

Likewise



DOWNTOWN WEAVERVILLE

ingles



REEMS CREEK NURSERY

Balcrank

SAMSON

MONTICELLO ROAD

For Sale

LIGHT INDUSTRIAL/MANUFACTURING/
WAREHOUSE FULLY LEASED

81 Monticello Road, Weaverville, NC 28787

Likewise
COMMERCIAL REAL ESTATE

James Diaz, CCIM LISTING BROKER

828.222.3685 | info@likewisecommercial.com | likewisecommercial.com



81 Monticello Road, Weaverville, NC 28787



OFFERING SUMMARY

SALE PRICE	\$2,170,000
BUILDING SIZE	14,970 SF
CURRENT USE	Light Industrial



PROPERTY FEATURES

- Three private offices
- Clean room with designated HVAC & air purification systems
- Built-in reception window/area
- Conference room and break room
- Loading dock with one 8' and one 7' 5" doors
- One minute to I-26/US-70 intersection
- Less than 15 minutes to I-240 and Downtown Asheville
- Leased through May 2026 with renewal option
- Single tenant responsible for all NNN expenses
- Current NOI \$135,420
- Offered at 6% Cap Rate



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81 Monticello Road, Weaverville, NC 28787



LOCATION INFORMATION

PIN 9743-02-1262-00000

COUNTY Buncombe

CURRENT USE Light Industrial

MAJOR ROADS I-26, US-70

PROPERTY DETAILS

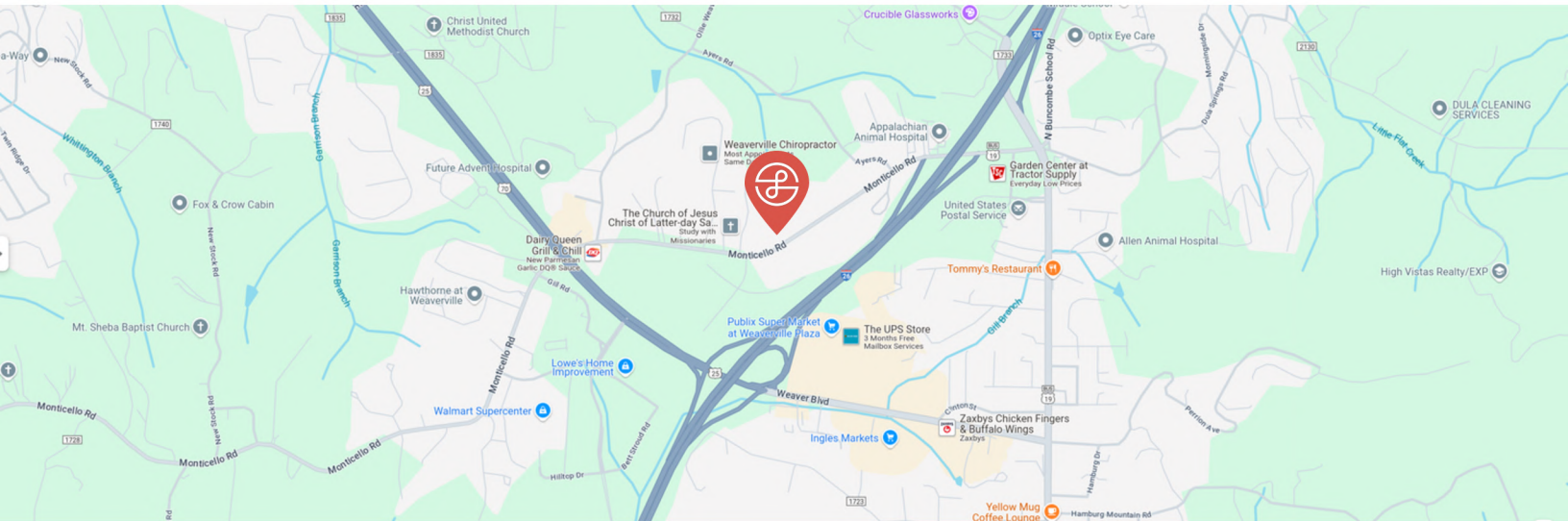
BUILDING SIZE 14,970 SF

YEAR BUILT 1988

TRAFFIC COUNT 2-4,000 VPD

ROAD FRONTAGE ±180 FT

FLOOD ZONE No



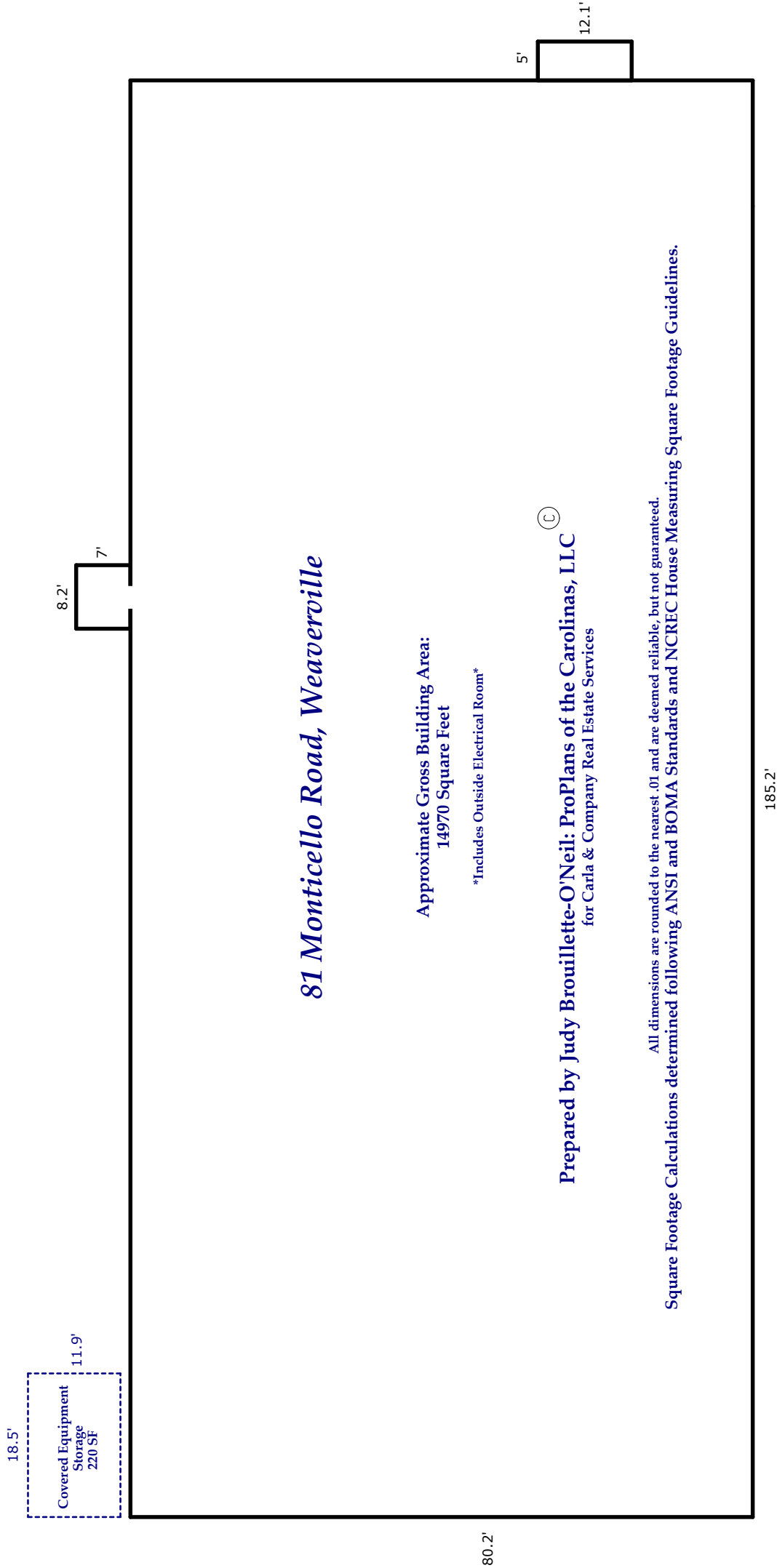
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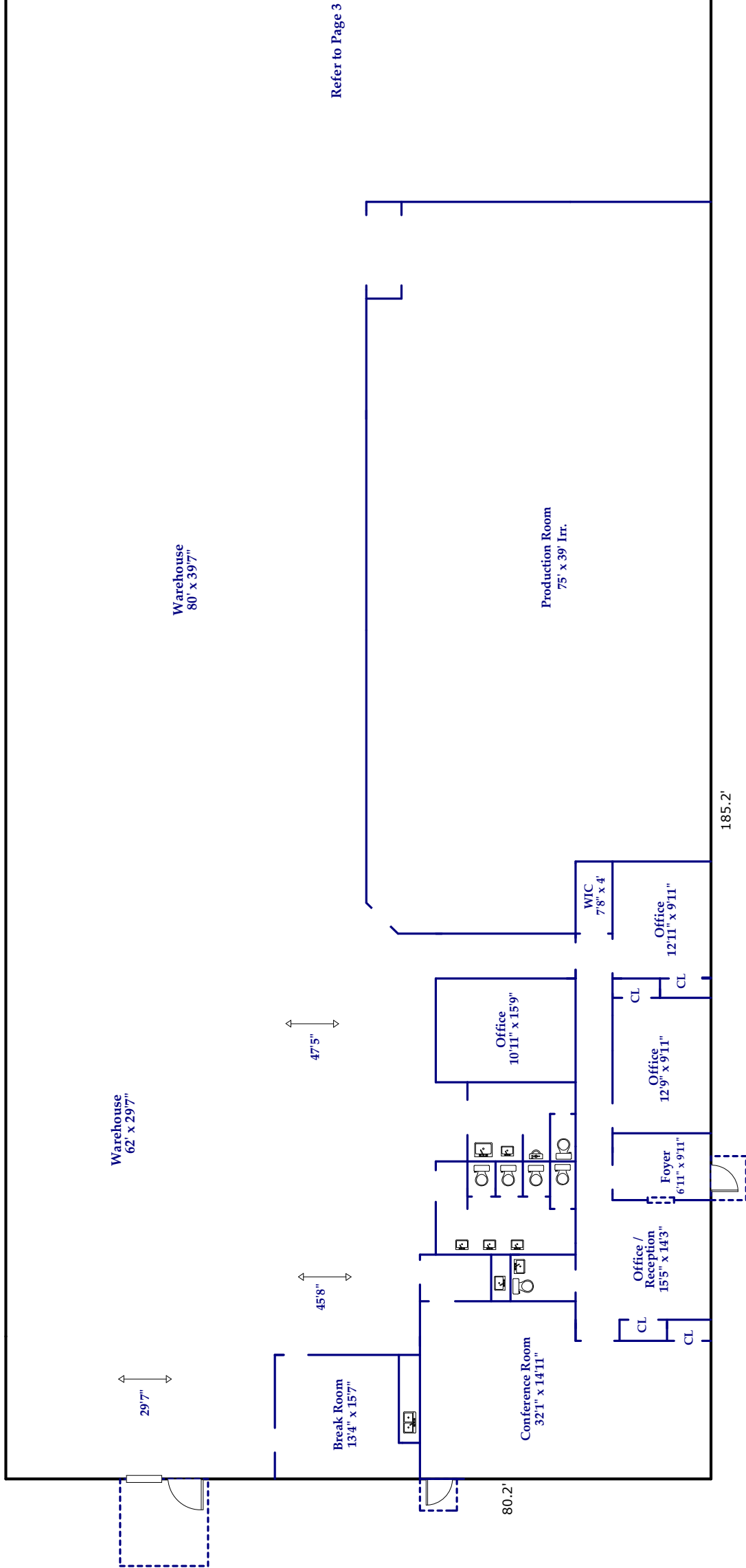
James Diaz, CCIM LISTING BROKER

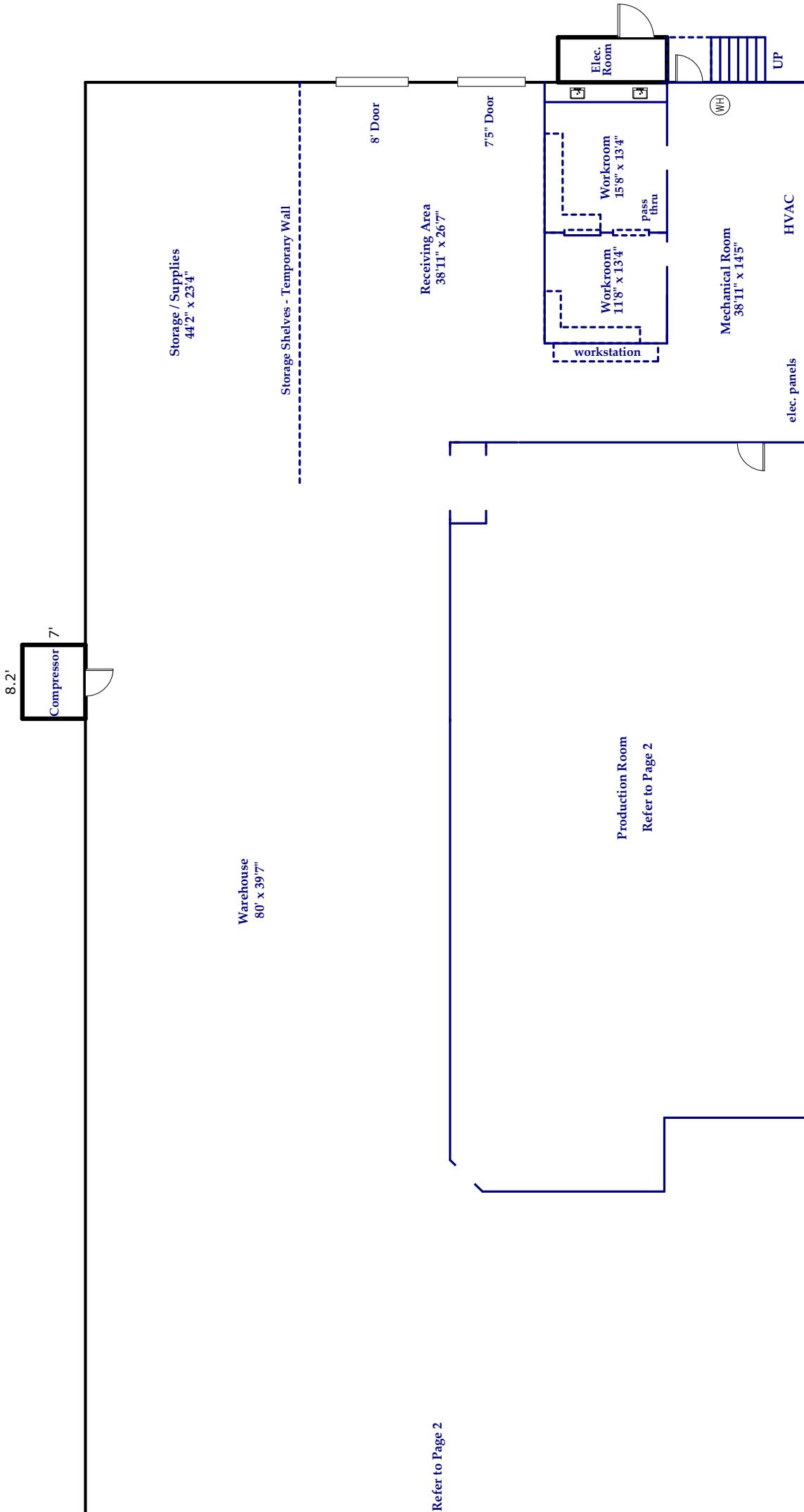
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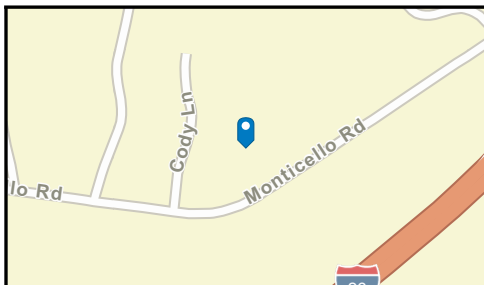
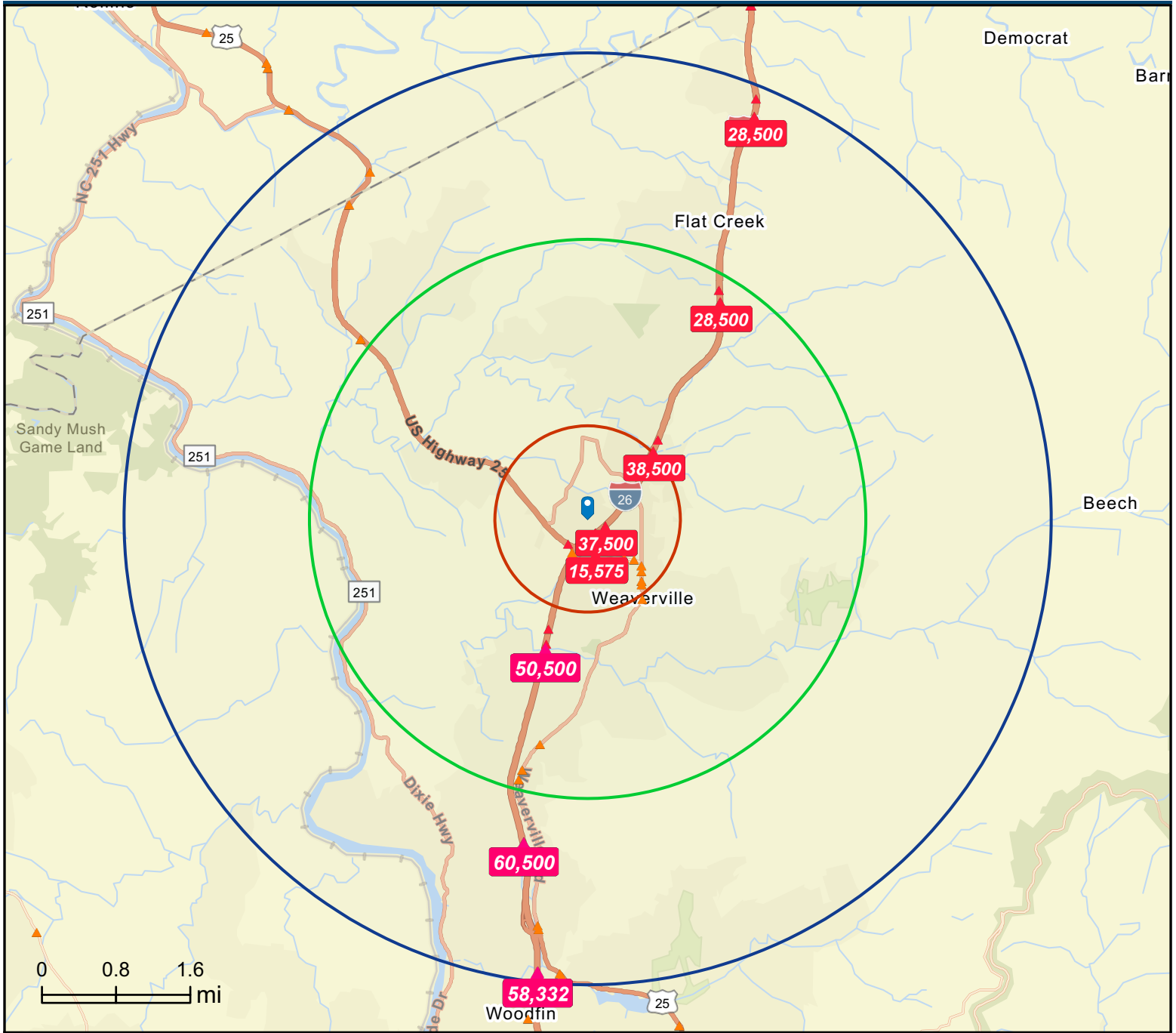


185.2'

Traffic Count Map

81 Monticello Road, Weaverville, North Carolina, 28787
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.70943
Longitude: -82.57090



- 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

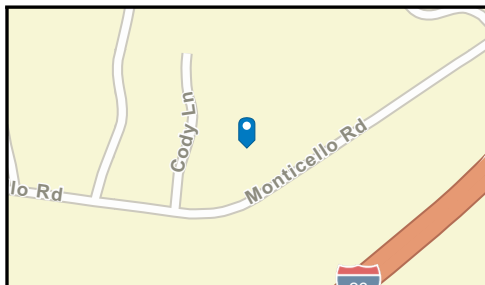


Source: ©2024 Kalibrate Technologies (Q3 2024).

Traffic Count Map - Close Up

81 Monticello Road, Weaverville, North Carolina, 28787
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.70943
Longitude: -82.57090



- 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: ©2024 Kalibrate Technologies (Q3 2024).

November 20, 2024

81 Monticello Road, Weaverville, North Carolina, 28787
Ring: 5 mile radius

Southern Satellites

Dominant Tapestry Segment

KEY FACTS



33,238
Total Population



\$435,997
Median Home Value



1,029
Businesses



28,714
Daytime Population



47.3
Median Age



1.26%
2024-2029
Pop Growth Rate



\$46,482
Per Capita Income

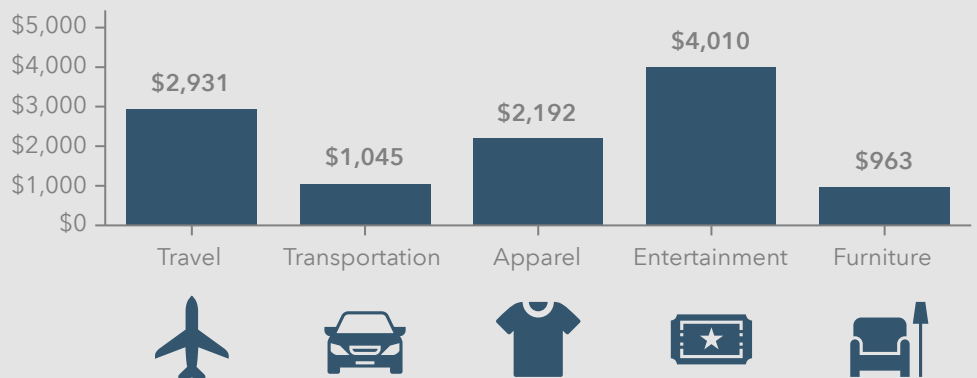


2.3
Avg Household Size



\$79,389
Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2024 Esri

Spending facts are average annual dollars per household

Business Summary

81 Monticello Road, Weaverville, North Carolina, 28787
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.70943
Longitude: -82.57090

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	220		583		1,029							
Total Employees:	2,450		6,262		10,130							
Total Population:	2,487		17,086		33,238							
Employee/Population Ratio (per 100 Residents)	99		37		30							
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.2%	4	0.1%	4	0.4%	11	0.1%
Mining	0	0.0%	0	0.0%	1	0.2%	29	0.5%	2	0.2%	36	0.4%
Utilities	0	0.0%	0	0.0%	0	0.0%	20	0.3%	2	0.2%	53	0.6%
Construction	20	9.2%	76	3.3%	68	11.7%	258	4.4%	123	11.9%	735	7.8%
Building Construction	10	4.6%	52	2.3%	31	5.3%	121	2.1%	53	5.2%	261	2.8%
Heavy/Civil Eng Construction	1	0.5%	2	0.1%	4	0.7%	16	0.3%	5	0.5%	22	0.2%
Specialty Trade Contractor	8	3.7%	21	0.9%	33	5.7%	121	2.1%	66	6.4%	453	4.8%
Manufacturing	8	3.7%	204	8.9%	26	4.5%	1,108	19.0%	41	4.0%	1,321	14.0%
Wholesale Trade	4	1.8%	28	1.2%	14	2.4%	72	1.2%	23	2.2%	103	1.1%
Durable Goods	2	0.9%	12	0.5%	11	1.9%	45	0.8%	17	1.6%	64	0.7%
Nondurable Goods	1	0.5%	15	0.7%	3	0.5%	27	0.5%	6	0.6%	38	0.4%
Trade Broker	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%
Retail Trade	41	18.8%	733	32.0%	83	14.3%	1,301	22.3%	135	13.1%	1,706	18.0%
Motor Vehicle & Parts Dealers	5	2.3%	22	1.0%	10	1.7%	44	0.8%	15	1.5%	59	0.6%
Furniture & Home Furnishings Stores	2	0.9%	5	0.2%	4	0.7%	10	0.2%	6	0.6%	14	0.1%
Electronics & Appliance Stores	1	0.5%	1	0.0%	1	0.2%	2	0.0%	3	0.3%	10	0.1%
Building Material & Garden Equipment & Supplies Dealers	4	1.8%	210	9.2%	8	1.4%	351	6.0%	14	1.4%	372	3.9%
Food & Beverage Stores	6	2.8%	144	6.3%	15	2.6%	305	5.2%	25	2.4%	495	5.2%
Health & Personal Care Stores	5	2.3%	45	2.0%	8	1.4%	63	1.1%	9	0.9%	123	1.3%
Gasoline Stations & Fuel Dealers	2	0.9%	12	0.5%	5	0.9%	26	0.5%	8	0.8%	36	0.4%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	2	0.9%	3	0.1%	3	0.5%	8	0.1%	5	0.5%	17	0.2%
Sporting Goods, Hobby, Book, & Music Stores	10	4.6%	36	1.6%	18	3.1%	64	1.1%	32	3.1%	134	1.4%
General Merchandise Stores	6	2.8%	255	11.2%	13	2.2%	428	7.3%	19	1.8%	447	4.7%
Transportation & Warehousing	4	1.8%	26	1.1%	10	1.7%	53	0.9%	21	2.0%	94	1.0%
Truck Transportation	1	0.5%	3	0.1%	3	0.5%	7	0.1%	7	0.7%	27	0.3%
Information	5	2.3%	19	0.8%	11	1.9%	66	1.1%	19	1.8%	87	0.9%
Finance & Insurance	14	6.4%	60	2.6%	26	4.5%	109	1.9%	44	4.3%	185	2.0%
Central Bank/Credit Intermediation & Related Activities	7	3.2%	43	1.9%	13	2.2%	73	1.3%	17	1.6%	112	1.2%
Securities & Commodity Contracts	3	1.4%	7	0.3%	6	1.0%	13	0.2%	11	1.1%	28	0.3%
Funds, Trusts & Other Financial Vehicles	4	1.8%	10	0.4%	8	1.4%	23	0.4%	16	1.6%	46	0.5%
Real Estate, Rental & Leasing	17	7.8%	78	3.4%	39	6.7%	166	2.8%	64	6.2%	263	2.8%
Professional, Scientific & Tech Services	13	6.0%	93	4.1%	46	7.9%	273	4.7%	87	8.4%	471	5.0%
Legal Services	1	0.5%	2	0.1%	2	0.3%	7	0.1%	8	0.8%	26	0.3%
Management of Companies & Enterprises	1	0.5%	2	0.1%	3	0.5%	10	0.2%	5	0.5%	18	0.2%
Administrative, Support & Waste Management Services	4	1.8%	19	0.8%	15	2.6%	59	1.0%	33	3.2%	132	1.4%
Educational Services	3	1.4%	83	3.6%	11	1.9%	470	8.1%	26	2.5%	785	8.3%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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.

Business Summary

81 Monticello Road, Weaverville, North Carolina, 28787
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.70943
Longitude: -82.57090

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	17	7.8%	236	10.3%	37	6.4%	493	8.4%	68	6.6%	1,414	14.9%
Ambulatory Health Care	12	5.5%	122	5.3%	26	4.5%	224	3.8%	44	4.3%	469	5.0%
Hospital	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%	8	0.1%
Nursing/Residential Care	1	0.5%	4	0.2%	4	0.7%	14	0.2%	9	0.9%	122	1.3%
Social Assistance	4	1.8%	110	4.8%	8	1.4%	254	4.3%	13	1.3%	815	8.6%
Arts, Entertainment & Recreation	2	0.9%	14	0.6%	12	2.1%	52	0.9%	25	2.4%	105	1.1%
Accommodation & Food Services	25	11.5%	396	17.3%	50	8.6%	714	12.2%	82	8.0%	1,002	10.6%
Accommodation	1	0.5%	15	0.7%	4	0.7%	31	0.5%	12	1.2%	82	0.9%
Food Services & Drinking Places	24	11.0%	381	16.6%	47	8.1%	683	11.7%	70	6.8%	919	9.7%
Other Services (except Public Administration)	28	12.8%	118	5.2%	74	12.7%	336	5.8%	135	13.1%	557	5.9%
Repair & Maintenance	4	1.8%	10	0.4%	19	3.3%	87	1.5%	33	3.2%	130	1.4%
Automotive Repair & Maintenance	3	1.4%	8	0.3%	15	2.6%	78	1.3%	24	2.3%	103	1.1%
Personal & Laundry Service	13	6.0%	61	2.7%	27	4.7%	122	2.1%	50	4.8%	198	2.1%
Civic and Other Orgs	11	5.0%	47	2.0%	28	4.8%	127	2.2%	51	5.0%	228	2.4%
Public Administration	4	1.8%	103	4.5%	10	1.7%	247	4.2%	18	1.8%	378	4.0%
Unclassified Establishments	9	4.1%	0	0.0%	40	6.9%	1	0.0%	72	7.0%	6	0.1%
Total	218	100.0%	2,288	100.0%	581	100.0%	5,838	100.0%	1,030	100.0%	9,462	100.0%

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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.

Business Summary

81 Monticello Road, Weaverville, North Carolina, 28787
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.70943
Longitude: -82.57090

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	4.1%	81	3.3%	21	3.6%	159	2.5%	39	3.8%	254	2.5%
Construction	20	9.1%	90	3.7%	65	11.2%	269	4.3%	117	11.4%	760	7.5%
Manufacturing	4	1.8%	71	2.9%	18	3.1%	973	15.5%	30	2.9%	1,369	13.5%
Transportation	5	2.3%	30	1.2%	14	2.4%	64	1.0%	27	2.6%	119	1.2%
Communication	2	0.9%	13	0.5%	4	0.7%	22	0.3%	4	0.4%	22	0.2%
Utility	0	0.0%	0	0.0%	1	0.2%	25	0.4%	4	0.4%	74	0.7%
Wholesale Trade	4	1.8%	27	1.1%	13	2.2%	80	1.3%	23	2.2%	128	1.3%
Retail Trade Summary	68	30.9%	1,196	48.8%	138	23.7%	2,137	34.1%	219	21.3%	2,810	27.7%
Home Improvement	4	1.8%	214	8.7%	8	1.4%	356	5.7%	15	1.5%	378	3.7%
General Merchandise Stores	5	2.3%	237	9.7%	10	1.7%	397	6.3%	14	1.4%	414	4.1%
Food Stores	7	3.2%	145	5.9%	17	2.9%	328	5.2%	28	2.7%	530	5.2%
Auto Dealers & Gas Stations	6	2.7%	31	1.3%	14	2.4%	65	1.0%	21	2.0%	85	0.8%
Apparel & Accessory Stores	2	0.9%	5	0.2%	3	0.5%	9	0.1%	5	0.5%	18	0.2%
Furniture & Home Furnishings	4	1.8%	13	0.5%	8	1.4%	24	0.4%	13	1.3%	42	0.4%
Eating & Drinking Places	24	10.9%	438	17.9%	48	8.2%	769	12.3%	70	6.8%	994	9.8%
Miscellaneous Retail	17	7.7%	113	4.6%	31	5.3%	189	3.0%	52	5.0%	347	3.4%
Finance, Insurance, Real Estate Summary	29	13.2%	135	5.5%	62	10.6%	284	4.5%	101	9.8%	461	4.5%
Banks, Savings & Lending Institutions	7	3.2%	46	1.9%	13	2.2%	78	1.3%	16	1.6%	116	1.1%
Securities Brokers	3	1.4%	9	0.4%	6	1.0%	15	0.2%	11	1.1%	30	0.3%
Insurance Carriers & Agents	4	1.8%	9	0.4%	8	1.4%	20	0.3%	14	1.4%	37	0.4%
Real Estate, Holding, Other Investment Offices	15	6.8%	72	2.9%	36	6.2%	171	2.7%	60	5.8%	278	2.7%
Services Summary	66	30.0%	717	29.3%	193	33.1%	2,014	32.2%	368	35.8%	3,727	36.8%
Hotels & Lodging	1	0.5%	12	0.5%	4	0.7%	25	0.4%	11	1.1%	56	0.6%
Automotive Services	4	1.8%	9	0.4%	17	2.9%	55	0.9%	32	3.1%	96	0.9%
Movies & Amusements	3	1.4%	19	0.8%	9	1.5%	55	0.9%	20	1.9%	109	1.1%
Health Services	13	5.9%	155	6.3%	28	4.8%	278	4.4%	48	4.7%	635	6.3%
Legal Services	1	0.5%	2	0.1%	3	0.5%	9	0.1%	9	0.9%	35	0.3%
Education Institutions & Libraries	2	0.9%	82	3.4%	10	1.7%	539	8.6%	22	2.1%	804	7.9%
Other Services	43	19.6%	438	17.9%	123	21.1%	1,053	16.8%	226	22.0%	1,992	19.7%
Government	3	1.4%	91	3.7%	9	1.5%	230	3.7%	17	1.6%	398	3.9%
Unclassified Establishments	9	4.1%	1	3.7%	44	7.5%	4	3.7%	81	7.9%	9	3.9%
Totals	220	100.0%	2,450	100.0%	583	100.0%	6,262	100.0%	1,029	100.0%	10,130	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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

81 Monticello Road, Weaverville, North Carolina, 28787
Ring: 5 mile radius

KEY FACTS

33,238

Population



2.3

Average Household Size

47.3

Median Age

\$79,389

Median Household Income

EDUCATION

5.0%

No High School Diploma



20.9%

High School Graduate



27.9%

Some College/
Associate's Degree



46.3%

Bachelor's/Grad/
Prof Degree

BUSINESS



1,029

Total Businesses



10,130

Total Employees

EMPLOYMENT



64.9%

White Collar



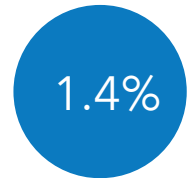
18.7%

Blue Collar



Services

16.4%



1.4%

Unemployment Rate

INCOME



\$79,389

Median Household Income



\$46,482

Per Capita Income



\$312,102

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.4%)

The smallest group: \$15,000 - \$24,999 (4.6%)

Indicator ▲	Value	Diff	
<\$15,000	5.7%	-2.2%	
\$15,000 - \$24,999	4.6%	-2.7%	
\$25,000 - \$34,999	5.1%	-1.2%	
\$35,000 - \$49,999	12.2%	-0.7%	
\$50,000 - \$74,999	19.0%	-0.4%	
\$75,000 - \$99,999	15.0%	+2.2%	
\$100,000 - \$149,999	20.4%	+3.5%	
\$150,000 - \$199,999	7.4%	+0.8%	
\$200,000+	10.6%	+0.7%	

Bars show deviation from Buncombe County

Demographic and Income Profile

81 Monticello Road, Weaverville, North Carolina, 28787
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 35.70943
 Longitude: -82.57090

Summary	Census 2010	Census 2020	2024	2029
Population	27,631	31,519	33,238	34,386
Households	11,215	13,191	13,976	14,552
Families	7,676	8,531	8,907	9,241
Average Household Size	2.39	2.30	2.29	2.28
Owner Occupied Housing Units	8,517	9,799	10,320	10,925
Renter Occupied Housing Units	2,698	3,392	3,656	3,626
Median Age	44.0	46.7	47.3	48.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.68%	0.75%	0.38%
Households	0.81%	0.98%	0.64%
Families	0.74%	0.91%	0.56%
Owner HHs	1.15%	1.22%	0.97%
Median Household Income	2.94%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	794	5.7%	630	4.3%
\$15,000 - \$24,999	647	4.6%	437	3.0%
\$25,000 - \$34,999	708	5.1%	534	3.7%
\$35,000 - \$49,999	1,704	12.2%	1,476	10.1%
\$50,000 - \$74,999	2,662	19.0%	2,588	17.8%
\$75,000 - \$99,999	2,100	15.0%	2,205	15.2%
\$100,000 - \$149,999	2,853	20.4%	3,374	23.2%
\$150,000 - \$199,999	1,031	7.4%	1,412	9.7%
\$200,000+	1,475	10.6%	1,897	13.0%

Median Household Income	\$79,389	\$91,774
Average Household Income	\$109,587	\$128,072
Per Capita Income	\$46,482	\$54,632

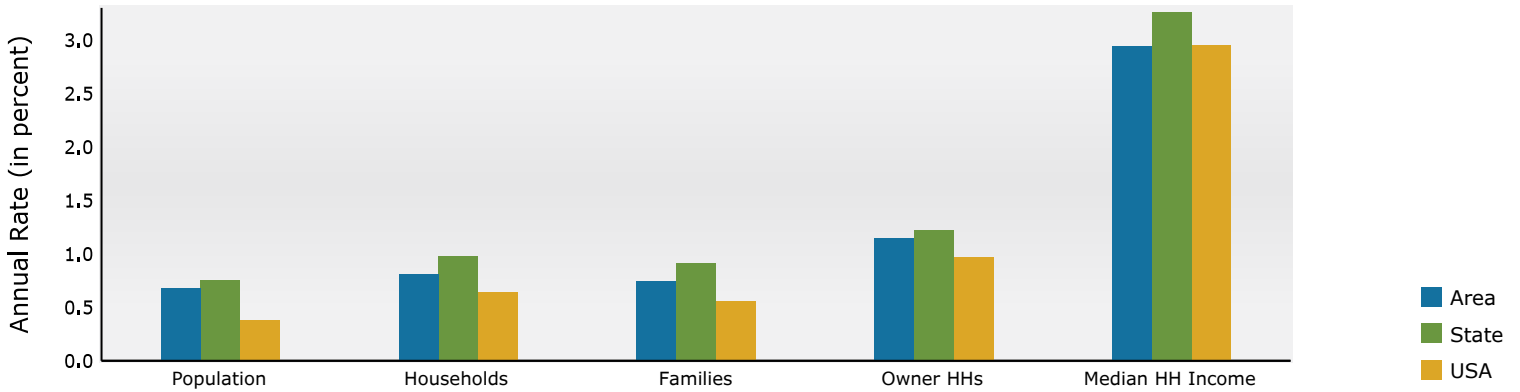
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,461	5.3%	1,341	4.3%	1,392	4.2%	1,392	4.0%
5 - 9	1,632	5.9%	1,532	4.9%	1,543	4.6%	1,459	4.2%
10 - 14	1,573	5.7%	1,610	5.1%	1,639	4.9%	1,638	4.8%
15 - 19	1,510	5.5%	1,607	5.1%	1,609	4.8%	1,603	4.7%
20 - 24	1,287	4.7%	1,493	4.7%	1,573	4.7%	1,514	4.4%
25 - 34	3,132	11.3%	3,561	11.3%	3,688	11.1%	3,809	11.1%
35 - 44	3,598	13.0%	3,957	12.6%	4,282	12.9%	4,366	12.7%
45 - 54	4,236	15.3%	3,866	12.3%	4,042	12.2%	4,183	12.2%
55 - 64	4,353	15.8%	4,495	14.3%	4,356	13.1%	4,314	12.5%
65 - 74	2,742	9.9%	4,935	15.7%	5,041	15.2%	4,933	14.3%
75 - 84	1,505	5.4%	2,345	7.4%	3,119	9.4%	3,941	11.5%
85+	604	2.2%	777	2.5%	956	2.9%	1,233	3.6%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	25,823	93.5%	27,457	87.1%	28,743	86.5%	29,381	85.4%
Black Alone	431	1.6%	574	1.8%	577	1.7%	604	1.8%
American Indian Alone	76	0.3%	142	0.5%	159	0.5%	172	0.5%
Asian Alone	185	0.7%	268	0.9%	304	0.9%	346	1.0%
Pacific Islander Alone	16	0.1%	17	0.1%	20	0.1%	21	0.1%
Some Other Race Alone	647	2.3%	1,104	3.5%	1,245	3.7%	1,402	4.1%
Two or More Races	451	1.6%	1,957	6.2%	2,190	6.6%	2,461	7.2%
Hispanic Origin (Any Race)	1,605	5.8%	2,161	6.9%	2,469	7.4%	2,783	8.1%

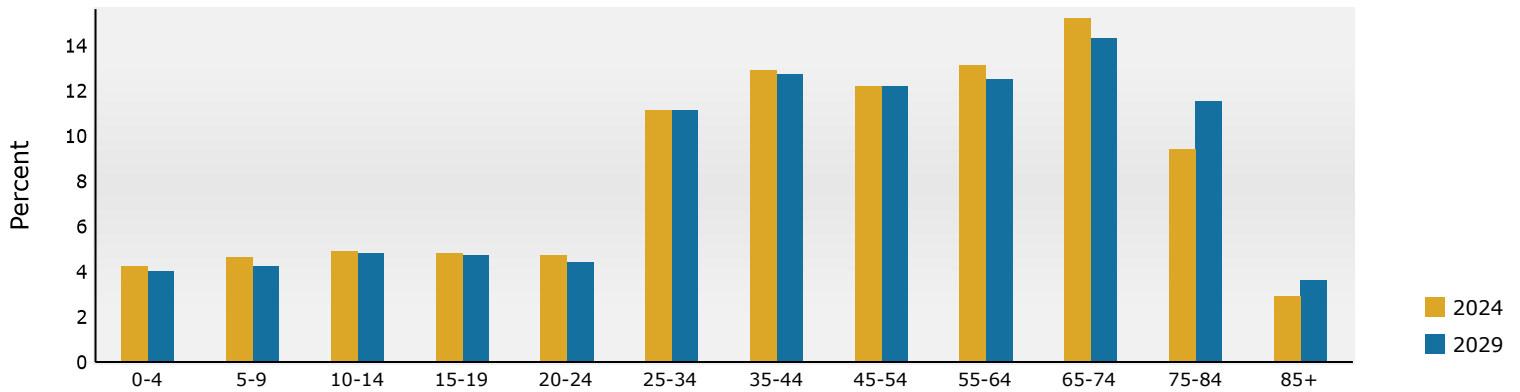
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

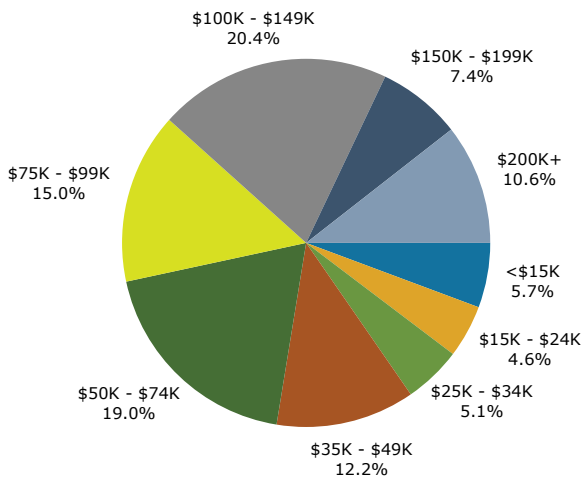
Trends 2024-2029



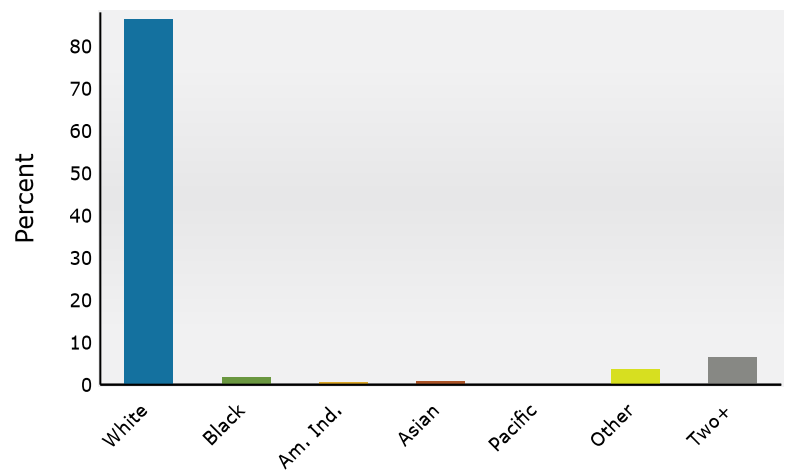
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 7.4%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.