

168 Patton

168 Patton Ave, Asheville NC 28801

High Visibility Office Space For Lease



THE SPACE

Location	168 Patton Ave Asheville, NC 28801
County	Buncombe
APN	96482618840000
Cross Street	S French Broad Ave
Square Feet	5458
Annual Rent PSF	\$24.00
Lease Type	NNN

HIGHLIGHTS

- Available January 1, 2026
- 5,458 SF of high visibility office space for lease
- \$24.00 per SF/NNN
- Kitchen/Breakroom, three restrooms, large conference room
- Open office plan and individual offices
- High Walkability
- Hard corner, lighted intersection
- On site free parking

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,718	56,115	105,909

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$86,056	\$97,208	\$99,545

NUMBER OF HOUSEHOLDS

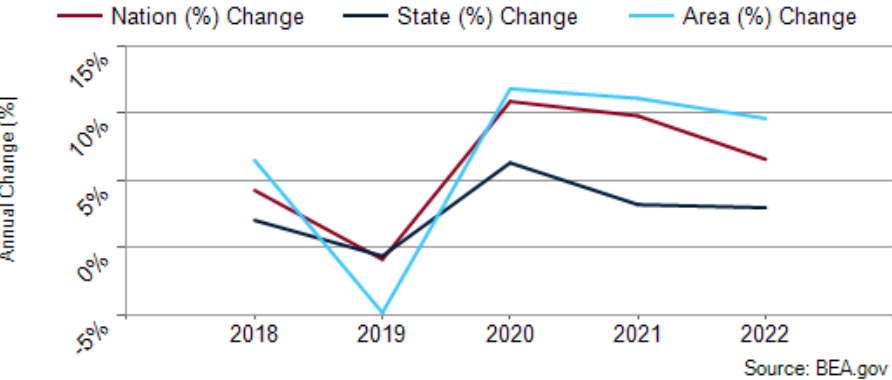
1.00 MILE	3.00 MILE	5.00 MILE
5,436	25,556	47,297

PROPERTY FEATURES

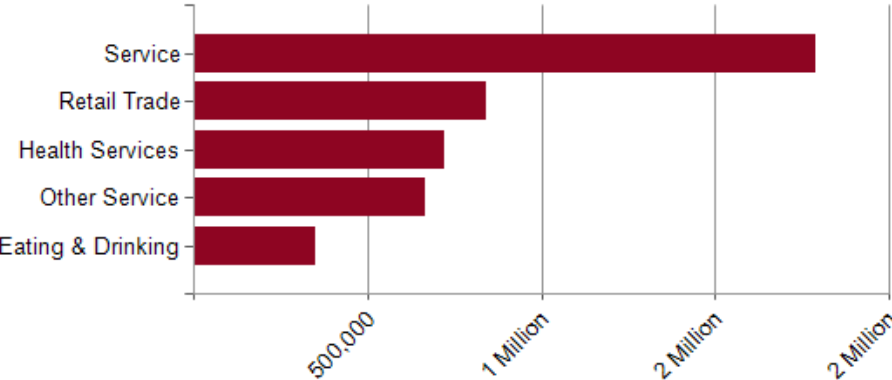
BUILDING SF	5,458
LAND ACRES	0.20
YEAR BUILT	1971
ZONING TYPE	CBD
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

- This two-story building is an ideal location for traditional offices. Zoned CBD. Located at the gateway to downtown Asheville on a hard, lighted corner, and very high visibility. Open floor plan and individual offices. Directly adjacent to the Federal Building makes this an excellent location for a law office.

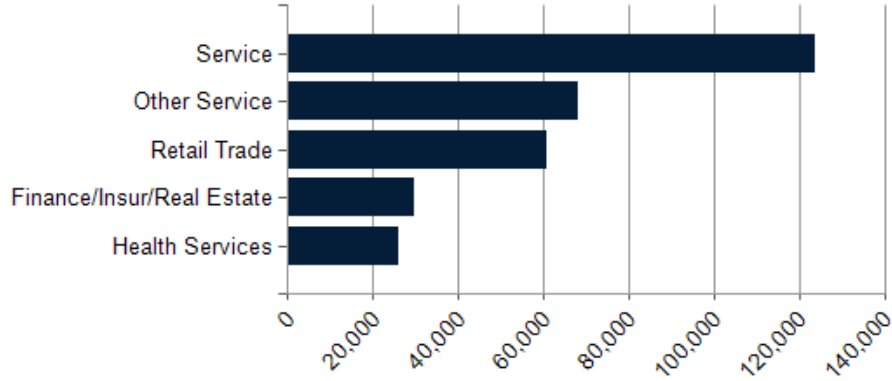
Buncombe County GDP Trend



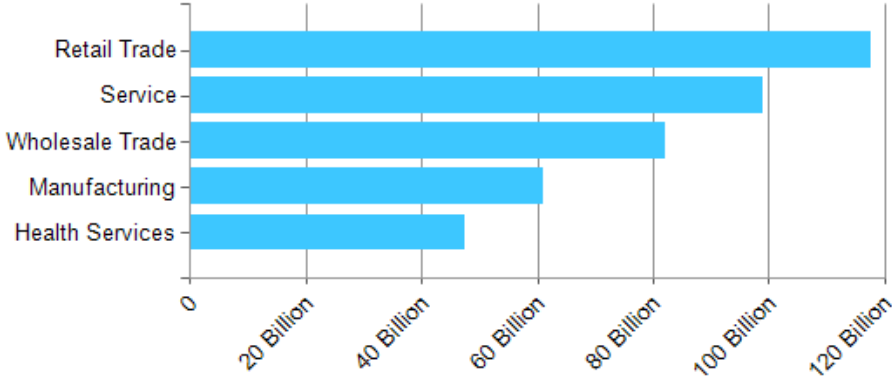
Major Industries by Employee Count



Major Industries by Business Count

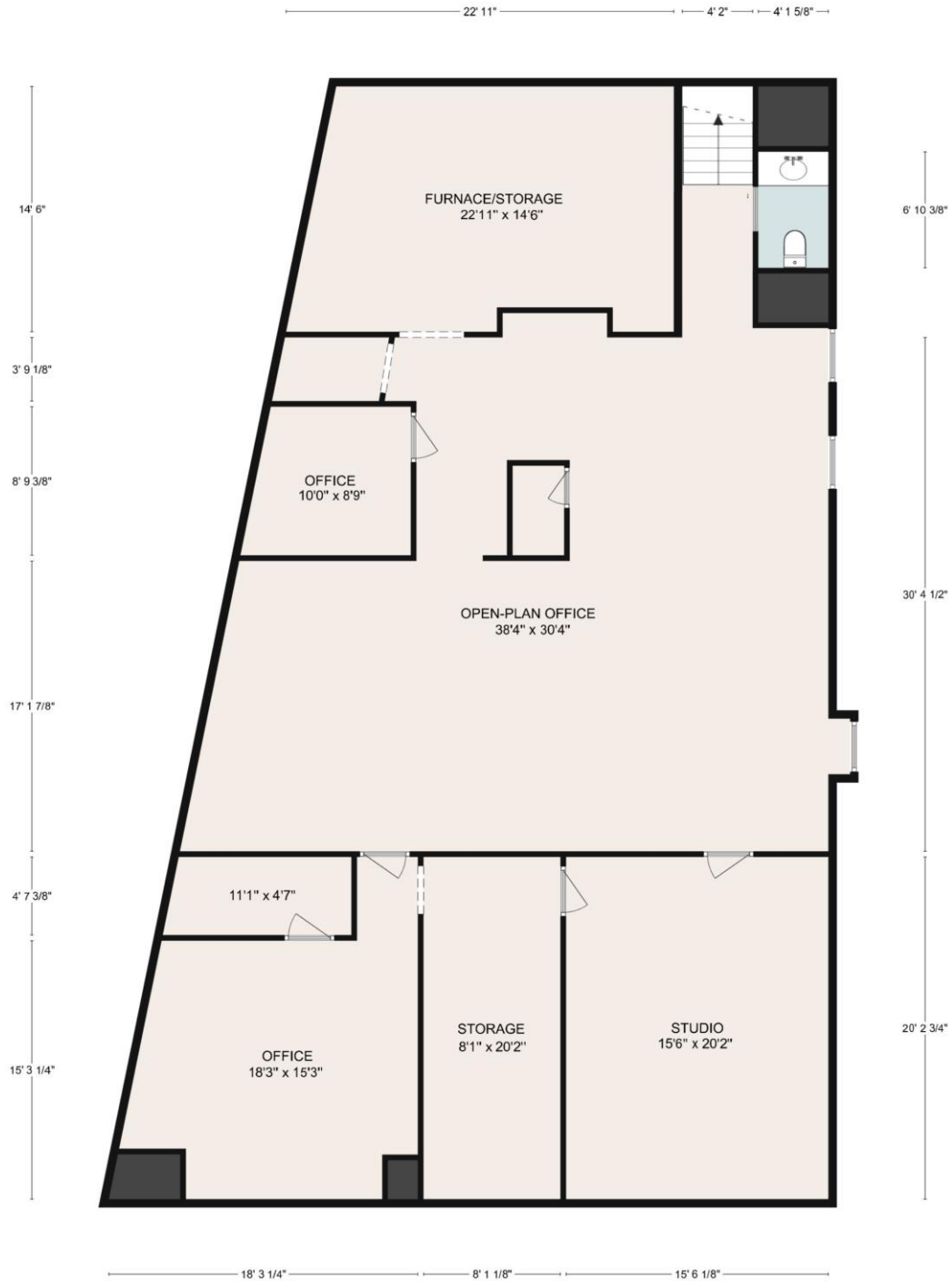


Major Industries by Sales Amount





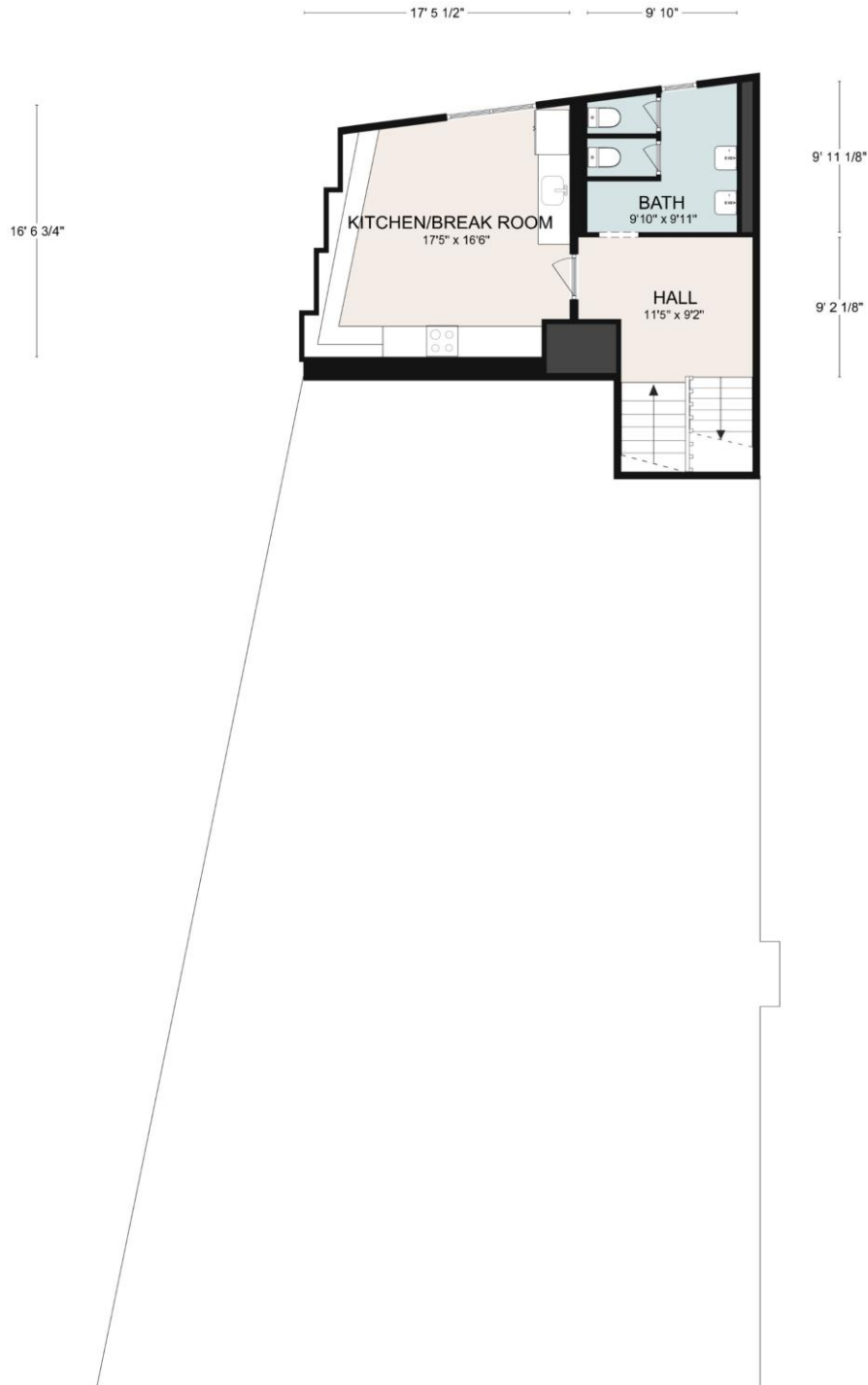
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Lower Level

Measurements are produced in accordance with NCREC Residential Square Footage Guidelines using laser measuring tools and LiDAR devices; deemed reliable but not guaranteed. Not intended for construction

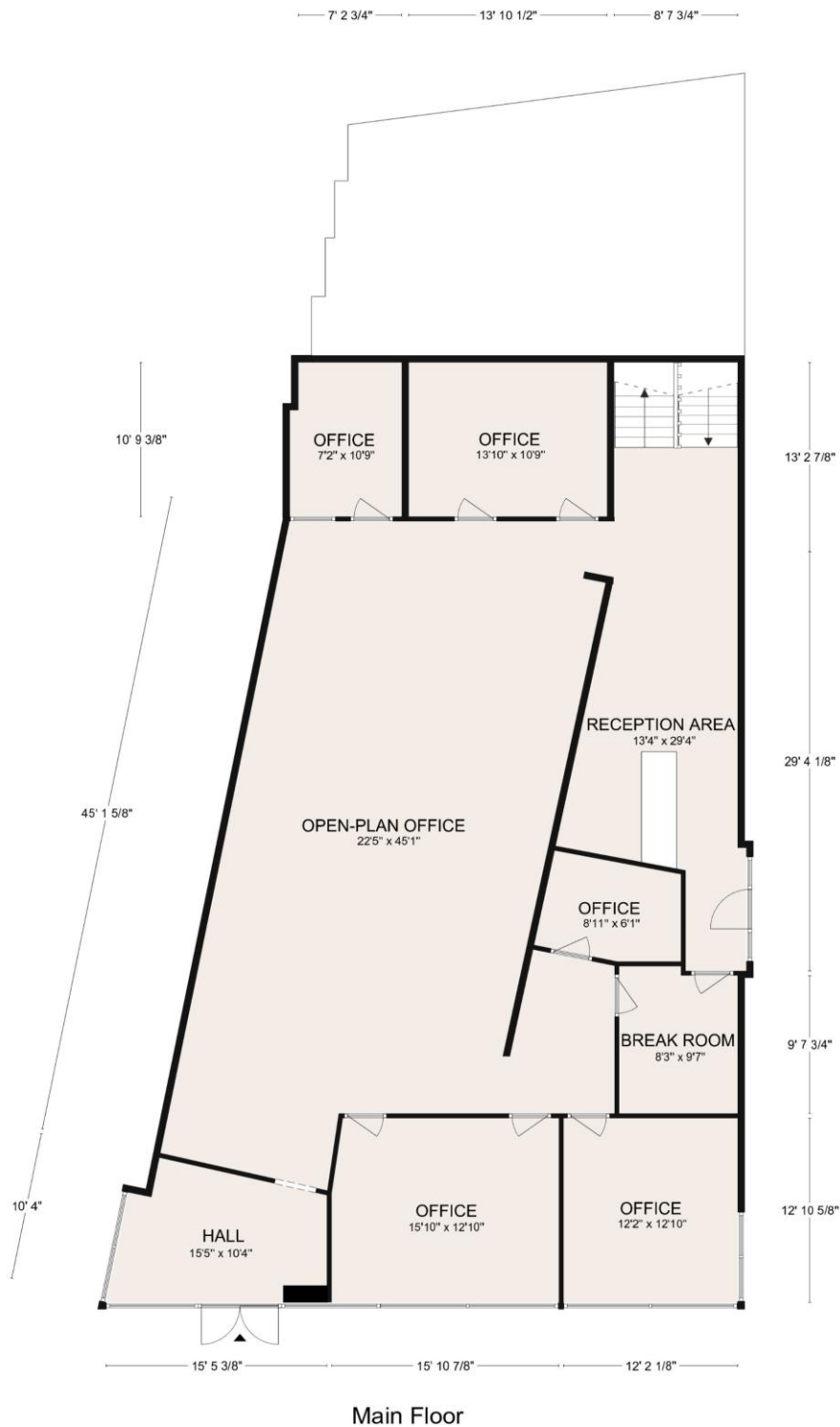
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Mid Level

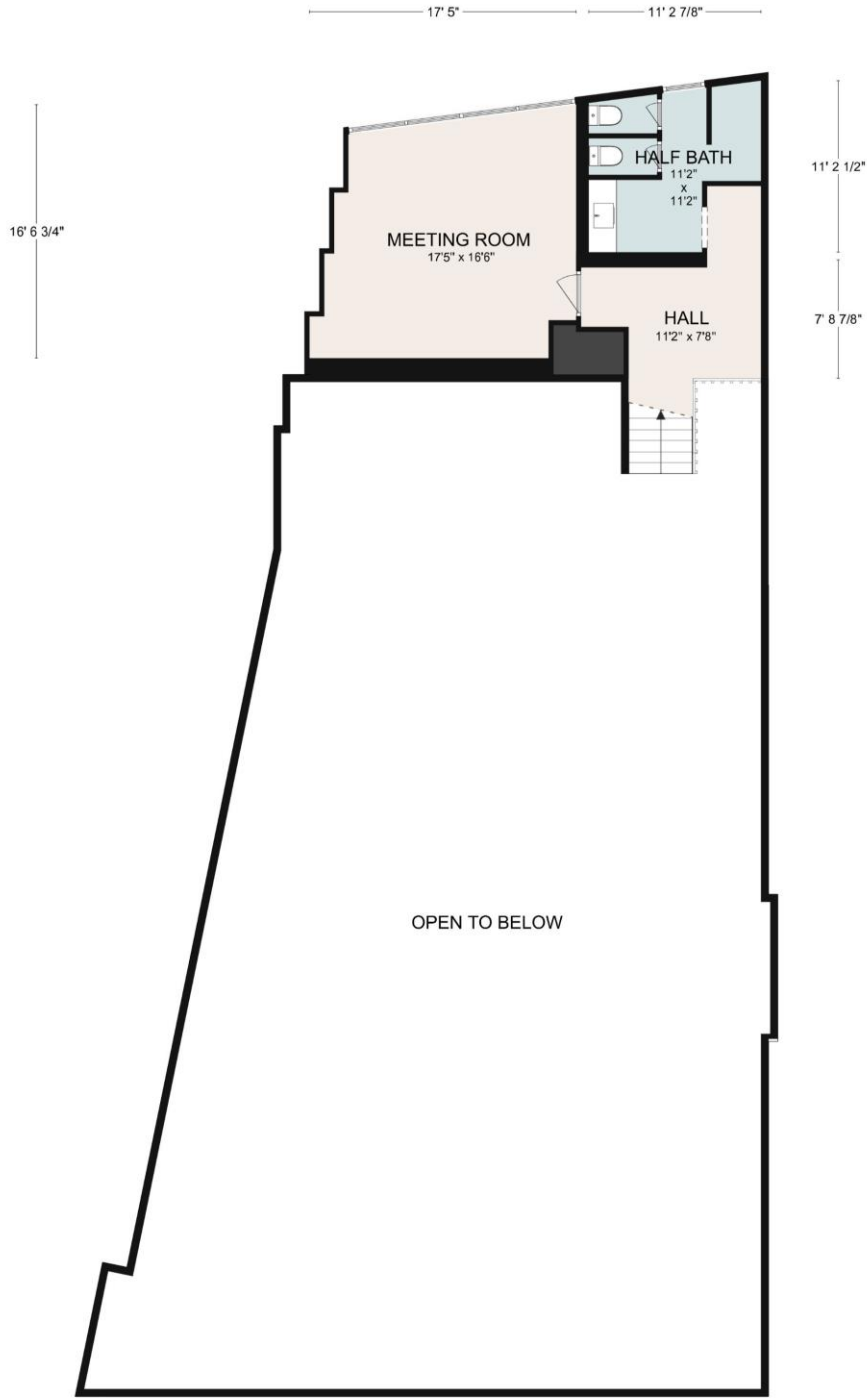
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Upper Floor

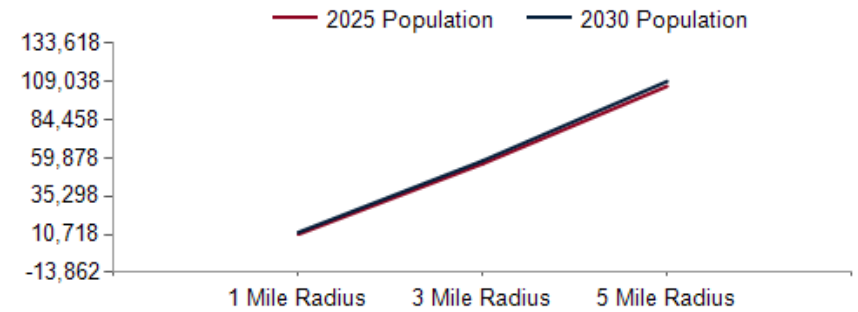
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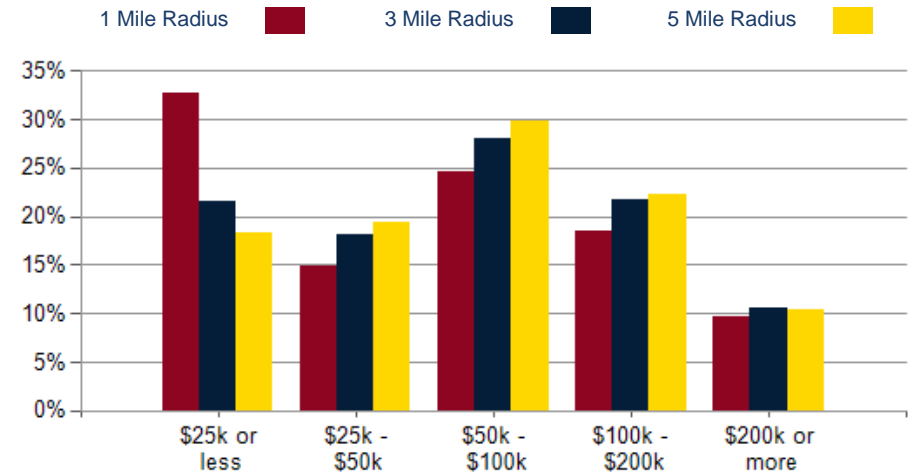
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,942	44,686	83,792
2010 Population	9,492	48,803	92,433
2025 Population	10,718	56,115	105,909
2030 Population	12,015	58,040	109,038
2025-2030: Population: Growth Rate	11.55%	3.40%	2.90%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,196	3,331	4,834
\$15,000-\$24,999	576	2,168	3,834
\$25,000-\$34,999	308	1,694	3,318
\$35,000-\$49,999	499	2,945	5,812
\$50,000-\$74,999	811	4,565	8,757
\$75,000-\$99,999	521	2,601	5,334
\$100,000-\$149,999	743	3,880	7,268
\$150,000-\$199,999	259	1,666	3,230
\$200,000 or greater	523	2,707	4,912
Median HH Income	\$53,122	\$62,114	\$64,493
Average HH Income	\$86,056	\$97,208	\$99,545

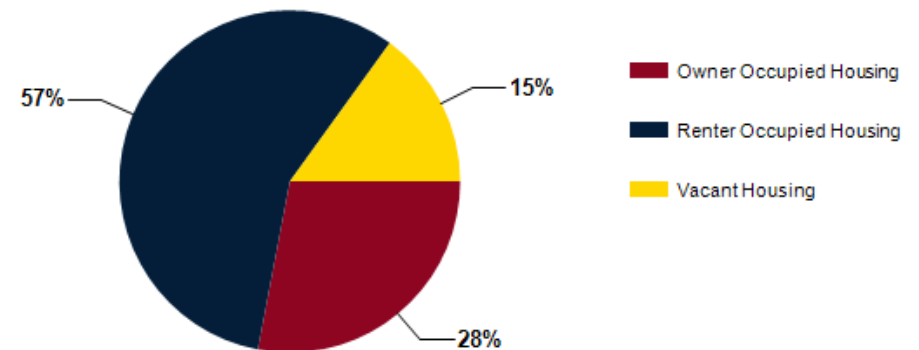
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,499	21,753	39,620
2010 Total Households	4,480	21,399	40,122
2025 Total Households	5,436	25,556	47,297
2030 Total Households	6,197	26,649	48,972
2025 Average Household Size	1.81	2.07	2.15
2025-2030: Households: Growth Rate	13.30%	4.20%	3.50%



2025 Household Income



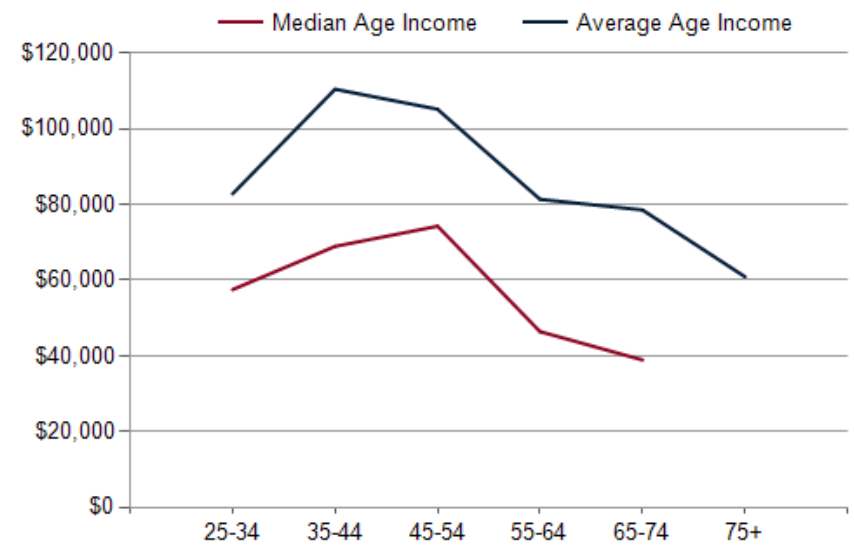
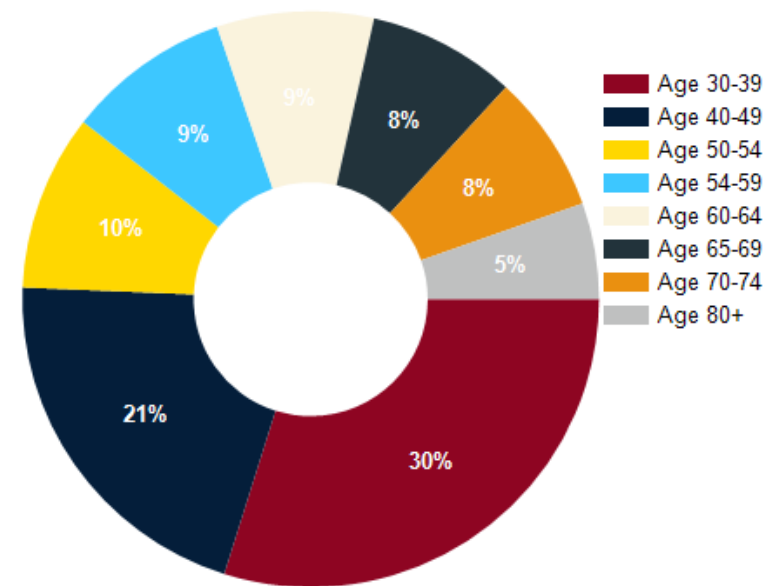
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,150	5,066	8,948
2025 Population Age 35-39	946	4,656	8,338
2025 Population Age 40-44	766	4,148	7,754
2025 Population Age 45-49	694	3,749	6,909
2025 Population Age 50-54	695	3,449	6,429
2025 Population Age 55-59	645	3,030	5,752
2025 Population Age 60-64	618	3,081	6,141
2025 Population Age 65-69	583	3,053	6,249
2025 Population Age 70-74	545	2,835	5,722
2025 Population Age 75-79	379	2,118	4,360
2025 Population Age 80-84	184	1,108	2,367
2025 Population Age 85+	118	1,004	2,116
2025 Population Age 18+	9,338	47,252	88,307
2025 Median Age	39	40	41
2030 Median Age	41	42	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,505	\$59,672	\$59,292
Average Household Income 25-34	\$82,811	\$86,281	\$84,795
Median Household Income 35-44	\$68,929	\$81,134	\$84,064
Average Household Income 35-44	\$110,466	\$116,655	\$117,640
Median Household Income 45-54	\$74,267	\$86,442	\$85,683
Average Household Income 45-54	\$105,179	\$119,996	\$119,929
Median Household Income 55-64	\$46,389	\$63,562	\$68,031
Average Household Income 55-64	\$81,358	\$100,314	\$104,854
Median Household Income 65-74	\$38,912	\$54,049	\$59,293
Average Household Income 65-74	\$78,556	\$92,355	\$99,628
Average Household Income 75+	\$60,885	\$70,445	\$74,581



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