

Likewise



For Lease

VERSATILE RETAIL SPACE IN
HISTORIC BILTMORE VILLAGE

14 Lodge Street, Asheville, NC 28803

Likewise

COMMERCIAL REAL ESTATE

Jessica Auge

LISTING BROKER

706.255.9363 | jess@likewisecommercial.com | likewisecommercial.com

14 Lodge Street, Asheville, NC 28803



OFFERING SUMMARY

LEASE PRICE **\$42/SF NNN**

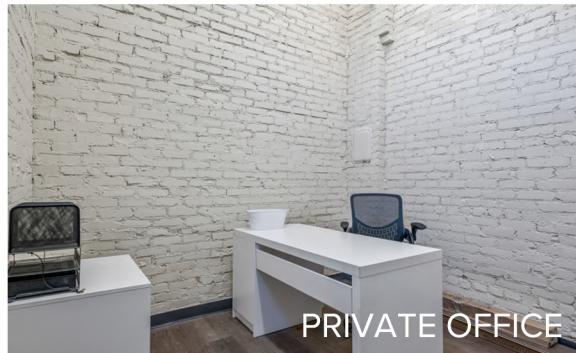
UNIT SIZE **± 2,510 SF**

ZONING **CBII**



PROPERTY FEATURES

- Turnkey retail in Biltmore Village
- High visibility on Lodge St. and Hendersonville Rd.
- Historic building, fully renovated in 2025
- Large storefront windows and spacious retail area
- 2 restrooms, a sleek breakroom, multiple storage spaces and a private office with natural light
- Zoning allows for a variety of uses, including professional office space
- One designated parking space in back and ample public parking throughout Biltmore Village
- Tenant in place until January 1st, 2026
- MLS# 4321239



Likewise
COMMERCIAL REAL ESTATE

Jessica Auge LISTING BROKER
706.255.9363 | jess@likewisecommercial.com | likewisecommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



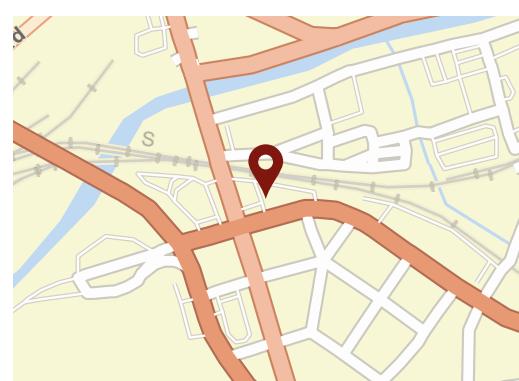
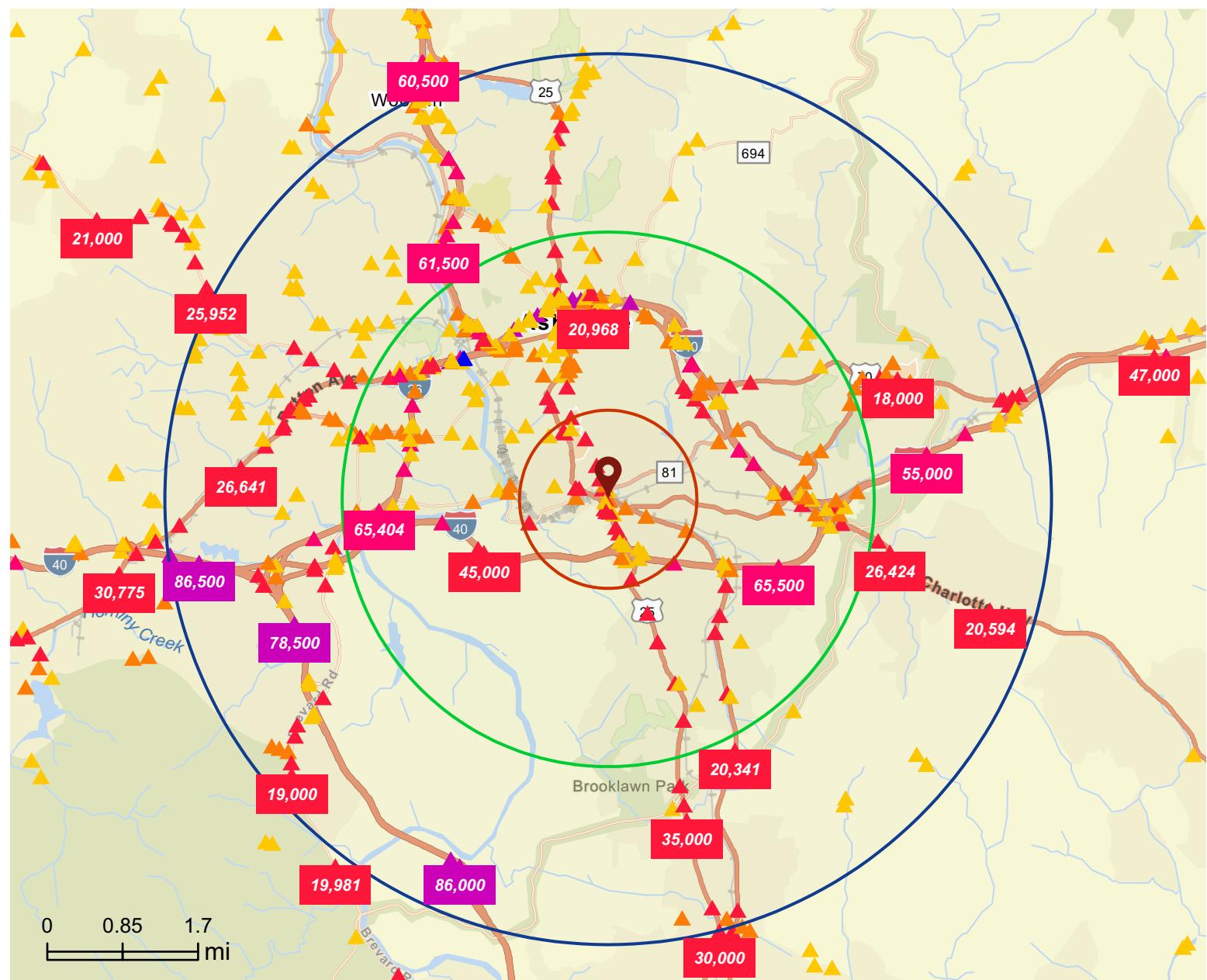
GBA: 2,510 SF



Traffic Count Map

14 Lodge St, Asheville, North Carolina, 28803

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



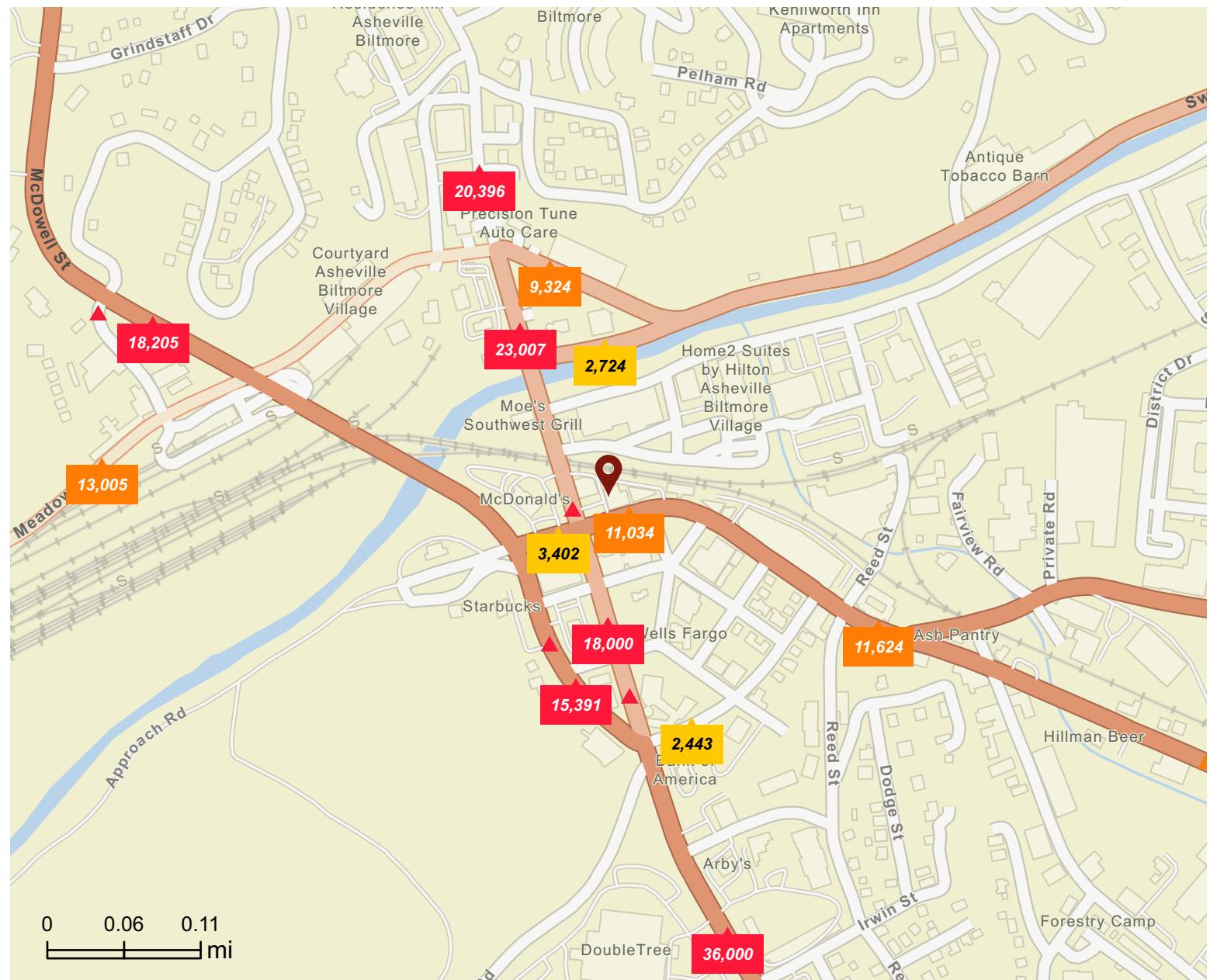
[Source](#): Traffic Counts (2025)

Traffic Count Map - Close Up

14 Lodge St, Asheville, North Carolina, 28803

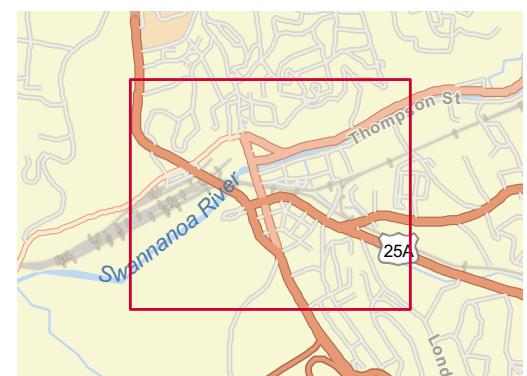


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source](#): Traffic Counts (2025)



City Greens (K6)

Dominant Tapestry Segment

KEY FACTS



103,456

Total Population



\$455,115

Median Home Value



7,594

Businesses



146,100

Daytime Population



41.1

Median Age



0.7%

2025-2030
Pop Growth
Rate



\$47,285

Per Capita
Income



2.1

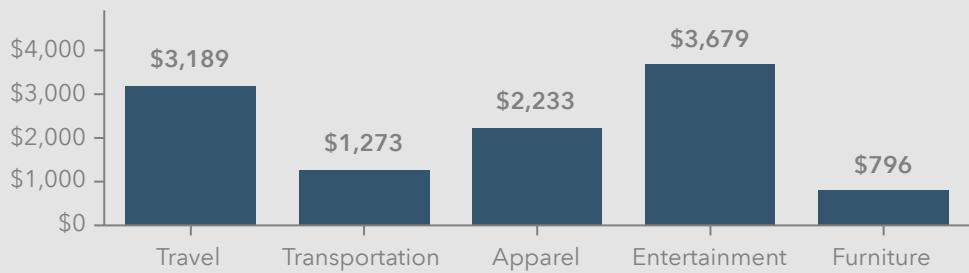
Avg Household
Size



\$69,814

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household





Key Facts

14 Lodge St, Asheville, North Carolina, 28803
Ring: 5 mile radius

KEY FACTS

103,456

Population



2.1

Average Household Size

41.1

Median Age

\$69,814

Median Household Income

BUSINESS



7,594

Total Businesses



89,302

Total Employees

INCOME



\$69,814

Median Household Income



\$47,285

Per Capita Income



\$115,655

Median Net Worth

EDUCATION

5.5%

No High School Diploma



18.7%

High School Graduate



21.0%

Some College/Associate's Degree



54.8%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



66.7%

White Collar



14.2%

Blue Collar



19.2%

Services



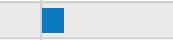
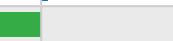
5.9%

Unemployment Rate

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: \$25,000 - \$34,999 (7.1%)

Indicator ▲	Value	Diff	
<\$15,000	11.0%	+2.6%	
\$15,000 - \$24,999	7.4%	+0.4%	
\$25,000 - \$34,999	7.1%	+0.5%	
\$35,000 - \$49,999	10.7%	+0.2%	
\$50,000 - \$74,999	17.0%	+0.1%	
\$75,000 - \$99,999	11.8%	-1.4%	
\$100,000 - \$149,999	13.9%	-1.9%	
\$150,000 - \$199,999	9.9%	-0.5%	
\$200,000+	11.2%	0	

Bars show deviation from

Buncombe County

Demographic and Income Profile

14 Lodge St, Asheville, North Carolina, 28803



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	97,987	103,456	107,069
Total Households	44,933	47,529	49,353
Family Households	22,484	22,959	23,564
Average Household Size	2.09	2.09	2.09
Owner Occupied Housing Units	22,985	24,088	24,815
Renter Occupied Housing Units	21,948	23,441	24,538
Median Age	39.8	41.1	42.5

Trends 2025 - 2030	Area	State	National
Population	0.7%	0.8%	0.4%
Households	0.8%	1.1%	0.6%
Family Population	0.5%	0.9%	0.5%
Owner Occupied Housing Units	0.6%	1.2%	0.0%
Median Household Income	2.4%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,364	4.5%	4,398	4.3%	4,408	4.1%
5-9	4,576	4.7%	4,667	4.5%	4,424	4.1%
10-14	4,792	4.9%	4,668	4.5%	4,682	4.4%
15-19	5,373	5.5%	5,787	5.6%	5,583	5.2%
20-24	6,424	6.6%	6,768	6.5%	7,247	6.8%
25-29	8,046	8.2%	7,146	6.9%	7,555	7.1%
30-34	8,227	8.4%	8,412	8.1%	7,207	6.7%
35-39	7,432	7.6%	8,299	8.0%	8,402	7.8%
40-44	6,787	6.9%	7,458	7.2%	8,177	7.6%
45-49	5,976	6.1%	6,830	6.6%	7,316	6.8%
50-54	5,513	5.6%	5,983	5.8%	6,608	6.2%
55-59	5,672	5.8%	5,539	5.3%	5,887	5.5%
60-64	5,952	6.1%	5,685	5.5%	5,558	5.2%
65-69	6,061	6.2%	6,028	5.8%	5,842	5.5%
70-74	5,198	5.3%	5,780	5.6%	5,785	5.4%
75-79	3,364	3.4%	4,700	4.5%	5,239	4.9%
80-84	2,077	2.1%	2,896	2.8%	3,985	3.7%
Age 85+	2,154	2.2%	2,413	2.3%	3,164	3.0%

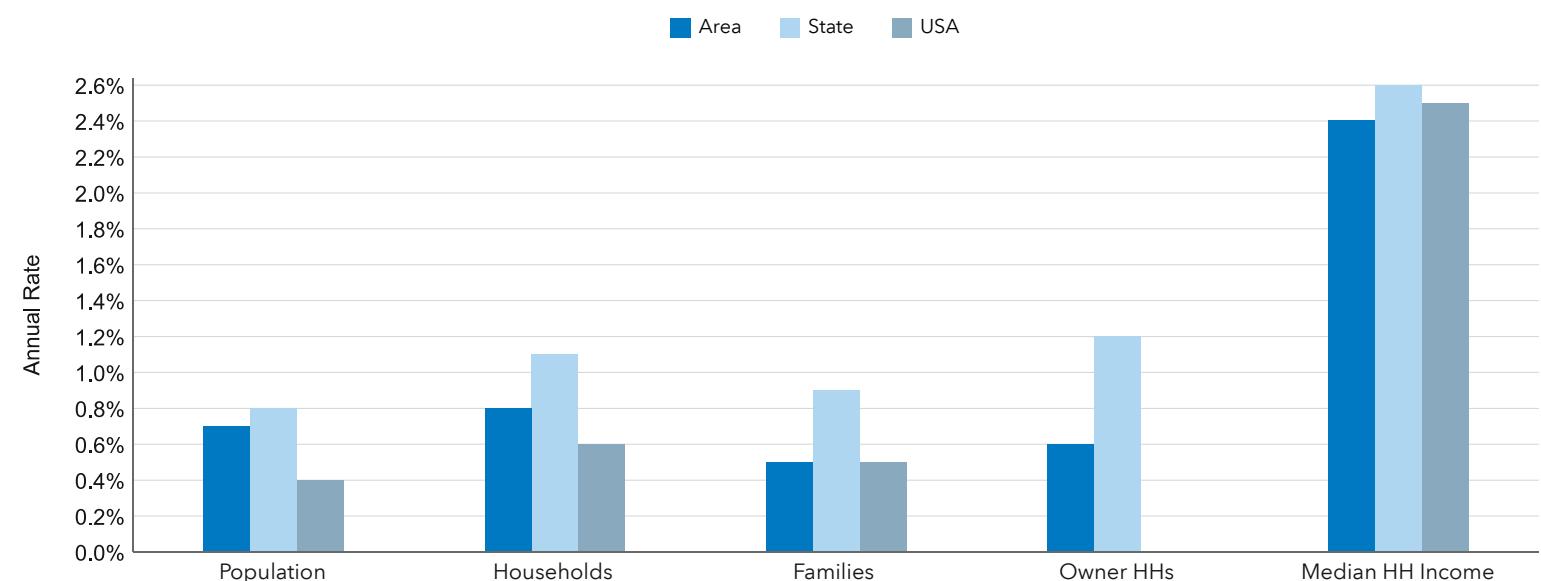
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	3,176	6.7%	3,043	6.2%
\$10,000-14,999	2,059	4.3%	1,854	3.8%
\$15,000-19,999	1,876	4.0%	1,572	3.2%
\$20,000-24,999	1,663	3.5%	1,384	2.8%
\$25,000-29,999	1,538	3.2%	1,216	2.5%
\$30,000-34,999	1,831	3.9%	1,672	3.4%
\$35,000-39,999	2,197	4.6%	1,931	3.9%
\$40,000-44,999	1,559	3.3%	1,461	3.0%
\$45,000-49,999	1,329	2.8%	1,255	2.5%
\$50,000-59,999	2,961	6.2%	2,900	5.9%
\$60,000-74,999	5,099	10.7%	5,368	10.9%
\$75,000-99,999	5,599	11.8%	5,881	11.9%
\$100,000-124,999	3,516	7.4%	3,769	7.6%
\$125,000-149,999	3,069	6.5%	3,556	7.2%
\$150,000-199,999	4,722	9.9%	5,704	11.6%
\$200,000-249,999	1,912	4.0%	2,448	5.0%
\$250,000-299,999	1,157	2.4%	1,558	3.2%
\$300,000-399,999	1,016	2.1%	1,466	3.0%
\$400,000-499,999	421	0.9%	299	0.6%
\$500,000+	828	1.7%	1,019	2.1%
Median Household Income	\$69,814	-	\$78,446	-
Average Household Income	\$103,821	-	\$115,212	-
Per Capita Income	\$47,285	-	\$52,589	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	75,079	76.6%	78,792	76.2%	80,145	74.8%
Black Alone	9,589	9.8%	9,742	9.4%	10,278	9.6%
American Indian	418	0.4%	435	0.4%	466	0.4%
Asian Alone	1,349	1.4%	1,496	1.4%	1,663	1.6%
Pacific Islander	238	0.2%	288	0.3%	333	0.3%
Some Other Race	4,290	4.4%	4,860	4.7%	5,502	5.1%
Two or More Races	7,025	7.2%	7,843	7.6%	8,682	8.1%
Hispanic (Any Race)	8,014	8.2%	9,333	9.0%	10,530	9.8%

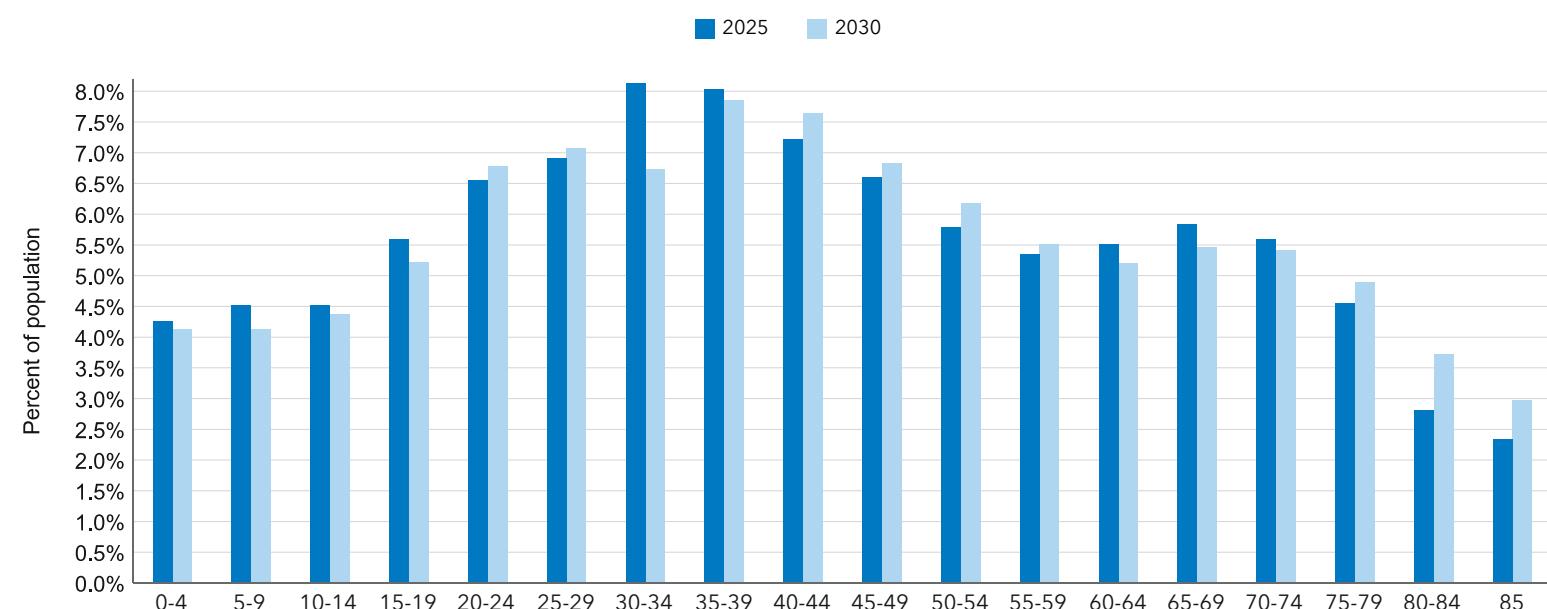
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



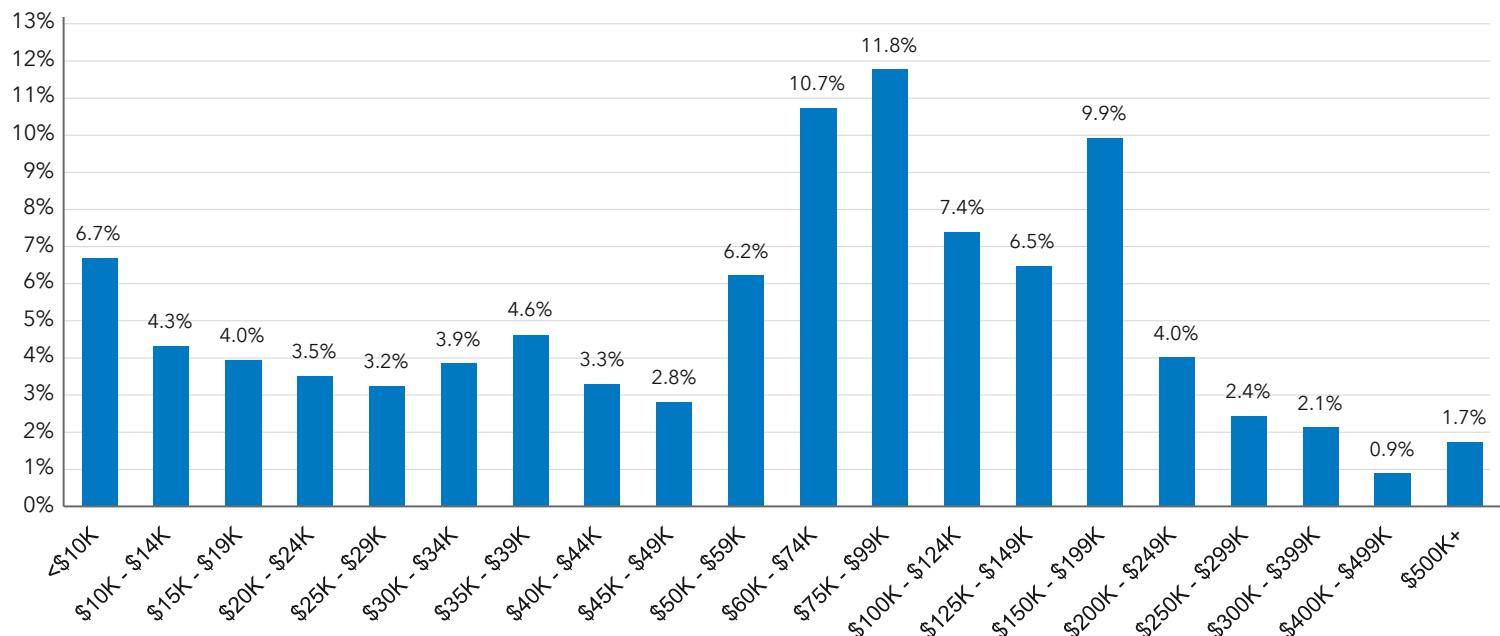
[Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

© 2025 Esri

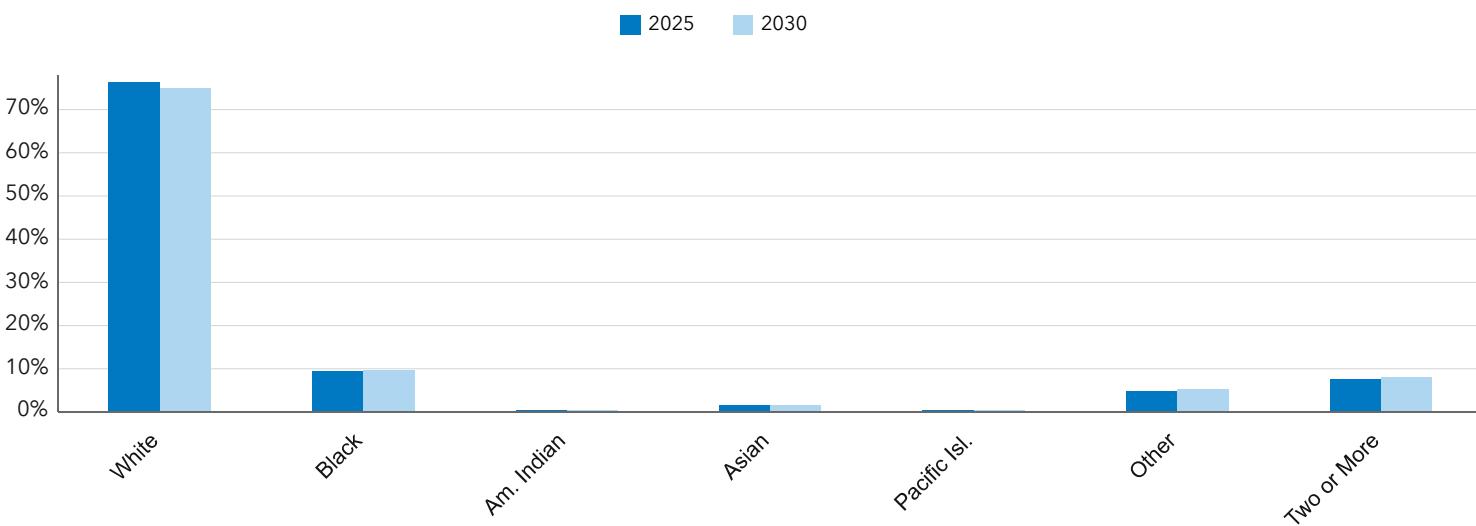
Key Indicators for 2025



Households by Income for 2025



Population by Race



[Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

© 2025 Esri