000 - \$149,999	11.5%	-3.9%		
\$150,000 - \$199,999	6.7%	-0.4%		
\$200,000+	2.9%	-6.2%		

Bars show deviation from Buncombe County

Key Facts

304 Summit Street, Asheville, North Carolina, 28803
Ring of 3 miles

KEY FACTS

39,167

Population



2.0

Average Household Size

41.0

Median Age

\$58,591

Median Household Income

EDUCATION

7.4%

No High School Diploma



20.3%

High School Graduate



23.4%

Some College/
Associate's Degree



48.9%

Bachelor's/Grad/
Prof Degree

BUSINESS



4,362

Total Businesses



60,063

Total Employees

EMPLOYMENT



67.9%

White Collar



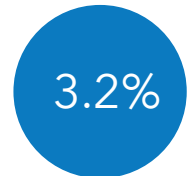
12.9%

Blue Collar



19.2%

Services



3.2%

Unemployment Rate

INCOME



\$58,591

Median Household Income



\$42,920

Per Capita Income



\$54,017

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.5%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	14.8%	+5.4%	
\$15,000 - \$24,999	9.2%	+1.8%	
\$25,000 - \$34,999	8.6%	+0.6%	
\$35,000 - \$49,999	10.3%	-1.7%	
\$50,000 - \$74,999	16.5%	-1.1%	
\$75,000 - \$99,999	13.6%	-0.4%	
\$100,000 - \$149,999	13.1%	-2.3%	
\$150,000 - \$199,999	6.1%	-1.0%	
\$200,000+	7.9%	-1.2%	

Bars show deviation from Buncombe County

Summary	Census 2010	Census 2020	2023	2028
Population	4,514	4,992	5,556	5,826
Households	1,803	2,331	2,686	2,848
Families	953	1,104	1,352	1,427
Average Household Size	2.26	2.06	1.99	1.97
Owner Occupied Housing Units	1,025	1,156	1,341	1,496
Renter Occupied Housing Units	778	1,175	1,345	1,351
Median Age	37.1	39.2	37.7	38.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.95%	0.53%	0.30%
Households	1.18%	0.68%	0.49%
Families	1.09%	0.60%	0.44%
Owner HHs	2.21%	0.78%	0.66%
Median Household Income	2.85%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	430	16.0%	385	13.5%
\$15,000 - \$24,999	242	9.0%	207	7.3%
\$25,000 - \$34,999	266	9.9%	224	7.9%
\$35,000 - \$49,999	270	10.1%	250	8.8%
\$50,000 - \$74,999	509	19.0%	575	20.2%
\$75,000 - \$99,999	404	15.0%	450	15.8%
\$100,000 - \$149,999	309	11.5%	389	13.7%
\$150,000 - \$199,999	179	6.7%	264	9.3%
\$200,000+	78	2.9%	103	3.6%

Median Household Income	\$54,838	\$63,120
Average Household Income	\$73,928	\$86,548
Per Capita Income	\$37,558	\$43,973

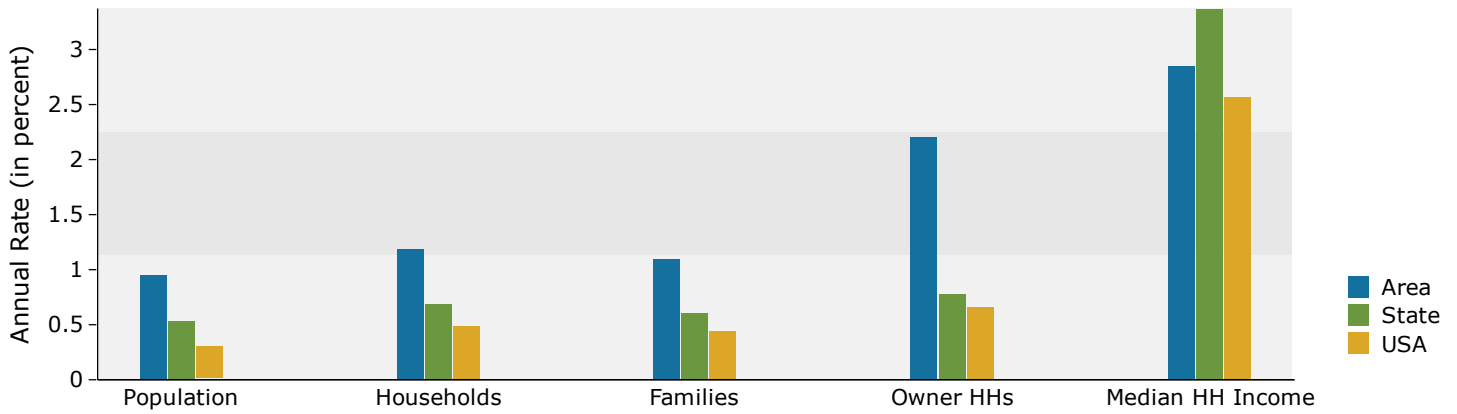
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	351	7.8%	234	4.7%	362	6.5%	384	6.6%
5 - 9	239	5.3%	227	4.5%	344	6.2%	349	6.0%
10 - 14	219	4.9%	239	4.8%	343	6.2%	354	6.1%
15 - 19	240	5.3%	228	4.6%	311	5.6%	348	6.0%
20 - 24	292	6.5%	262	5.2%	323	5.8%	353	6.1%
25 - 34	786	17.4%	941	18.9%	863	15.5%	864	14.8%
35 - 44	575	12.7%	788	15.8%	790	14.2%	815	14.0%
45 - 54	571	12.6%	580	11.6%	620	11.2%	682	11.7%
55 - 64	569	12.6%	596	11.9%	699	12.6%	673	11.5%
65 - 74	334	7.4%	582	11.7%	512	9.2%	549	9.4%
75 - 84	216	4.8%	225	4.5%	264	4.8%	318	5.5%
85+	123	2.7%	90	1.8%	124	2.2%	138	2.4%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,950	65.3%	3,273	65.6%	3,621	65.2%	3,734	64.1%
Black Alone	1,247	27.6%	1,073	21.5%	1,172	21.1%	1,208	20.7%
American Indian Alone	17	0.4%	10	0.2%	13	0.2%	15	0.3%
Asian Alone	30	0.7%	45	0.9%	55	1.0%	65	1.1%
Pacific Islander Alone	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	123	2.7%	187	3.7%	219	3.9%	255	4.4%
Two or More Races	147	3.3%	403	8.1%	476	8.6%	550	9.4%
Hispanic Origin (Any Race)	258	5.7%	361	7.2%	427	7.7%	493	8.5%

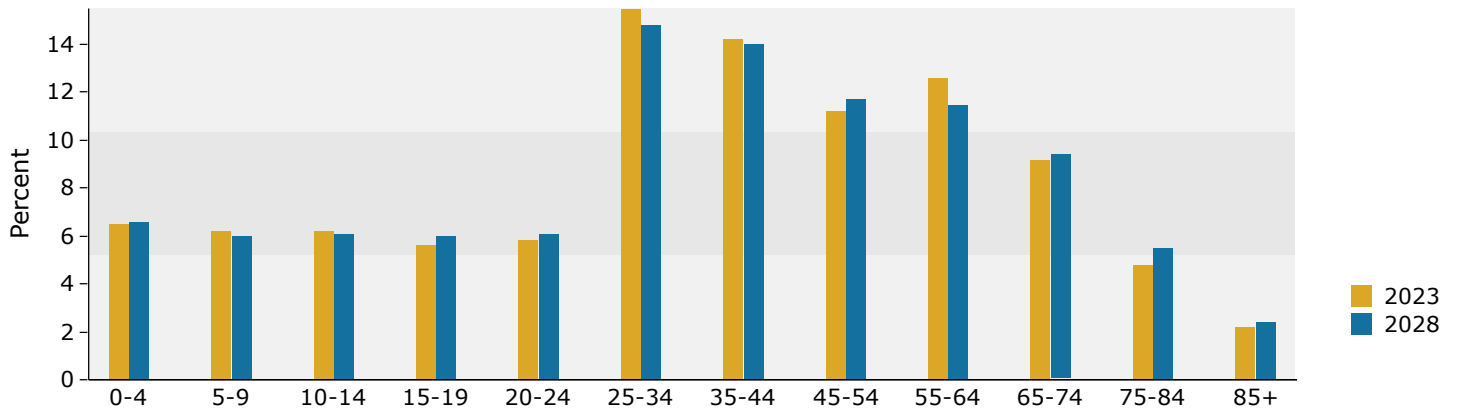
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

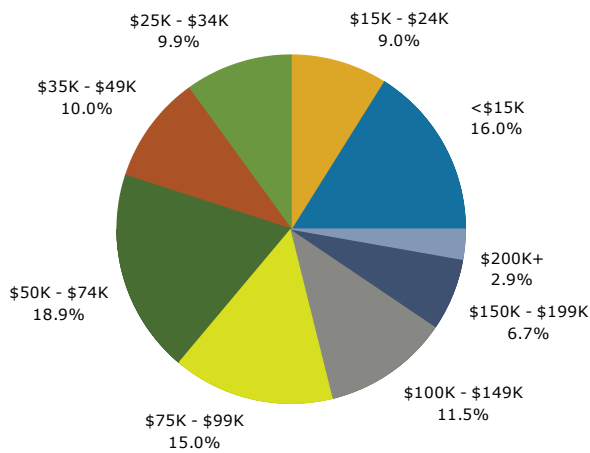
Trends 2023-2028



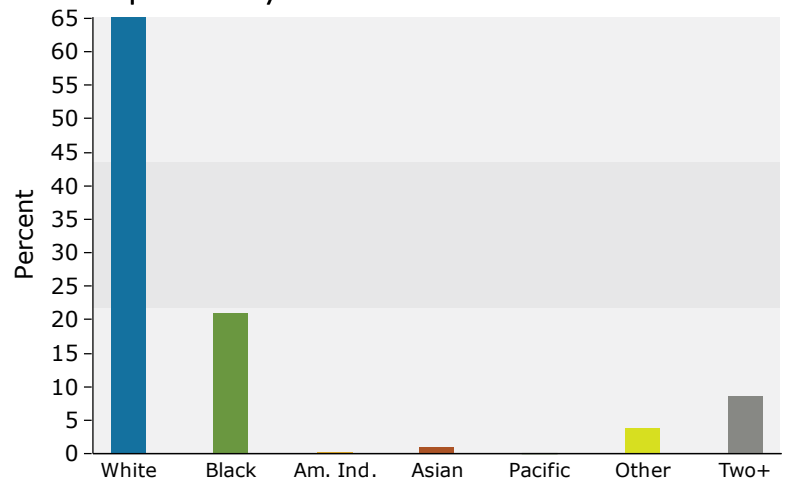
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 7.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

304 Summit Street, Asheville, North Carolina, 28803
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.56025
 Longitude: -82.53898

Summary	Census 2010	Census 2020	2023	2028
Population	33,269	37,429	39,167	41,150
Households	14,914	17,615	18,617	19,818
Families	7,301	8,282	8,567	9,057
Average Household Size	2.10	2.04	2.02	2.00
Owner Occupied Housing Units	7,484	8,359	8,386	8,893
Renter Occupied Housing Units	7,430	9,256	10,231	10,925
Median Age	38.5	39.7	41.0	41.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.99%	0.53%	0.30%
Households	1.26%	0.68%	0.49%
Families	1.12%	0.60%	0.44%
Owner HHs	1.18%	0.78%	0.66%
Median Household Income	2.81%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,752	14.8%	2,617	13.2%
\$15,000 - \$24,999	1,706	9.2%	1,535	7.7%
\$25,000 - \$34,999	1,603	8.6%	1,411	7.1%
\$35,000 - \$49,999	1,924	10.3%	1,870	9.4%
\$50,000 - \$74,999	3,064	16.5%	3,249	16.4%
\$75,000 - \$99,999	2,536	13.6%	2,824	14.2%
\$100,000 - \$149,999	2,435	13.1%	2,986	15.1%
\$150,000 - \$199,999	1,131	6.1%	1,573	7.9%
\$200,000+	1,466	7.9%	1,753	8.8%

Median Household Income	\$58,591	\$67,306
Average Household Income	\$90,895	\$103,053
Per Capita Income	\$42,920	\$49,277

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,044	6.1%	1,857	5.0%	1,993	5.1%	2,103	5.1%
5 - 9	1,676	5.0%	1,751	4.7%	1,936	4.9%	1,951	4.7%
10 - 14	1,514	4.6%	1,729	4.6%	1,870	4.8%	1,896	4.6%
15 - 19	1,686	5.1%	1,569	4.2%	1,904	4.9%	1,947	4.7%
20 - 24	2,330	7.0%	1,974	5.3%	2,494	6.4%	2,818	6.8%
25 - 34	5,758	17.3%	6,889	18.4%	6,089	15.5%	6,097	14.8%
35 - 44	4,450	13.4%	5,884	15.7%	5,395	13.8%	5,407	13.1%
45 - 54	4,434	13.3%	4,480	12.0%	4,677	11.9%	5,134	12.5%
55 - 64	4,316	13.0%	4,504	12.0%	5,035	12.9%	4,979	12.1%
65 - 74	2,588	7.8%	4,292	11.5%	4,390	11.2%	4,628	11.2%
75 - 84	1,692	5.1%	1,855	5.0%	2,384	6.1%	3,019	7.3%
85+	782	2.4%	644	1.7%	1,000	2.6%	1,172	2.8%

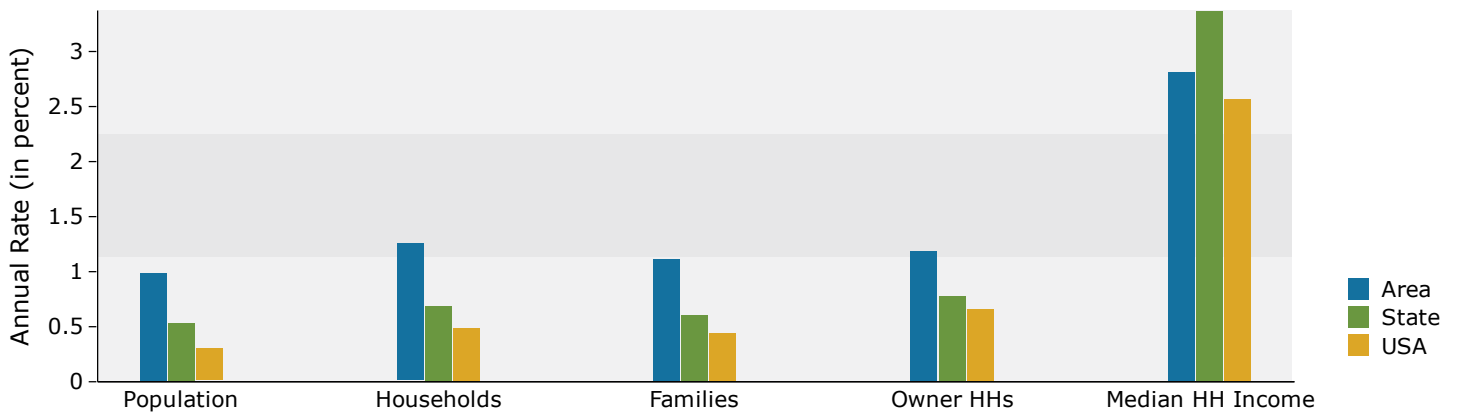
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	23,947	72.0%	26,570	71.0%	27,519	70.3%	28,341	68.9%
Black Alone	7,032	21.1%	5,814	15.5%	6,076	15.5%	6,442	15.7%
American Indian Alone	126	0.4%	147	0.4%	162	0.4%	173	0.4%
Asian Alone	294	0.9%	479	1.3%	549	1.4%	654	1.6%
Pacific Islander Alone	14	0.0%	96	0.3%	108	0.3%	126	0.3%
Some Other Race Alone	868	2.6%	1,484	4.0%	1,611	4.1%	1,832	4.5%
Two or More Races	988	3.0%	2,840	7.6%	3,141	8.0%	3,583	8.7%

Hispanic Origin (Any Race)	1,937	5.8%	2,879	7.7%	3,165	8.1%	3,584	8.7%
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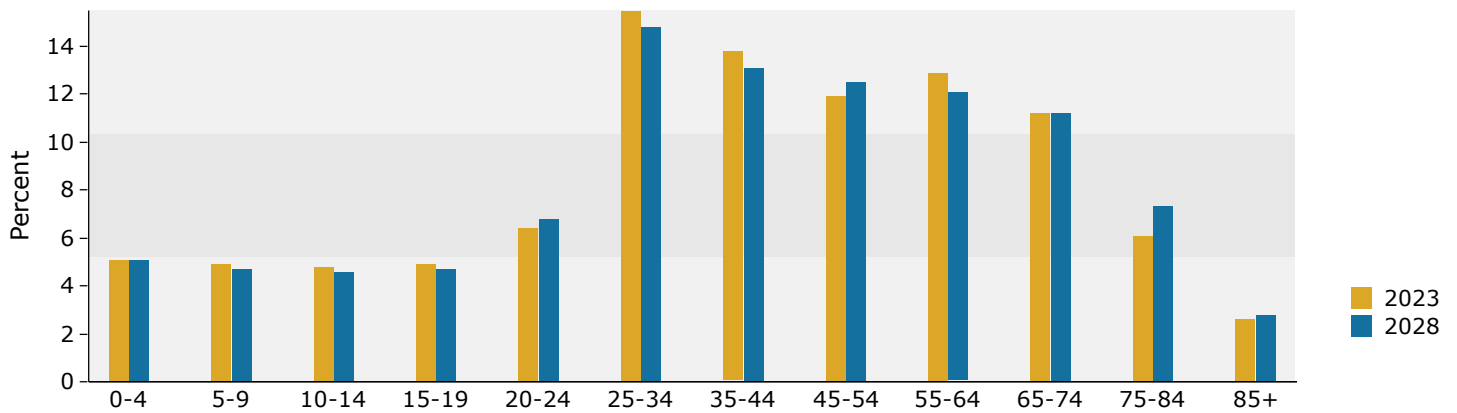
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

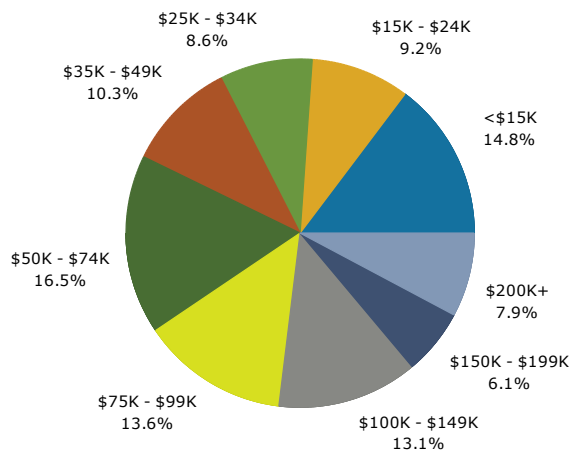
Trends 2023-2028



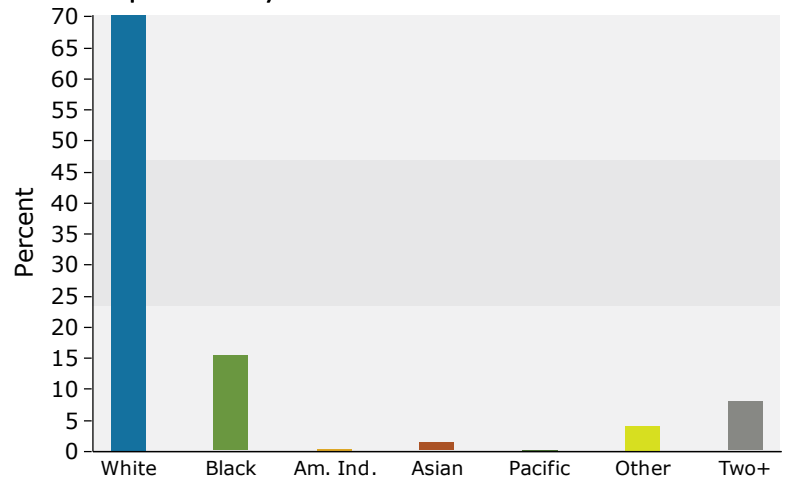
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 8.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.