



Dewey Property Advisors

ASHEVILLE MARKET



RETAIL PROPERTY FOR LEASE

4 S TUNNEL ROAD, ASHEVILLE, NC 28805

Presented By

TIM BRAMLEY, CCIM, SIOR

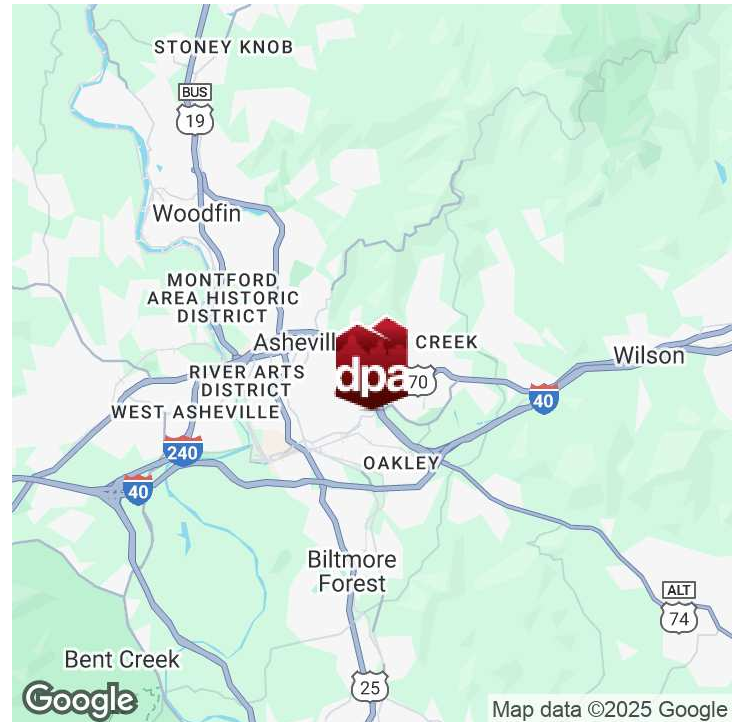
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Available SF:	3,700 SF
Traffic Count:	102,000

PROPERTY OVERVIEW

Click on "Spaces" or see the brochure for full details on current availability.

Asheville Market is a high-traffic and well-maintained center, consisting of 130,000 SF of retail. The multi-tenant center is centrally located on Tunnel Road, the #1 retail corridor in Western North Carolina.

The center has two points of ingress and egress on Tunnel Road. The main entrance is signalized. Strong draw from anchor retailers and traffic from Asheville Mall across the street. Great visibility along Tunnel Road and I-240.

Tenants include: Whole Foods, DSW, Guitar Center, Nadeau, Trek Bikes, Arhaus, and Hollywood Feed.

PROPERTY HIGHLIGHTS

- Tenants include: Whole Foods, DSW, Guitar Center, Nadeau, Trek Bikes, Arhaus, and Hollywood Feed
- 102,000 VPD
- I-240 Visibility
- High Traffic Center



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AVAILABLE SPACES



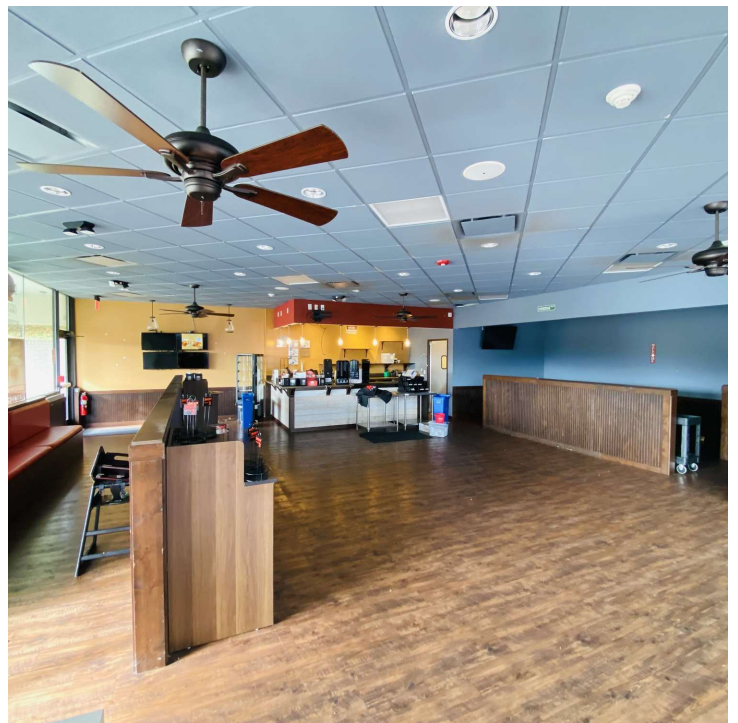
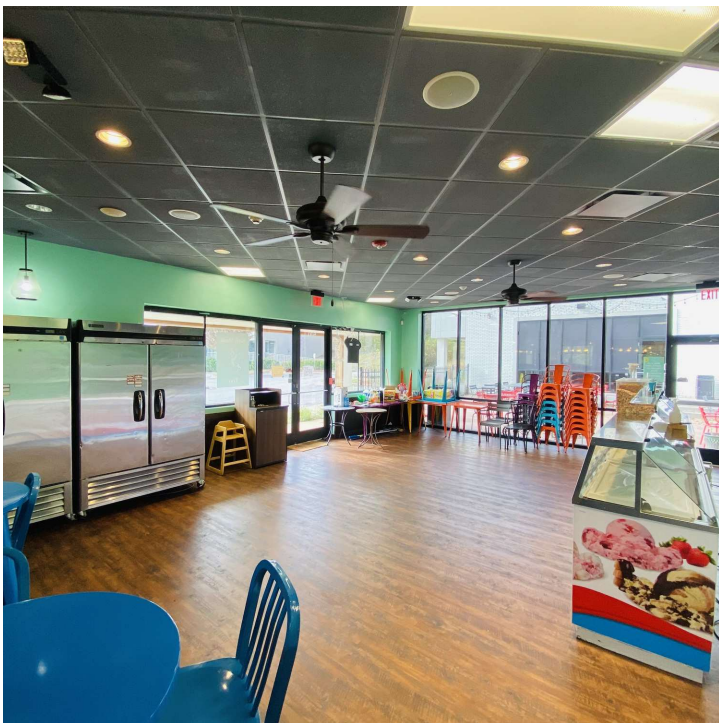
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suites 500 & 600 (combined)	Restaurant	\$29.00 SF/yr	NNN	3,700 SF	Negotiable



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SUITE 500 & 600



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MARKET CENTER PHOTOS



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PHOTOS



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AREA RETAILER MAP

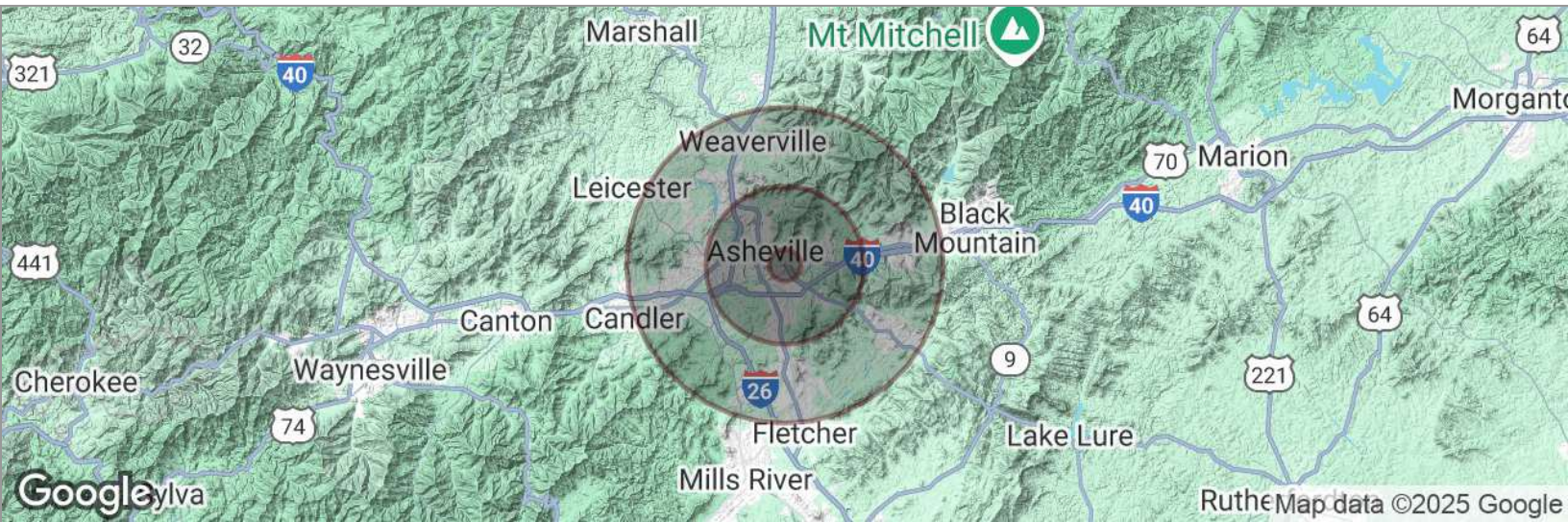


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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,109	81,347	196,541
Median age	40.5	39.3	40.3
Median age (Male)	37.0	38.3	38.8
Median age (Female)	44.6	40.3	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,999	36,840	85,112
# of persons per HH	2.1	2.2	2.3
Average HH income	\$50,838	\$58,488	\$61,107
Average house value	\$237,409	\$288,677	\$265,585

* Demographic data derived from 2020 ACS - US Census



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