



# DOWNTOWN ASHEVILLE STOREFRONT FOR LEASE



  
RETAIL PROPERTY FOR LEASE

## 101 PATTON AVE, ASHEVILLE, NC 28801

*Presented By*

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1 Page Avenue

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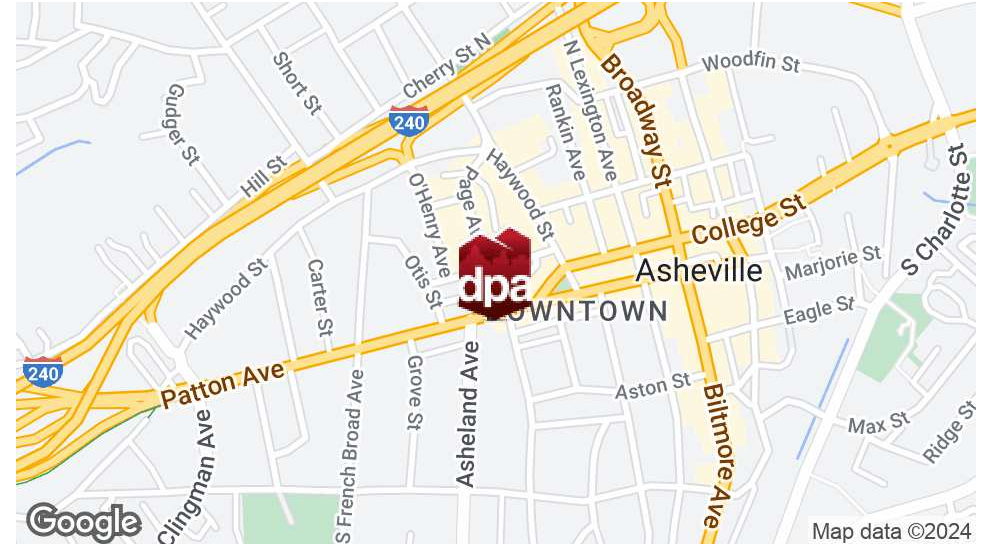
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## EXECUTIVE SUMMARY



Lease Rate

**\$28.00 SF/YR**

### OFFERING SUMMARY

Available SF:

1,000 - 4,596 SF

Year Built:

1936

Zoning:

CBD

### PROPERTY OVERVIEW

Downtown Asheville storefront for lease on busy Patton Avenue with prominent frontage. This property is convenient to shops, hotels and restaurants of downtown and walkable to the South Slope District. Situated between the signalized intersections of Asheland and Coxe Avenues, this location benefits from significant vehicle and pedestrian traffic and unmatched visibility. Existing configuration is suitable for office or professional services use, but, the Landlord is willing to deliver as an open, "white box" or demised space (+1000 SF) for an ideal size to suite your office or retail needs.

### PROPERTY HIGHLIGHTS

- Landlord will deliver as an open, "white box" or demised space (+1000 SF)
- Excellent, high-visibility frontage on Patton Ave (16,000 VPD)
- Patton Ave. is undergoing conceptual design for road diet and streetscaping upgrades are already underway
- \$5/SF/yr NNN (estimated)



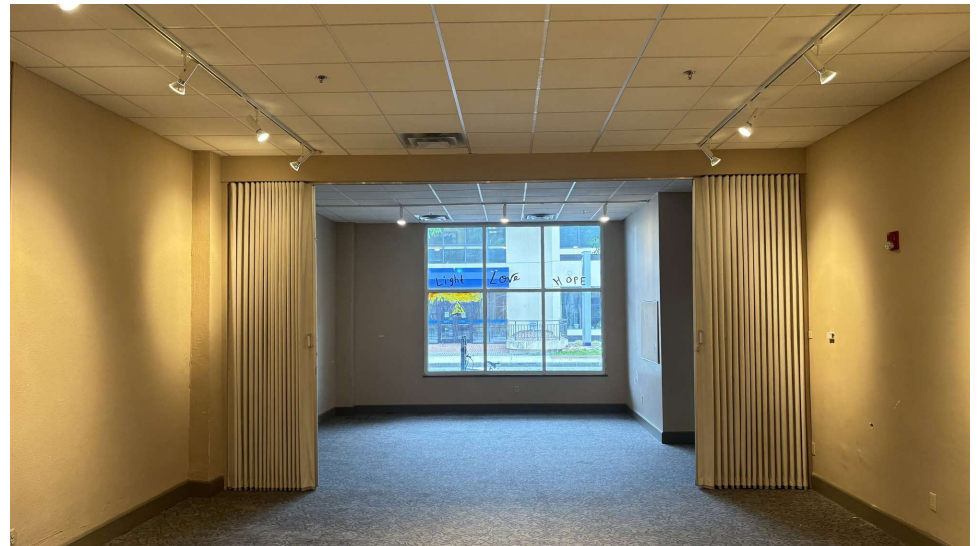
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## INTERIOR PHOTOS



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## PROPOSED FLOOR PLAN - WHITE BOX DELIVERY

Lower Floor Finished Area 4543.61 sq ft  
Unfinished Area 52.06 sq ft



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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## RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT

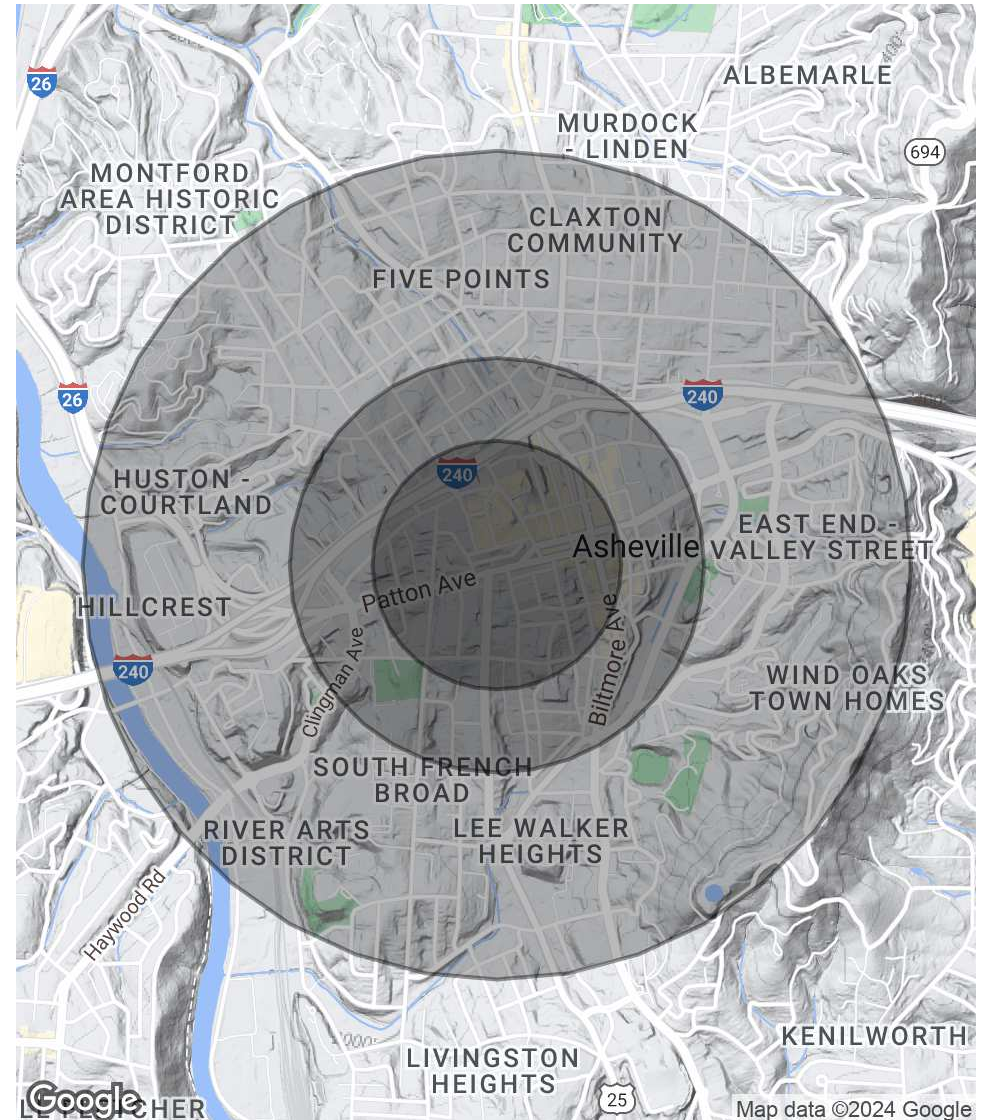
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,211	2,949	9,930
Average Age	54	48	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	740	1,603	5,080
# of Persons per HH	1.6	1.8	2
Average HH Income	\$65,962	\$80,703	\$86,259
Average House Value	\$847,927	\$762,979	\$653,869

Demographics data derived from AlphaMap



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## ABOUT ASHEVILLE



### DID YOU KNOW

- As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly **12 million visitors annually**.
- Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges. The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors.
- Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors. The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.



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