

# SALE OR LEASE

3179 SWEETEN CREEK • ASHEVILLE • NC

**VACANT 7,000 SQFT  
MEDICAL/DENTAL OFFICE SPACE  
CAN SUBDIVIDE WITH RETAIL POTENTIAL**

**\$2,200,000 / \$22 PSF NET  
*SEE INSIDE FOR MORE INFORMATION!***



# 3179 Sweeten Creek Road

*3179 Sweeten Creek Suites LLC through G/M Property Group, LLC as exclusive agent, is soliciting offers for the purchase or lease of 3179 Sweeten Creek Rd, Asheville, NC (the "Property").*



## MEDICAL OFFICE SPACE

BUILDING AREA	ASKING PRICE	\$2,200,000	\$314 PSF
± 7,000 SQFT 1 Story	\$22.00	\$12,833.33	Triple Net
ANNUAL RENT/SF	MONTHLY RENT	RENT TYPE	PARKING

- Offered terms are "as is" / special warranty deed
- General layout:
  - Medical (former dental) office space
  - Sizable waiting room
  - ~14 exam room with sinks
  - 4 restrooms
  - Lab & sterilization rooms
  - ~4 private offices
- 5 existing front entrances. Potential to demise 2-5 units
- Strategic location. 65% of Asheville residents live within 5 miles of the property and over 50% of greater Asheville MSA resides within 10 miles.
- LEGAL
  - PIN: 9655-22-5074-00000
  - Deed Bk/Pg: 4473/1222
- Central HVAC/ 5 heat pump zones
- LAND AREA
  - 0.96 acres
  - Paved parking: 29 vehicles
- YEAR BUILT
  - 1983 / 2006 / 2011 new dental upfit
- ZONING
  - Commercial Industrial (CI) City of Asheville
- TRAFFIC COUNT
  - ±17,000 VPD
- STREET FRONTAGE
  - ±216' Sweeten Creek Rd
- UTILITIES
  - Public water & sewer



## 2025 PROPERTY TAXES

PIN#	AMOUNT	JURISDICTION	RATE/\$100
965522507400000	\$5,644.19	Buncombe County:	\$0.5466
	\$4,563.06	City of Asheville	\$0.4419
Total Taxes:	\$10,207.25		\$0.9885
Assessment:	\$1,032,600		

## DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Population	37,737	64,687	213,570
Median Age	42.2	43.1	42.5
Average Household Income	\$121,996	\$118,187	\$107,449
Average Home Value	\$672,269	\$616,726	\$529,285



## ECONOMIC OVERVIEW

Asheville is the economic engine for Western North Carolina and 12th largest city in the state with ±95,000 residents.

### POPULATION

The 2024 Asheville Metropolitan Statistical Area (MSA); Henderson, Buncombe and Madison counties with a population just over 422,000. 7th most populous MSA in NC.

### WORKFORCE

Since 2000 the Asheville MSA has enjoyed relatively stable employment, reaching a pre Great Recession peak of 174,498. Recently, Asheville has experienced robust growth with close to 204,000 employed. The economy is quite diversified with no single sector accounting for over 20% of total employment.

### EMPLOYERS

HCA Healthcare is the area's largest employer with +/-10,000 employees. Other major private employers include: Ingles Markets, A-B Tech College, Omni Grove Park Inn, Wal-Mart, The Biltmore Company, Eaton Corporation & BorgWarner Turbo Systems.

As of August 2025 the unemployment rate was 3.8% in the MSA, compared to 3.7% for NC and 4.2% for the US.

### TOURISM

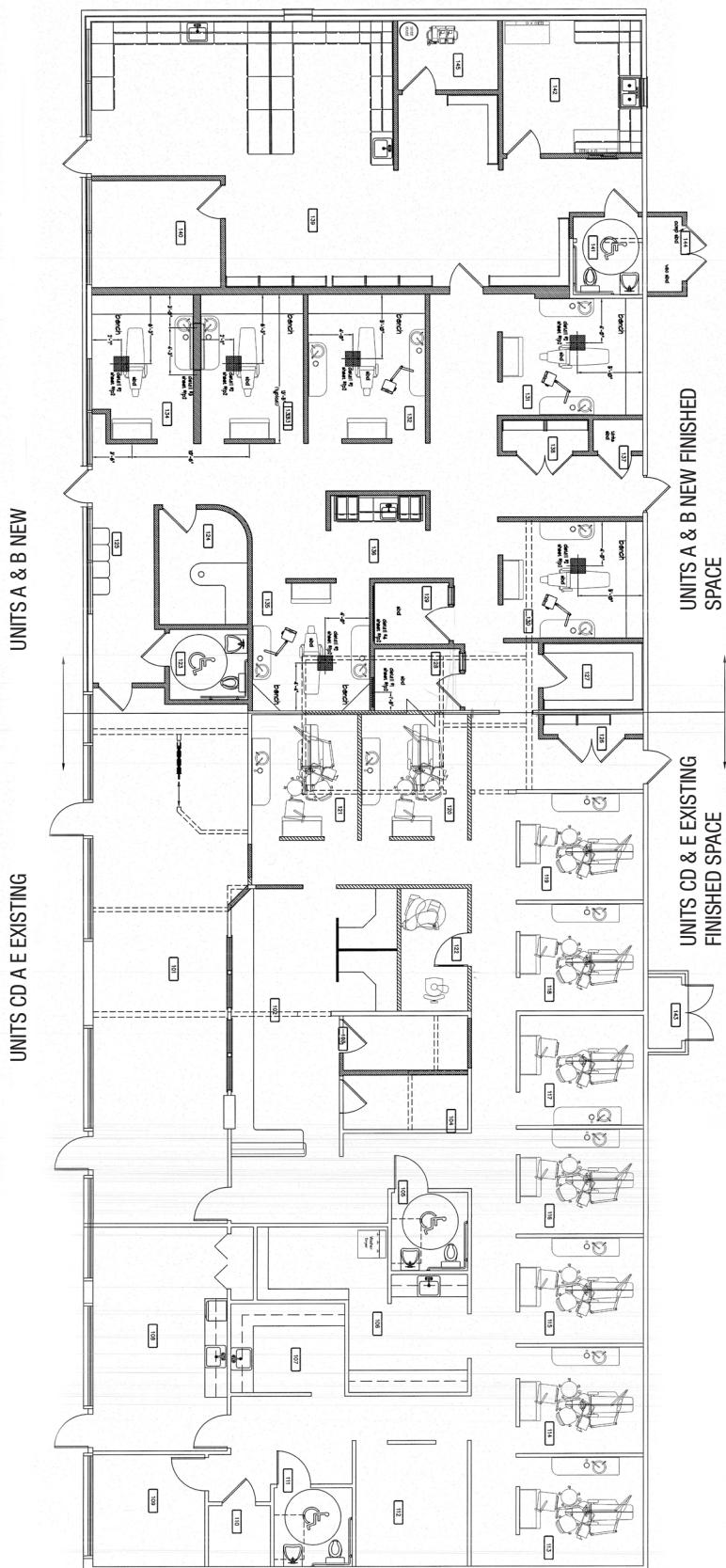
Accounts for over 1/3 of all retail expenditures in Buncombe County.

The Asheville area generated a record 13.9 million visitors in 2023, including 5.1 million overnight guests! County lodging sales were \$901 million in FY2023, flat from 2022.

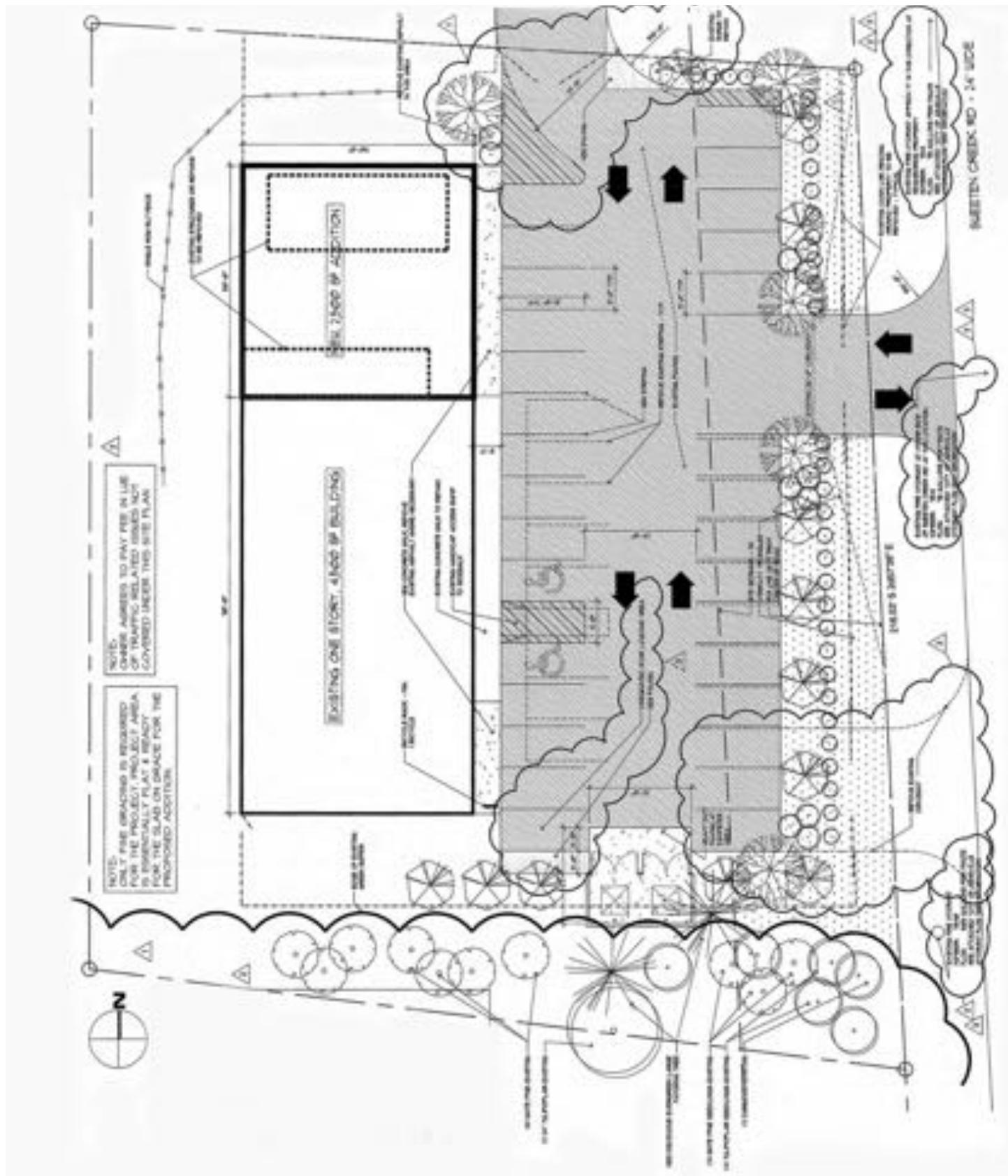
In 2023, the Asheville Regional Airport saw the most annual traffic in its history with over 2.2 million passengers. The airport continues its \$400 million expansion with a new terminal and air traffic control tower.

## FLOOR PLAN: ± 7,000 SQFT

### Sweeten Creek Entrances



# SITE PLAN: ±0.96 ACRES

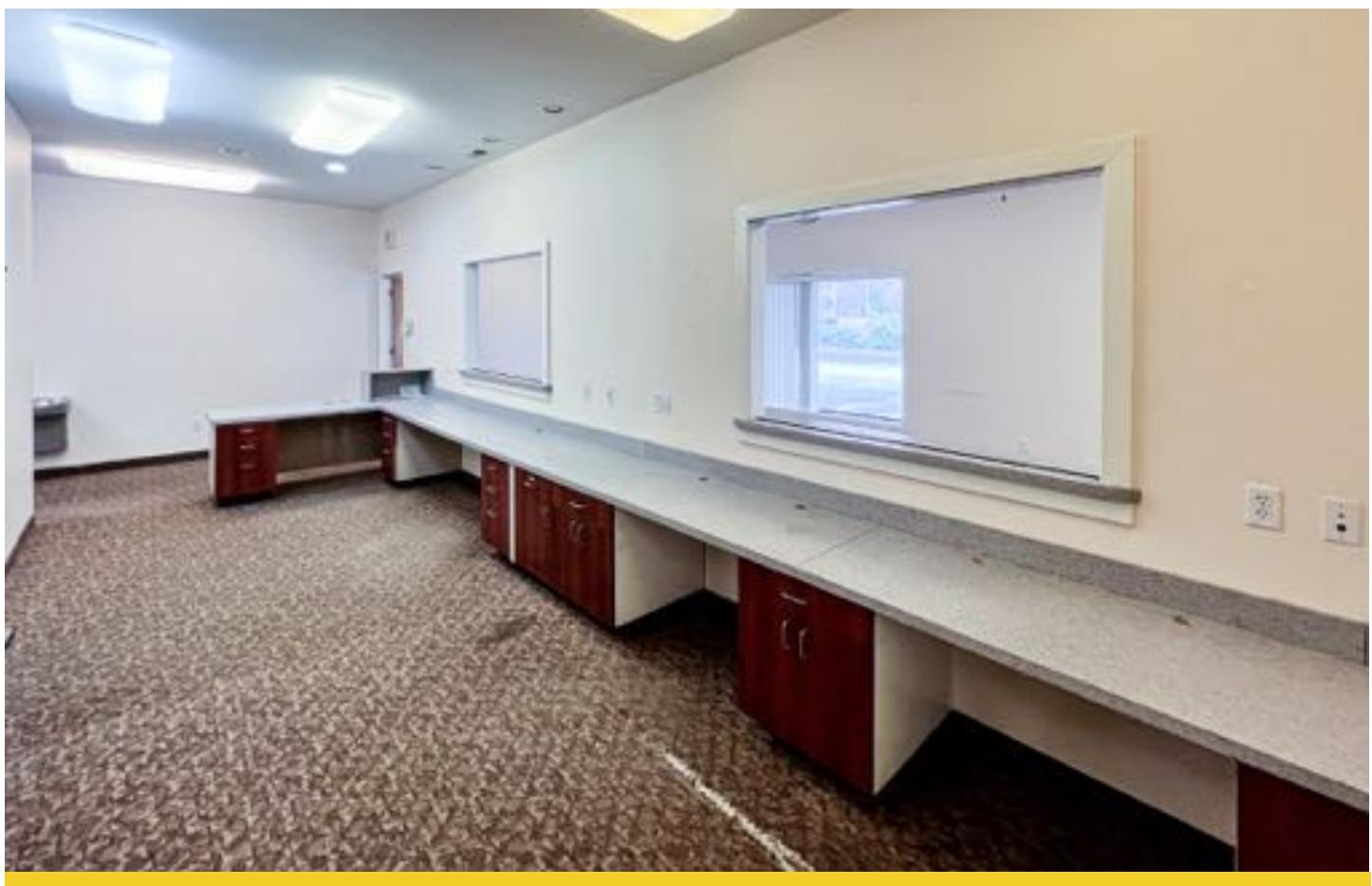






FOR SALE OR LEASE

3179 SWEETEN CREEK • ASHEVILLE • NC



FOR SALE OR LEASE

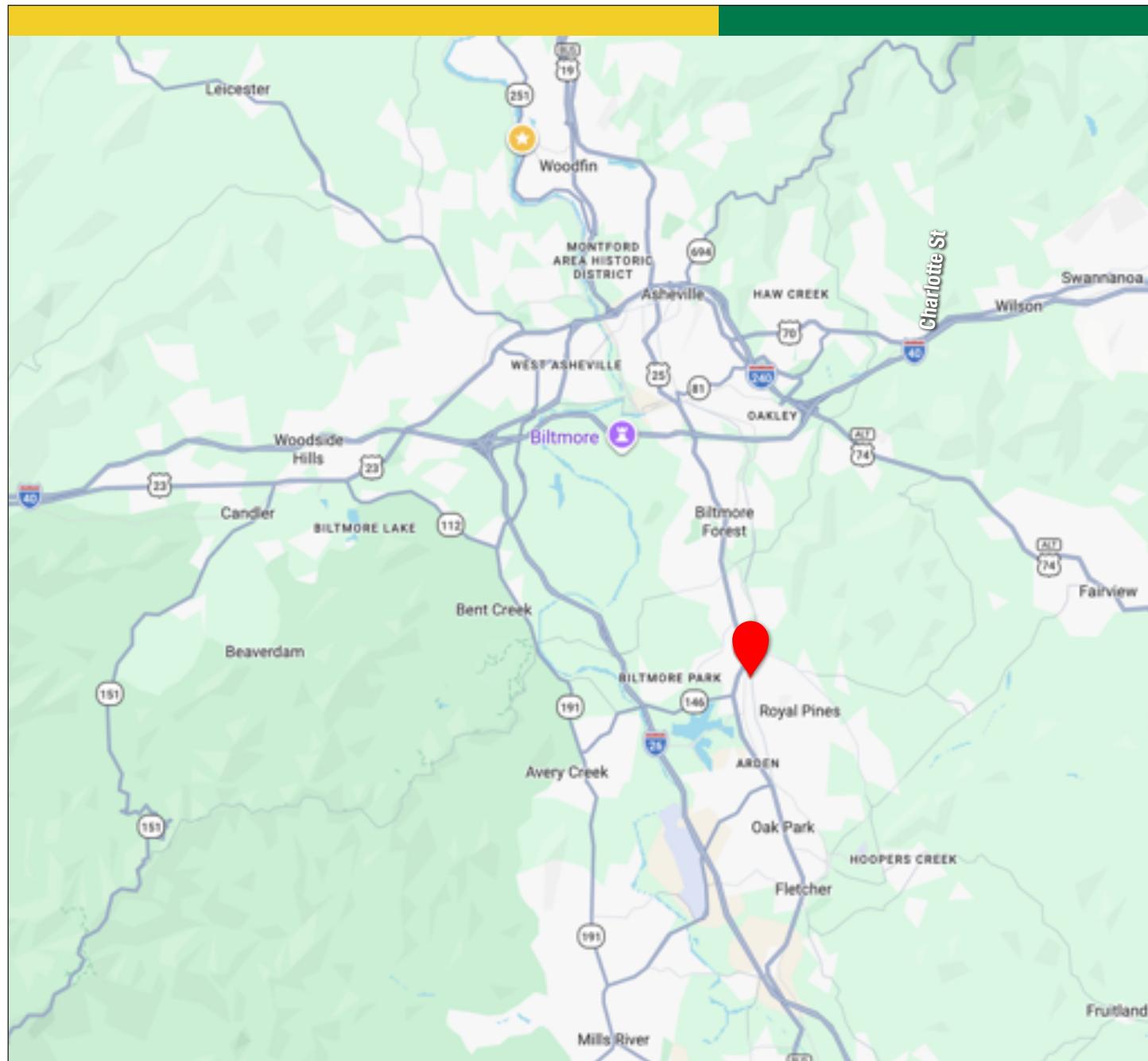
3179 SWEETEN CREEK • ASHEVILLE • NC



FOR SALE OR LEASE

3179 SWEETEN CREEK • ASHEVILLE • NC





*All information is from sources deemed reliable.*

*No warranty nor representation is made as to the accuracy thereof and all information herein is subject to errors, omissions or change without notice.*



*Jeremy Goldstein*



*John Menkes*

## FOR MORE INFORMATION

Please contact Jeremy Goldstein or John Menkes at G/M Property Group, LLC



G/M PROPERTY GROUP, LLC  
P.O. Box 18723  
Asheville, NC 28814  
(828) 281-4024

jgold@gmproperty.com  
jmenk@gmproperty.com  
www.gmproperty.com

**YOUR COMMERCIAL REAL ESTATE EXPERTS SINCE 2001.**