

Likewise



For Lease



**VERSATILE RETAIL SPACE IN
HISTORIC BILTMORE VILLAGE**

14 Lodge Street, Asheville, NC 28803

Likewise
COMMERCIAL REAL ESTATE

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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



STOREFRONT



BREAKROOM



PRIVATE OFFICE

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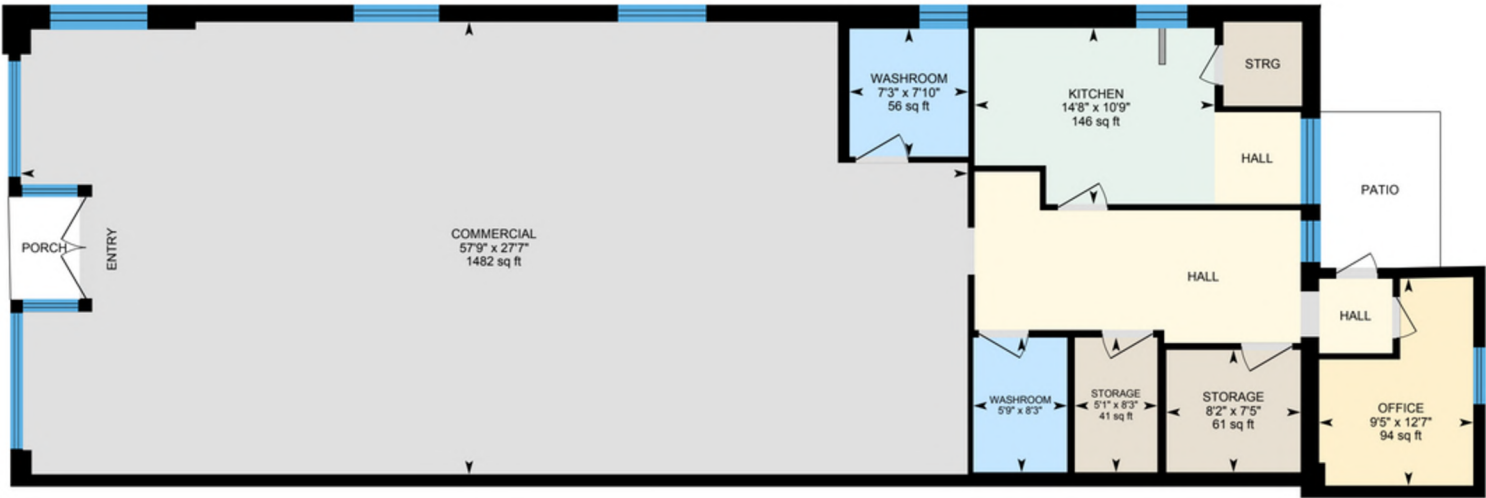
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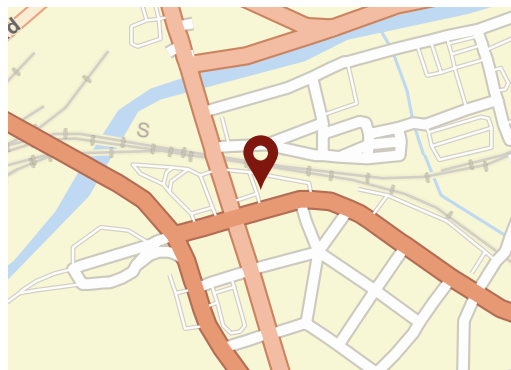


GBA: 2,510 SF



14 Lodge St, Asheville, North Carolina, 28803

14 Lodge St, Asheville, North Carolina, 28803



- ▲ 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



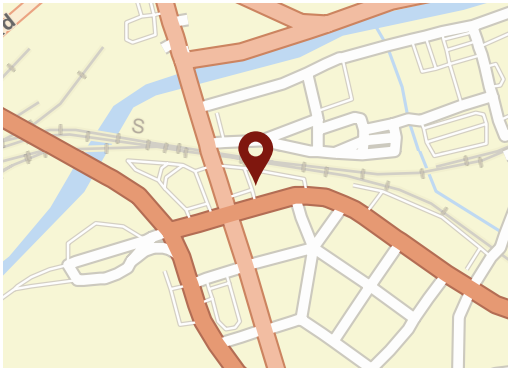
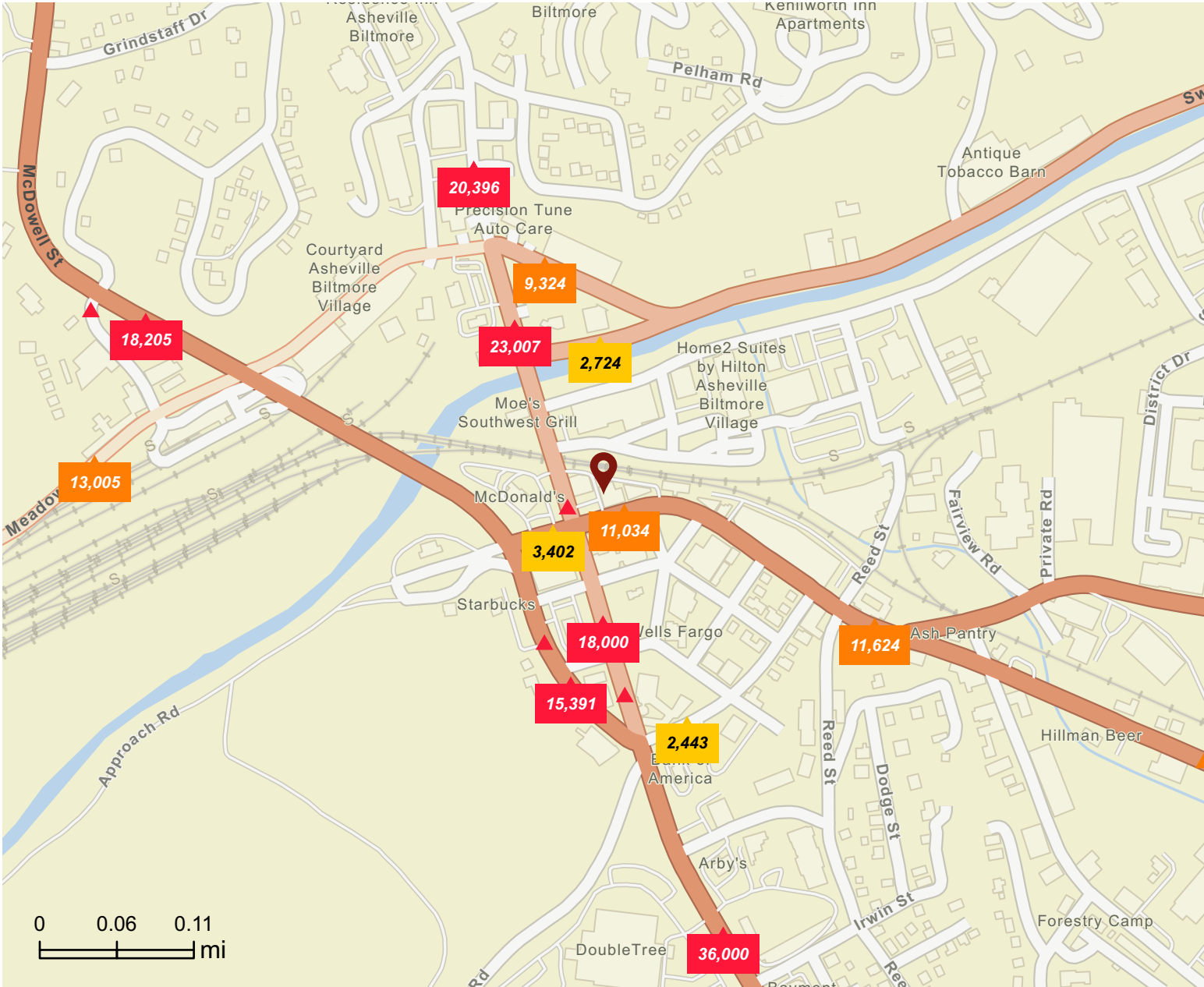
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

14 Lodge St, Asheville, North Carolina, 28803

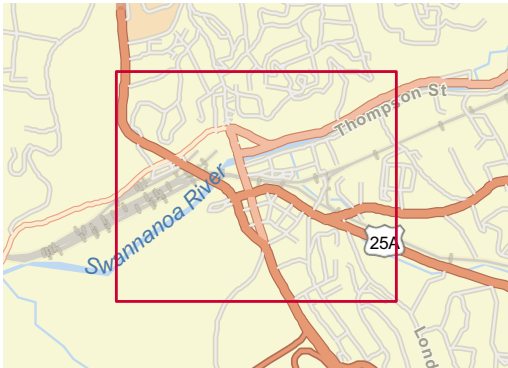


Rings: 1, 3, 5 mile radii



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)

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



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

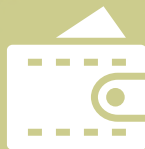


\$47,285
Per Capita
Income



2.1

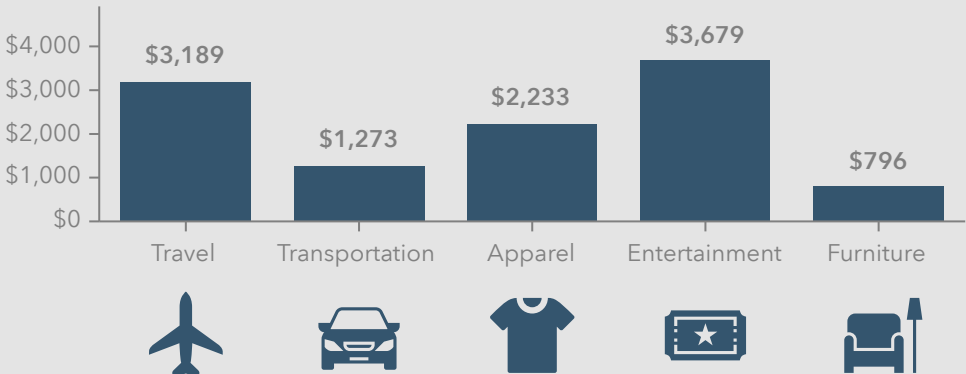
Avg Household
Size



\$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).

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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



Average
Household Size

41.1

Median Age

\$69,814

Median Household
Income

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

BUSINESS



7,594

Total Businesses



89,302

Total Employees

EMPLOYMENT



66.7%

White Collar



14.2%

Blue Collar



19.2%

Services



Unemployment
Rate

INCOME



\$69,814

Median Household
Income



\$47,285

Per Capita Income



\$115,655

Median Net Worth

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%

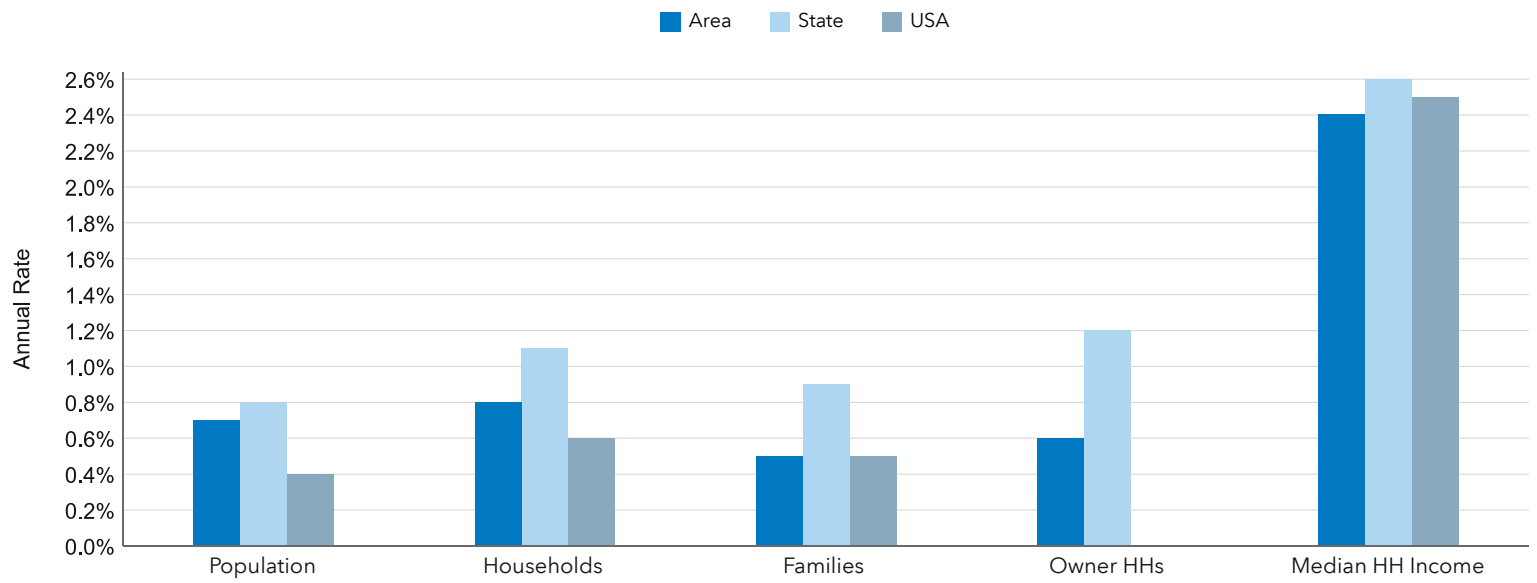
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	3,176	6.7%	3,043	6.2%
\$10,000-14,999	2,059	4.3%	1,854	3.8%
\$15,000-19,999	1,876	4.0%	1,572	3.2%
\$20,000-24,999	1,663	3.5%	1,384	2.8%
\$25,000-29,999	1,538	3.2%	1,216	2.5%
\$30,000-34,999	1,831	3.9%	1,672	3.4%
\$35,000-39,999	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%
\$75000-99999	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%
\$150000-199999	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%

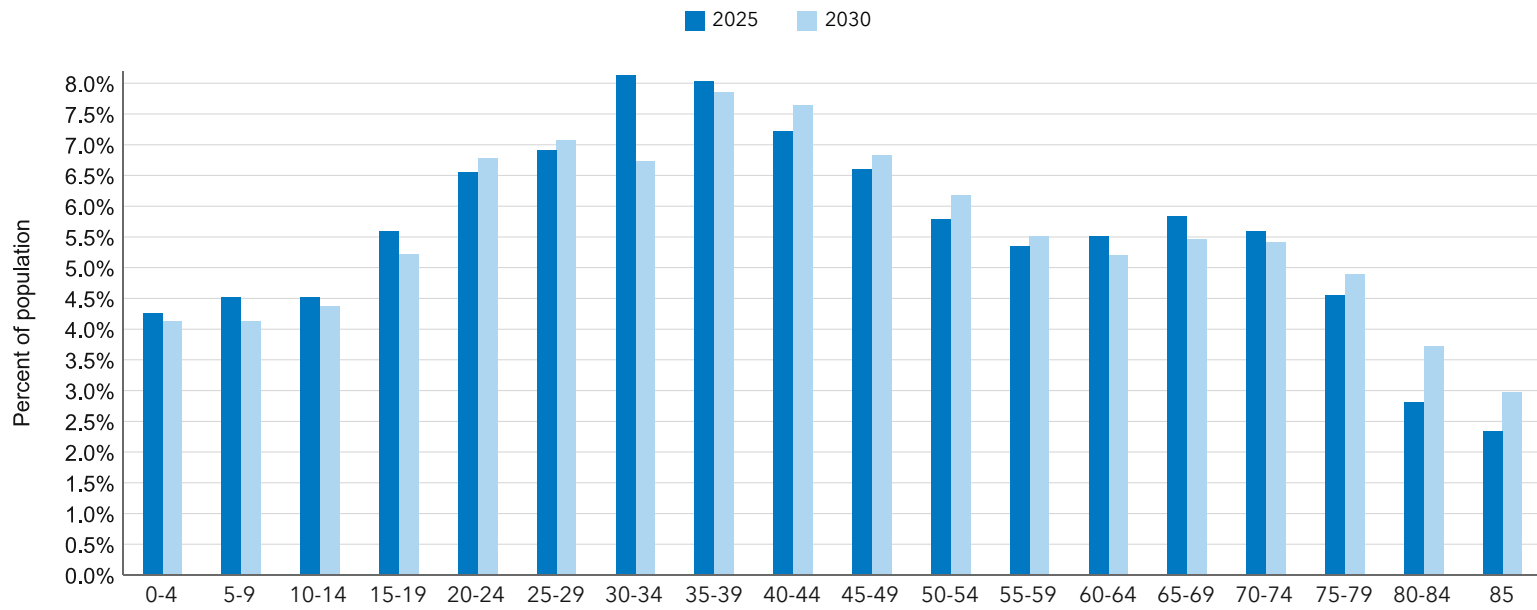
Key Indicators for 2025



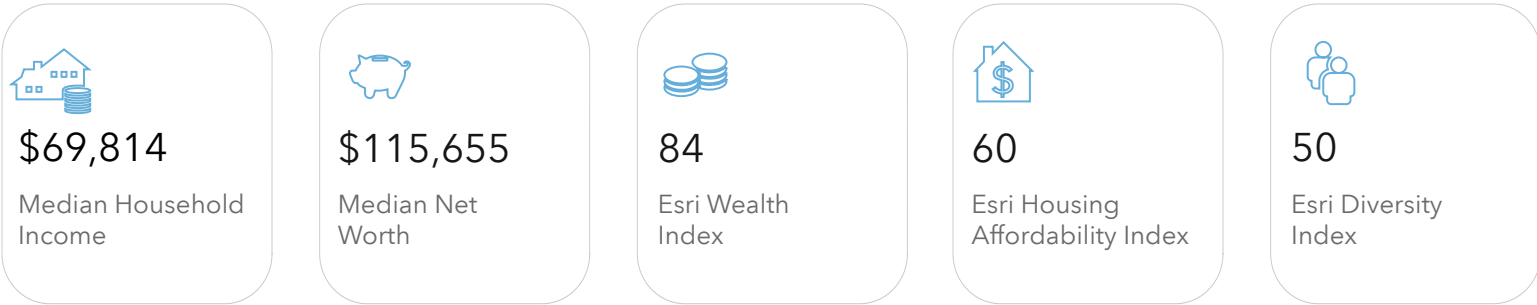
Trends: 2025 - 2030 Annual Rate



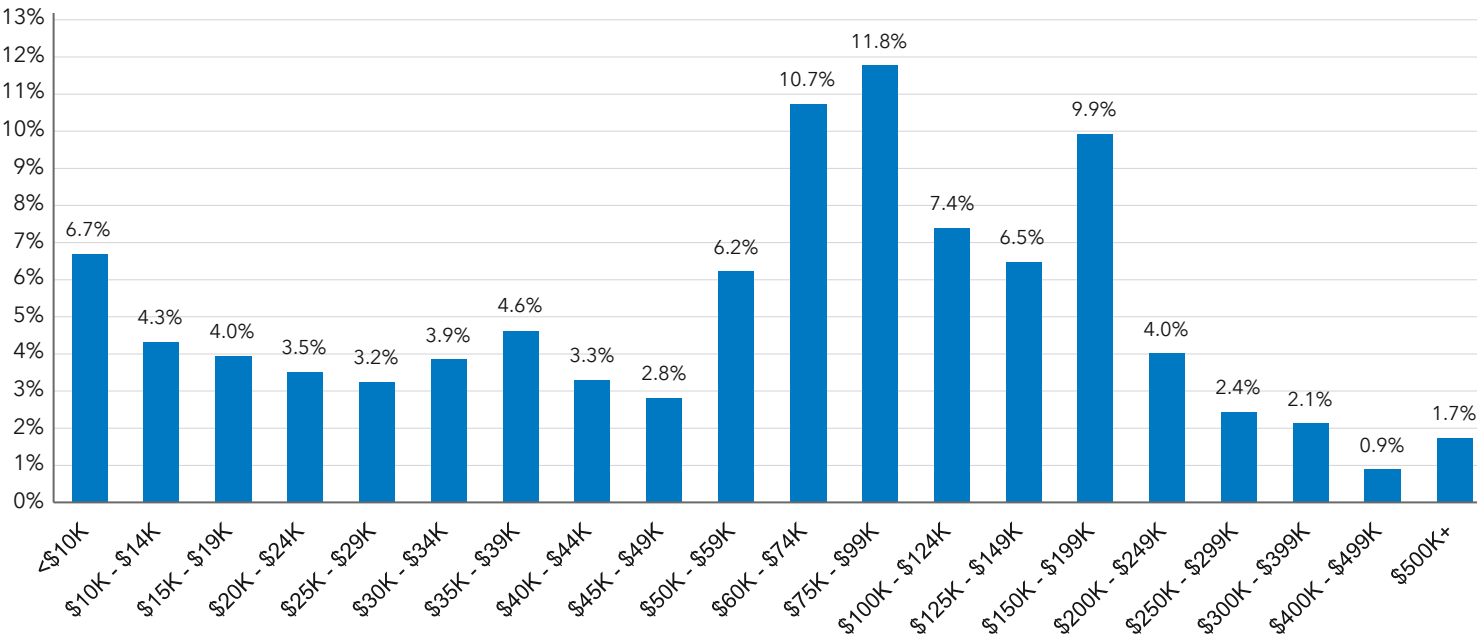
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

