

Likewise



# For Sale



**EXCELLENT DOWNTOWN  
ASHEVILLE INVESTMENT**

58 Broadway Street, Asheville, NC 28801

**Likewise**  
COMMERCIAL REAL ESTATE

**Darrell Metcalf**

LISTING BROKER

828.450.4349 | darrell@likewisecommercial.com | likewisecommercial.com

58 Broadway Street, Asheville, NC 28801



## OFFERING SUMMARY

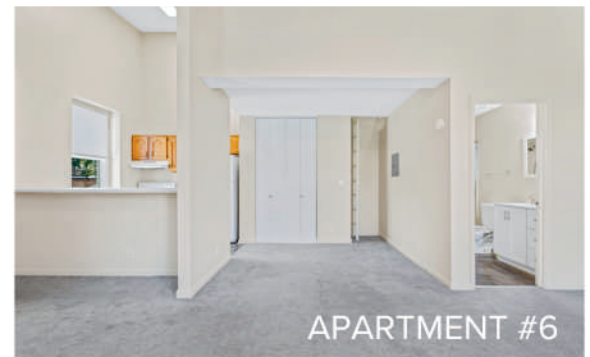
SALE PRICE **\$1,100,000**

LOT SIZE **± 3,531 SF**

ZONING **CBD**

## PROPERTY FEATURES

- Mixed-use space in the heart of downtown Asheville
- ± 400 SF of commercial space at street level
- 1,697 SF unfinished basement
- Five studio apartment units
  - 2 units in lower level, and 3 units in upper level
- Strategically located in a highly walkable area with dozens of downtown shops, restaurants, and cultural venues, while vehicles can reach Patton Avenue and Charlotte Street in moments
- Less than one mile to I-240 and minutes to the I-26/240 interchange
- MLS# 4309816



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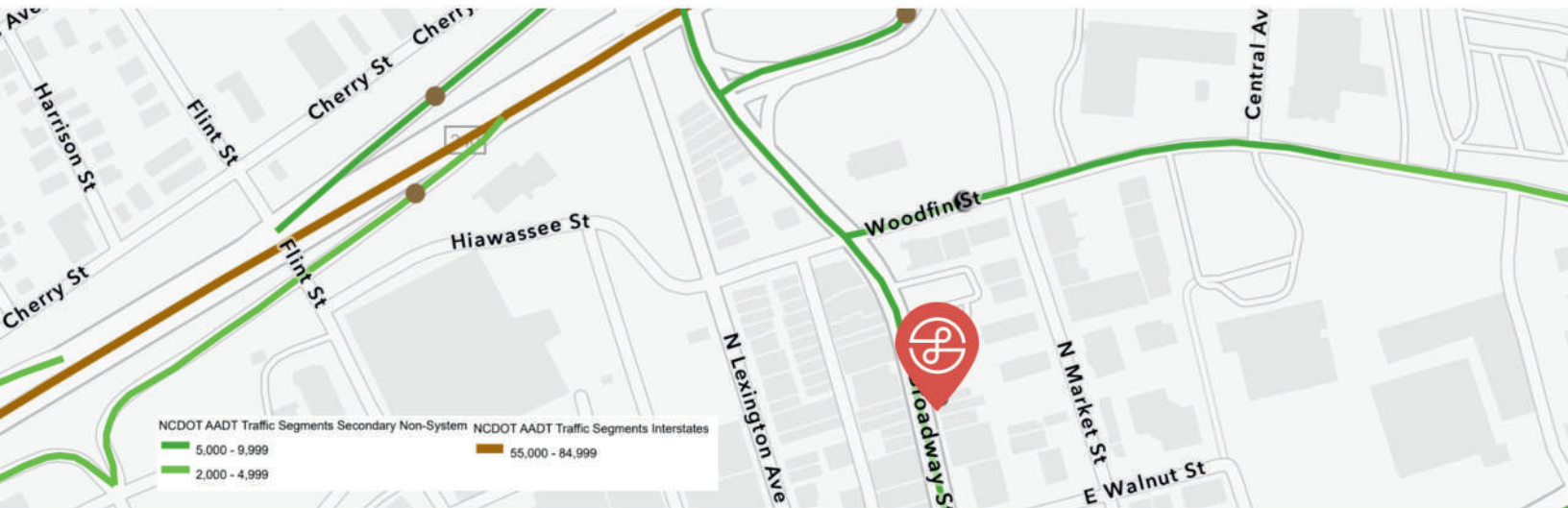


## LOCATION INFORMATION

PIN	9649-41-2253-00000
COUNTY	Buncombe
ZONING	CBD
MAJOR ROADS	Broadway/Biltmore Ave. I-240

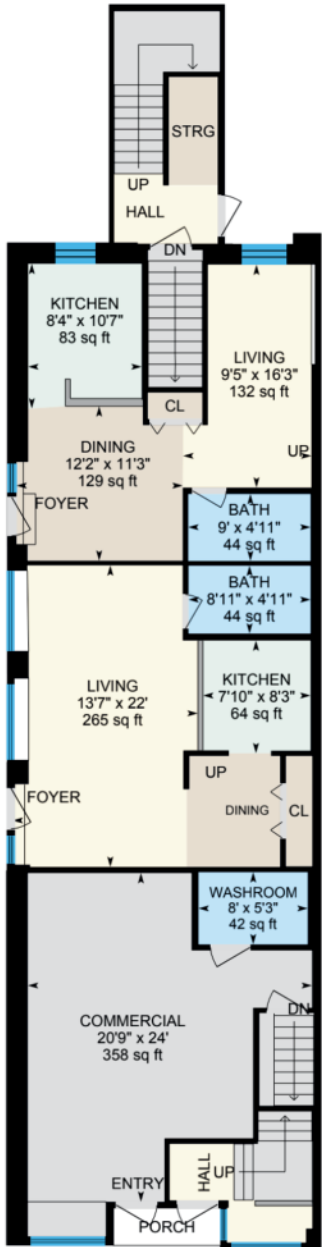
## PROPERTY DETAILS

LOT SIZE	± 0.05 AC
YEAR BUILT	1925
TRAFFIC COUNT	Up to 9,000 VPD
ROAD FRONTAGE	± 27 FT
FLOOD ZONE	No

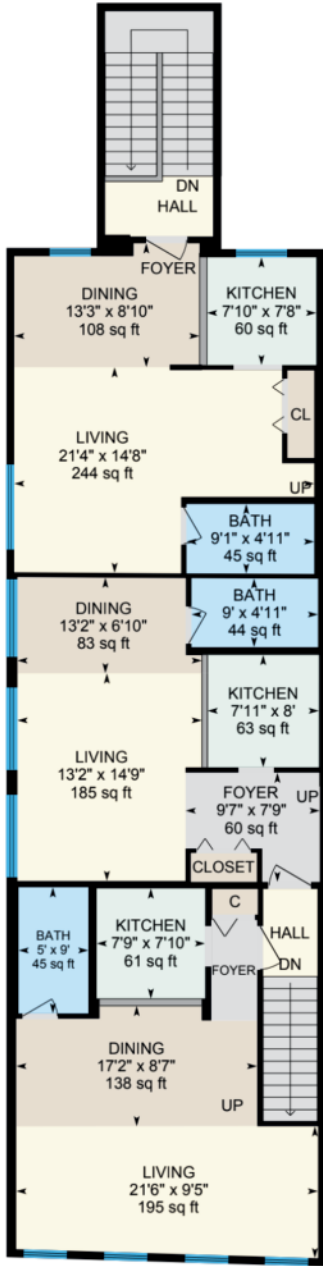




**TOTAL:**  
± 3,531 SF



**MAIN LEVEL:**  
1,746 SF

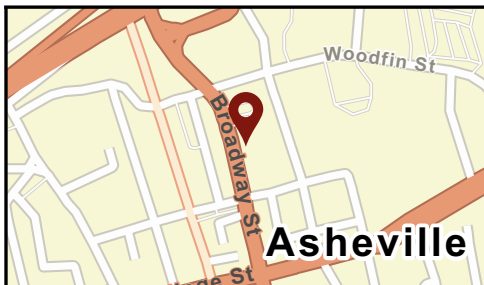
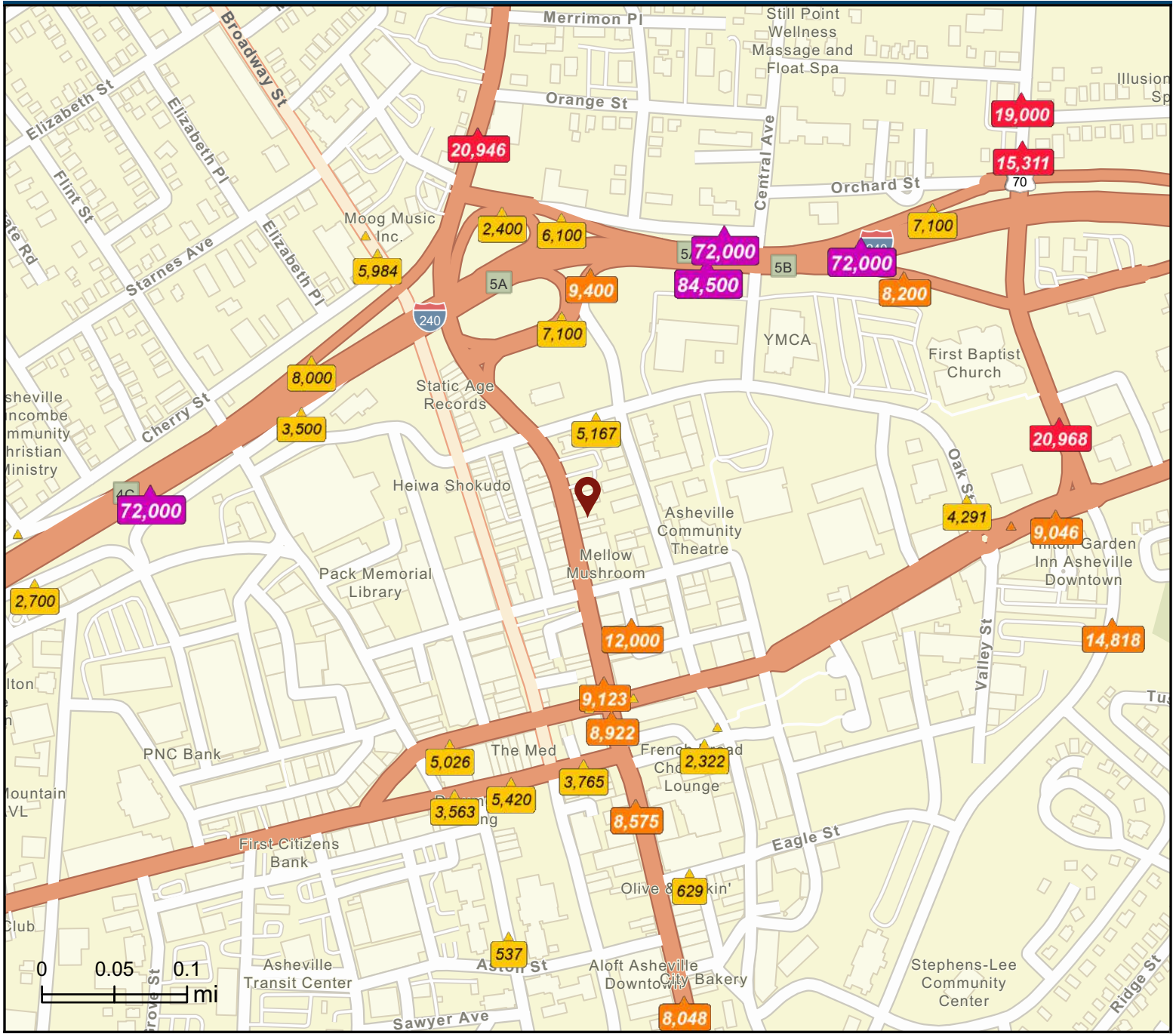


**UPPER LEVEL:**  
1,784 SF

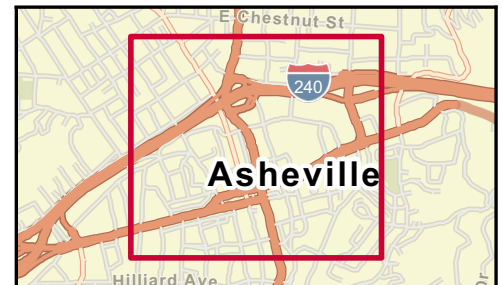
# Traffic Count Map - Close Up

58 Broadway St, Asheville, North Carolina, 28801  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.59737  
Longitude: -82.55218



- 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: ©2025 Kalibrate Technologies (Q1 2025).

# Key Facts

58 Broadway St, Asheville, North Carolina, 28801  
Ring: 1 mile radius

## KEY FACTS

10,921

Population



1.7

Average Household Size

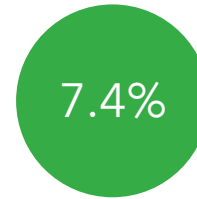


Median Age

\$61,096

Median Household Income

## EDUCATION



No High School Diploma



15.0%

High School Graduate



16.9%

Some College/  
Associate's Degree



60.7%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



2,397

Total Businesses



23,479

Total Employees

## EMPLOYMENT



69.5%

White Collar



9.5%

Blue Collar



21.0%

Services



Unemployment Rate

## INCOME



\$61,096

Median Household Income



\$46,861

Per Capita Income



\$23,368

Median Net Worth

## 2025 Households by income (Esri)

The largest group: <\$15,000 (20.2%)

The smallest group: \$25,000 - \$34,999 (5.2%)

Indicator ▲	Value	Diff		
<\$15,000	20.2%	+11.8%		
\$15,000 - \$24,999	9.2%	+2.2%		
\$25,000 - \$34,999	5.2%	-1.4%		
\$35,000 - \$49,999	9.6%	-0.9%		
\$50,000 - \$74,999	15.0%	-1.9%		
\$75,000 - \$99,999	7.8%	-5.4%		
\$100,000 - \$149,999	14.0%	-1.8%		
\$150,000 - \$199,999	8.0%	-2.4%		
\$200,000+	10.9%	-0.3%		

Bars show deviation from Buncombe County

# Key Facts

58 Broadway St, Asheville, North Carolina, 28801  
Ring: 3 mile radius

## KEY FACTS

57,429

Population



2.1

Average Household Size

40.1

Median Age

\$68,597

Median Household Income

## EDUCATION

6.4%

No High School Diploma



19.0%

High School Graduate



17.8%

Some College/  
Associate's Degree



56.8%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



5,261

Total Businesses



61,648

Total Employees

## EMPLOYMENT



67.4%

White Collar



13.4%

Blue Collar



19.2%

Services



Unemployment Rate

## INCOME



\$68,597

Median Household Income



\$47,737

Per Capita Income



\$87,805

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (15.8%)

The smallest group: \$25,000 - \$34,999 (6.9%)

Indicator ▲	Value	Diff	
<\$15,000	14.1%	+5.7%	
\$15,000 - \$24,999	7.4%	+0.4%	
\$25,000 - \$34,999	6.9%	+0.3%	
\$35,000 - \$49,999	9.7%	-0.8%	
\$50,000 - \$74,999	15.8%	-1.1%	
\$75,000 - \$99,999	10.4%	-2.8%	
\$100,000 - \$149,999	13.6%	-2.2%	
\$150,000 - \$199,999	10.4%	0	
\$200,000+	11.8%	+0.6%	

Bars show deviation from Buncombe County

# Key Facts

58 Broadway St, Asheville, North Carolina, 28801  
Ring: 5 mile radius

## KEY FACTS

104,768

Population



2.1

Average Household Size



40.9

Median Age

\$69,998

Median Household Income

## EDUCATION



5.8%

No High School Diploma



19.2%

High School Graduate



20.6%

Some College/  
Associate's Degree



54.3%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



7,245

Total Businesses



82,653

Total Employees

## EMPLOYMENT



66.5%

White Collar



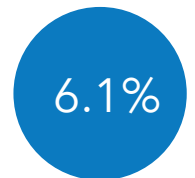
14.5%

Blue Collar



19.1%

Services



6.1%

Unemployment Rate

## INCOME



\$69,998

Median Household Income



\$47,083

Per Capita Income



\$124,513

Median Net Worth

## 2025 Households by income (Esri)

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

The smallest group: \$25,000 - \$34,999 (7.3%)

Indicator ▲	Value	Diff		
<\$15,000	10.8%	+2.4%		
\$15,000 - \$24,999	7.7%	+0.7%		
\$25,000 - \$34,999	7.3%	+0.7%		
\$35,000 - \$49,999	10.8%	+0.3%		
\$50,000 - \$74,999	16.5%	-0.4%		
\$75,000 - \$99,999	11.3%	-1.9%		
\$100,000 - \$149,999	14.1%	-1.7%		
\$150,000 - \$199,999	10.6%	+0.2%		
\$200,000+	11.1%	-0.1%		

Bars show deviation from Buncombe County

# Business Summary Report (NAICS)

58 Broadway St, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	2,397	5,261	7,245
Total Employees	23,479	61,648	82,653
Total Population	10,921	57,429	104,768
Employee/Population Ratio (per 100)	215.0	107.3	78.9

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	10	0.4%	45	0.2%	22	0.4%	76	0.1%	32	0.4%	99	0.1%
Mining (21)	0	0.0%	0	0.0%	1	0.0%	20	0.0%	4	0.1%	34	0.0%
Utilities (22)	2	0.1%	46	0.2%	3	0.1%	103	0.2%	5	0.1%	217	0.3%
Construction (23)	61	2.5%	295	1.3%	191	3.6%	1,316	2.1%	339	4.7%	3,593	4.3%
Building Construction	33	1.4%	157	0.7%	88	1.7%	577	0.9%	145	2.0%	1,531	1.9%
Heavy/Civil Eng Construction	5	0.2%	16	0.1%	13	0.3%	126	0.2%	27	0.4%	310	0.4%
Specialty Trade Contractor	23	1.0%	123	0.5%	89	1.7%	613	1.0%	166	2.3%	1,752	2.1%
Manufacturing (31-33)	47	2.0%	508	2.2%	148	2.8%	1,882	3.0%	214	3.0%	3,137	3.8%
Wholesale Trade (42)	23	1.0%	212	0.9%	99	1.9%	848	1.4%	144	2.0%	1,492	1.8%
Durable Goods	14	0.6%	170	0.7%	67	1.3%	608	1.0%	99	1.4%	829	1.0%
Nondurable Goods	9	0.4%	42	0.2%	30	0.6%	233	0.4%	41	0.6%	653	0.8%
Trade Broker	0	0.0%	0	0.0%	3	0.1%	7	0.0%	4	0.1%	11	0.0%



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

# Business Summary Report (NAICS)

58 Broadway St, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	207	8.6%	1,606	6.8%	609	11.6%	7,011	11.4%	896	12.4%	9,988	12.1%
Motor Vehicle & Parts Dealers	5	0.2%	34	0.1%	32	0.6%	312	0.5%	65	0.9%	628	0.8%
Furniture & Home Furnishing Stores	8	0.3%	74	0.3%	36	0.7%	290	0.5%	56	0.8%	478	0.6%
Electronics & Appliance Stores	5	0.2%	36	0.1%	15	0.3%	120	0.2%	24	0.3%	143	0.2%
Building & Garden Equipment	5	0.2%	79	0.3%	30	0.6%	608	1.0%	49	0.7%	981	1.2%
Food & Beverage Stores	38	1.6%	609	2.6%	91	1.7%	1,452	2.4%	136	1.9%	2,227	2.7%
Health & Personal Care Stores	10	0.4%	41	0.2%	62	1.2%	566	0.9%	88	1.2%	820	1.0%
Gasoline Stations	3	0.1%	13	0.1%	12	0.2%	57	0.1%	26	0.4%	114	0.1%
Clothing, Shoe and Jewellery Stores	49	2.0%	296	1.3%	119	2.3%	1,128	1.8%	143	2.0%	1,292	1.6%
Sporting Goods, Hobby & Music Stores	74	3.1%	400	1.7%	163	3.1%	1,006	1.6%	229	3.2%	1,326	1.6%
General Merchandise Stores	9	0.4%	24	0.1%	48	0.9%	1,472	2.4%	80	1.1%	1,978	2.4%
Transportation & Warehousing (48-49)	18	0.8%	271	1.1%	54	1.0%	658	1.1%	93	1.3%	946	1.1%
Truck Transportation	4	0.2%	65	0.3%	14	0.3%	139	0.2%	28	0.4%	264	0.3%
Information (51)	57	2.4%	798	3.4%	111	2.1%	1,170	1.9%	150	2.1%	1,675	2.0%
Finance & Insurance (52)	135	5.6%	973	4.1%	235	4.5%	1,471	2.4%	319	4.4%	1,966	2.4%
Central Bank/Credit & Related Activities	44	1.8%	455	1.9%	79	1.5%	715	1.2%	107	1.5%	975	1.2%
Securities & Commodity Contracts	67	2.8%	370	1.6%	101	1.9%	478	0.8%	122	1.7%	552	0.7%
Funds, Trusts & Other Financial	24	1.0%	147	0.6%	56	1.1%	278	0.5%	90	1.2%	439	0.5%
Real Estate, Rental & Leasing (53)	170	7.1%	1,529	6.5%	327	6.2%	2,906	4.7%	454	6.3%	3,474	4.2%
Professional, Scientific & Tech Services (54)	375	15.6%	2,312	9.8%	617	11.7%	3,753	6.1%	769	10.6%	4,611	5.6%
Legal Services	158	6.6%	892	3.8%	196	3.7%	1,032	1.7%	213	2.9%	1,086	1.3%



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# Business Summary Report (NAICS)

58 Broadway St, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	13	0.5%	86	0.4%	21	0.4%	112	0.2%	28	0.4%	138	0.2%
Administrative, Support & Waste Mgmt (56)	66	2.8%	617	2.6%	159	3.0%	1,197	1.9%	237	3.3%	1,707	2.1%
Educational Services (61)	47	2.0%	733	3.1%	117	2.2%	2,421	3.9%	177	2.4%	3,675	4.5%
Health Care & Social Assistance (62)	276	11.5%	2,846	12.1%	685	13.0%	16,575	26.9%	889	12.3%	21,067	25.5%
Ambulatory Health Care	172	7.2%	1,564	6.7%	455	8.7%	6,774	11.0%	606	8.4%	9,525	11.5%
Hospital	16	0.7%	500	2.1%	43	0.8%	7,258	11.8%	54	0.8%	7,787	9.4%
Nursing/Residential Care	5	0.2%	75	0.3%	24	0.5%	532	0.9%	36	0.5%	968	1.2%
Social Assistance	83	3.5%	707	3.0%	163	3.1%	2,011	3.3%	194	2.7%	2,786	3.4%
Arts, Entertainment & Recreation (71)	51	2.1%	503	2.1%	152	2.9%	2,113	3.4%	197	2.7%	3,028	3.7%
Accommodation & Food Services (72)	256	10.7%	3,959	16.9%	530	10.1%	9,360	15.2%	671	9.3%	11,398	13.8%
Accommodation	41	1.7%	945	4.0%	95	1.8%	2,711	4.4%	121	1.7%	2,983	3.6%
Food & Drinking Places	215	9.0%	3,015	12.8%	435	8.3%	6,648	10.8%	550	7.6%	8,415	10.2%
Other Services Except Public Admin (81)	295	12.3%	1,546	6.6%	675	12.8%	3,327	5.4%	970	13.4%	4,603	5.6%
Repair & Maintenance	23	1.0%	102	0.4%	81	1.5%	366	0.6%	147	2.0%	650	0.8%
Auto Repair & Maintenance	14	0.6%	68	0.3%	56	1.1%	278	0.5%	103	1.4%	473	0.6%
Personal & Laundry Service	100	4.2%	444	1.9%	244	4.6%	1,047	1.7%	341	4.7%	1,457	1.8%
Civic and Other Orgs	173	7.2%	1,000	4.3%	351	6.7%	1,914	3.1%	482	6.7%	2,496	3.0%
Public Administration (92)	117	4.9%	4,556	19.4%	155	3.0%	5,280	8.6%	185	2.5%	5,743	7.0%
Unclassified Establishments (99)	171	7.1%	37	0.2%	351	6.7%	48	0.1%	472	6.5%	61	0.1%
<b>Total (11-99)</b>	<b>2,397</b>	<b>100.0%</b>	<b>23,479</b>	<b>100.0%</b>	<b>5,261</b>	<b>100.0%</b>	<b>61,648</b>	<b>100.0%</b>	<b>7,245</b>	<b>100.0%</b>	<b>82,653</b>	<b>100.0%</b>



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

# Business Summary Report (SIC)

58 Broadway St, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	2,397	5,261	7,245
Total Employees	23,479	61,648	82,653
Total Population	10,921	57,429	104,768
Employee/Population Ratio (per 100 )	215.0	107.3	78.9

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	23	1.0%	123	0.5%	76	1.4%	398	0.7%	146	2.0%	778	0.9%
Construction (15-17)	56	2.3%	266	1.1%	179	3.4%	1,177	1.9%	316	4.4%	3,383	4.1%
Manufacturing (20-39)	53	2.2%	872	3.7%	144	2.7%	2,151	3.5%	211	2.9%	3,442	4.2%
Transportation (40-47)	22	0.9%	288	1.2%	79	1.5%	733	1.2%	135	1.9%	1,187	1.4%
Communication (48)	14	0.6%	138	0.6%	34	0.7%	300	0.5%	53	0.7%	680	0.8%
Utility (49)	3	0.1%	49	0.2%	9	0.2%	225	0.4%	16	0.2%	519	0.6%
Wholesale Trade (50-51)	24	1.0%	218	0.9%	101	1.9%	857	1.4%	146	2.0%	1,501	1.8%
Retail Trade Summary (52-59)	428	17.9%	4,654	19.8%	1,064	20.2%	13,801	22.4%	1,478	20.4%	18,592	22.5%
Home Improvement	5	0.2%	79	0.3%	30	0.6%	608	1.0%	50	0.7%	983	1.2%
General Merchandise Stores	5	0.2%	15	0.1%	28	0.5%	1,420	2.3%	46	0.6%	1,780	2.1%
Food Stores	38	1.6%	656	2.8%	104	2.0%	1,629	2.6%	149	2.1%	2,405	2.9%
Auto Dealers & Gas Stations	8	0.3%	47	0.2%	43	0.8%	362	0.6%	88	1.2%	723	0.9%
Apparel & Accessory Stores	41	1.7%	273	1.2%	96	1.8%	977	1.6%	114	1.6%	1,105	1.3%
Furniture & Home Furnishings	17	0.7%	120	0.5%	59	1.1%	468	0.8%	95	1.3%	711	0.9%
Eating & Drinking Places	208	8.7%	2,946	12.6%	419	8.0%	6,459	10.5%	531	7.3%	8,195	9.9%
Miscellaneous Retail	106	4.4%	520	2.2%	282	5.4%	1,878	3.0%	404	5.6%	2,690	3.3%

**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

# Business Summary Report (SIC)

58 Broadway St, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	322	13.4%	2,759	11.8%	557	10.6%	4,473	7.3%	757	10.4%	5,519	6.7%
Banks, Savings & Lending	46	1.9%	462	2.0%	83	1.6%	703	1.1%	113	1.6%	979	1.2%
Securities Brokers	65	2.7%	364	1.6%	98	1.9%	468	0.8%	119	1.6%	539	0.7%
Insurance Carriers & Agents	24	1.0%	147	0.6%	56	1.1%	278	0.5%	89	1.2%	435	0.5%
Real Estate, Investment Offices	187	7.8%	1,785	7.6%	321	6.1%	3,024	4.9%	436	6.0%	3,566	4.3%
Services Summary (70-89)	1,166	48.6%	9,594	40.9%	2,512	47.8%	32,274	52.4%	3,328	45.9%	41,311	50.0%
Hotels & Lodging	41	1.7%	945	4.0%	95	1.8%	2,711	4.4%	121	1.7%	2,983	3.6%
Automotive Services	18	0.8%	91	0.4%	75	1.4%	349	0.6%	134	1.9%	576	0.7%
Movies & Amusements	55	2.3%	347	1.5%	156	3.0%	896	1.4%	210	2.9%	1,179	1.4%
Health Services	180	7.5%	2,068	8.8%	500	9.5%	14,451	23.4%	666	9.2%	17,735	21.5%
Legal Services	152	6.3%	873	3.7%	190	3.6%	1,011	1.6%	206	2.8%	1,064	1.3%
Education Inst. & Libraries	42	1.8%	794	3.4%	96	1.8%	2,452	4.0%	143	2.0%	3,670	4.4%
Other Services	679	28.3%	4,476	19.1%	1,401	26.6%	10,404	16.9%	1,848	25.5%	14,104	17.1%
Government (91-97)	114	4.8%	4,475	19.1%	152	2.9%	5,198	8.4%	183	2.5%	5,664	6.8%
Unclassified Establishments (99)	173	7.2%	43	0.2%	354	6.7%	62	0.1%	475	6.6%	75	0.1%
Totals (01-99)	2,397	100.0%	23,479	100.0%	5,261	100.0%	61,648	100.0%	7,245	100.0%	82,653	100.0%



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).