

240 BILTMORE AVENUE




RETAIL PROPERTY FOR LEASE

ASHEVILLE, NC 28801

Presented By

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DEWEY PROPERTY ADVISORS

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ON THE SOUTH SIDE OF DOWNTOWN

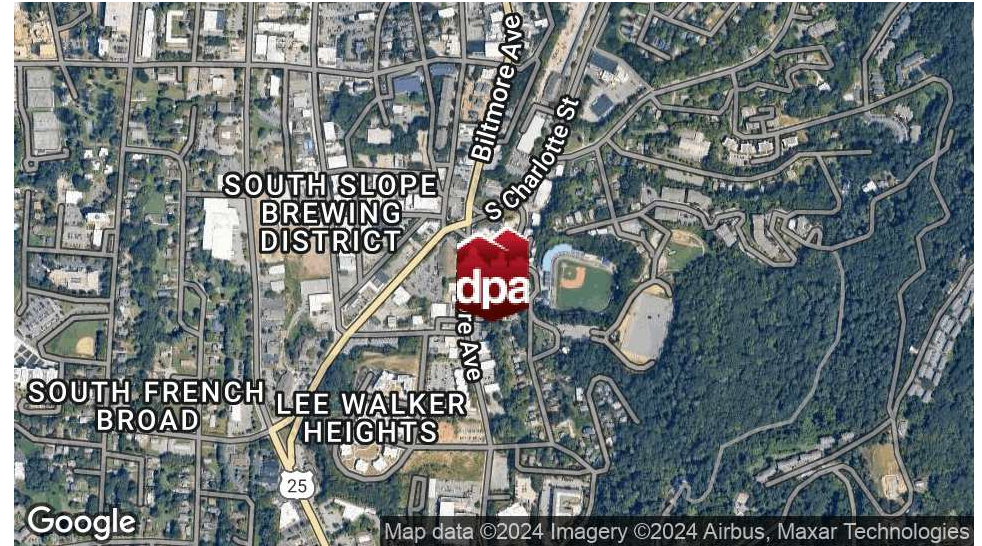


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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	6,300 SF
Available SF:	6,300 SF
Zoning:	RB

PROPERTY OVERVIEW

High visibility free-standing building with parking in a prime downtown Asheville location! Formerly an auto-service center, the 6,300 square foot building features four garage doors, a lobby/reception area, private office, storage room, and 3 restrooms. The exterior features off-street parking, monument signage, and a large rear outdoor area. Easy to access on Biltmore Avenue and walkable to all of downtown Asheville, South Slope, and McCormick Field/Memorial Stadium, the property has endless potential for a multitude of business uses.

PROPERTY HIGHLIGHTS

- Downtown Location with On-Site Parking
- Flexible layout with roll-up doors
- Proximate to future Greenway and enhanced McCormick Field plan
- Traffic Count: 15,000 VPD
- Surrounded by great restaurants, breweries, retail, Greenway, and McCormick Field (50 Home Games Per Year)



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JUST NORTH OF MISSION AND BILTMORE VILLAGE



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NEXT TO MCCORMICK FIELD, ASHEVILLE TOURISTS BASEBALL STADIUM & EVENT VENUE



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FUTURE SITE PLAN FOR MCCORMICK FIELD WITH ENHANCED VENUE



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GREENWAY CONNECTIVITY IN PROGRESS

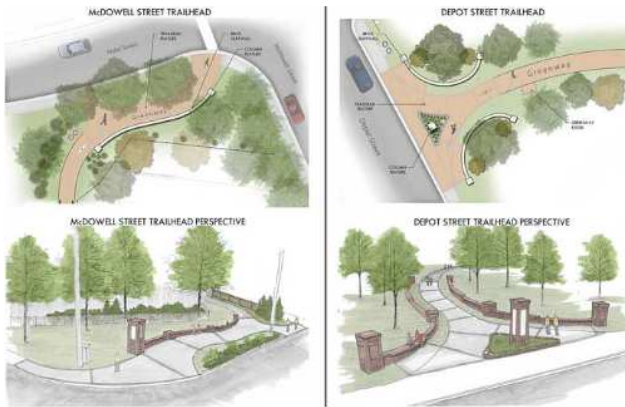
Asheville Greenways Story Map

The City of Asheville maintains a beautiful and growing system of greenways throughout the city for your recreation and transportation enjoyment. We invite you to grab your bike, hiking boots, or tennis shoes and explore the following completed greenways.

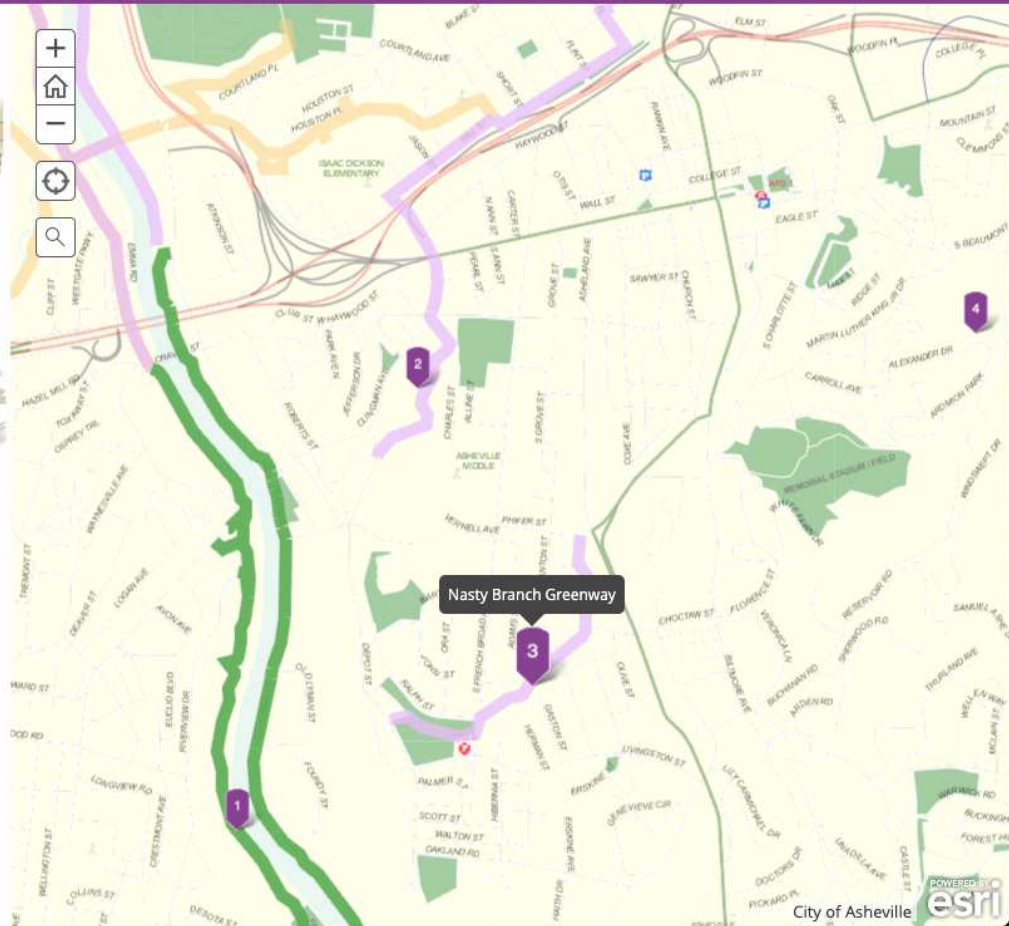


Existing In Progress Proposed

3 Nasty Branch Greenway



The Nasty Branch Greenway begins at the Dr. Wesley Grant, Sr. Southside Center and extends eastward to Memorial Stadium. The greenway will be a wooded, off-road experience as it heads from the Center parallel to Choctaw Street and Old Ashland Avenue, until the intersection of McDowell and Phifer Street. A Greenway Connector will connect the Nasty Branch Greenway with the Beaucatcher and Clingman Forest Greenways.



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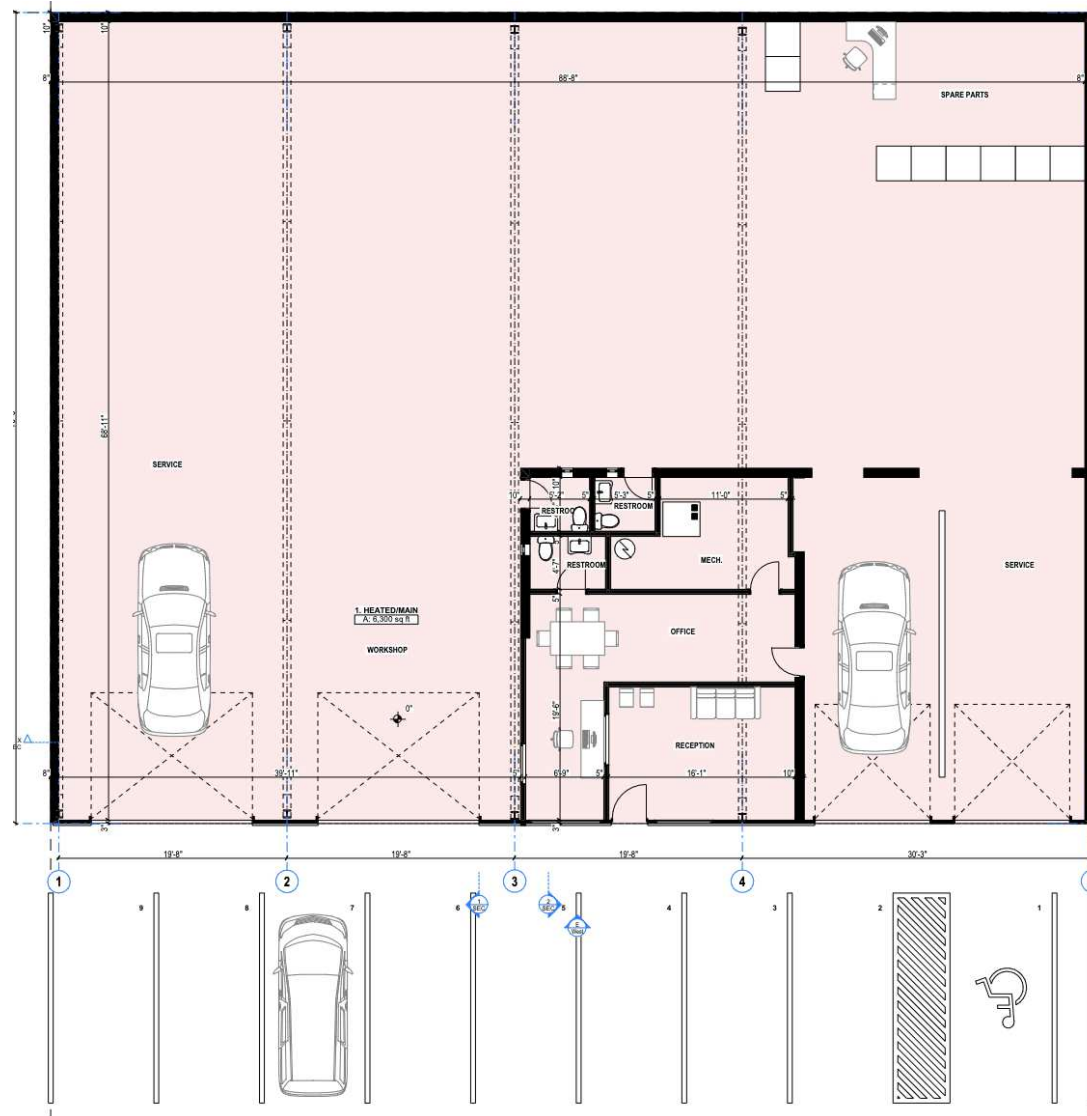
RETAILER MAP



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FLOOR PLAN



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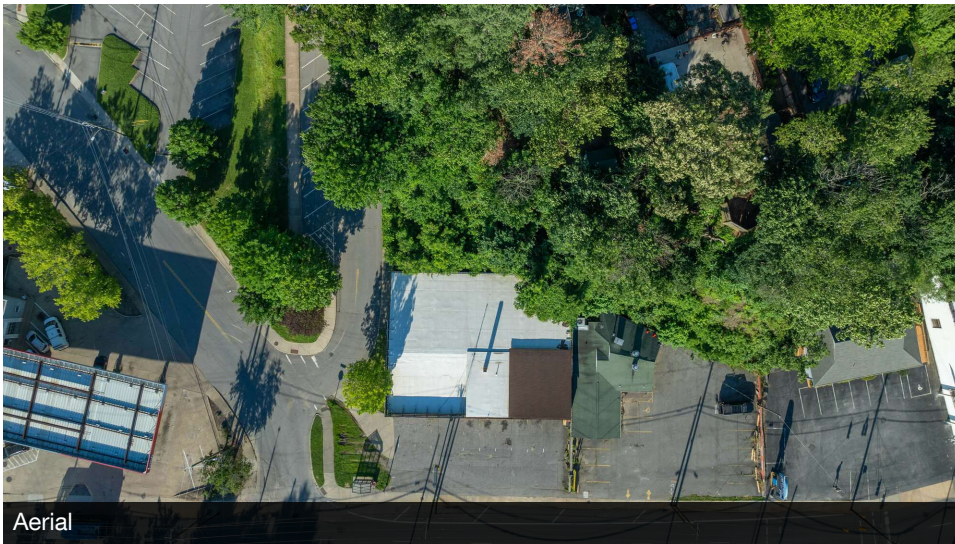
PHOTOS



Updated exterior as of 8-1-24.



Prior Exterior



Aerial



Updated Exterior Paint

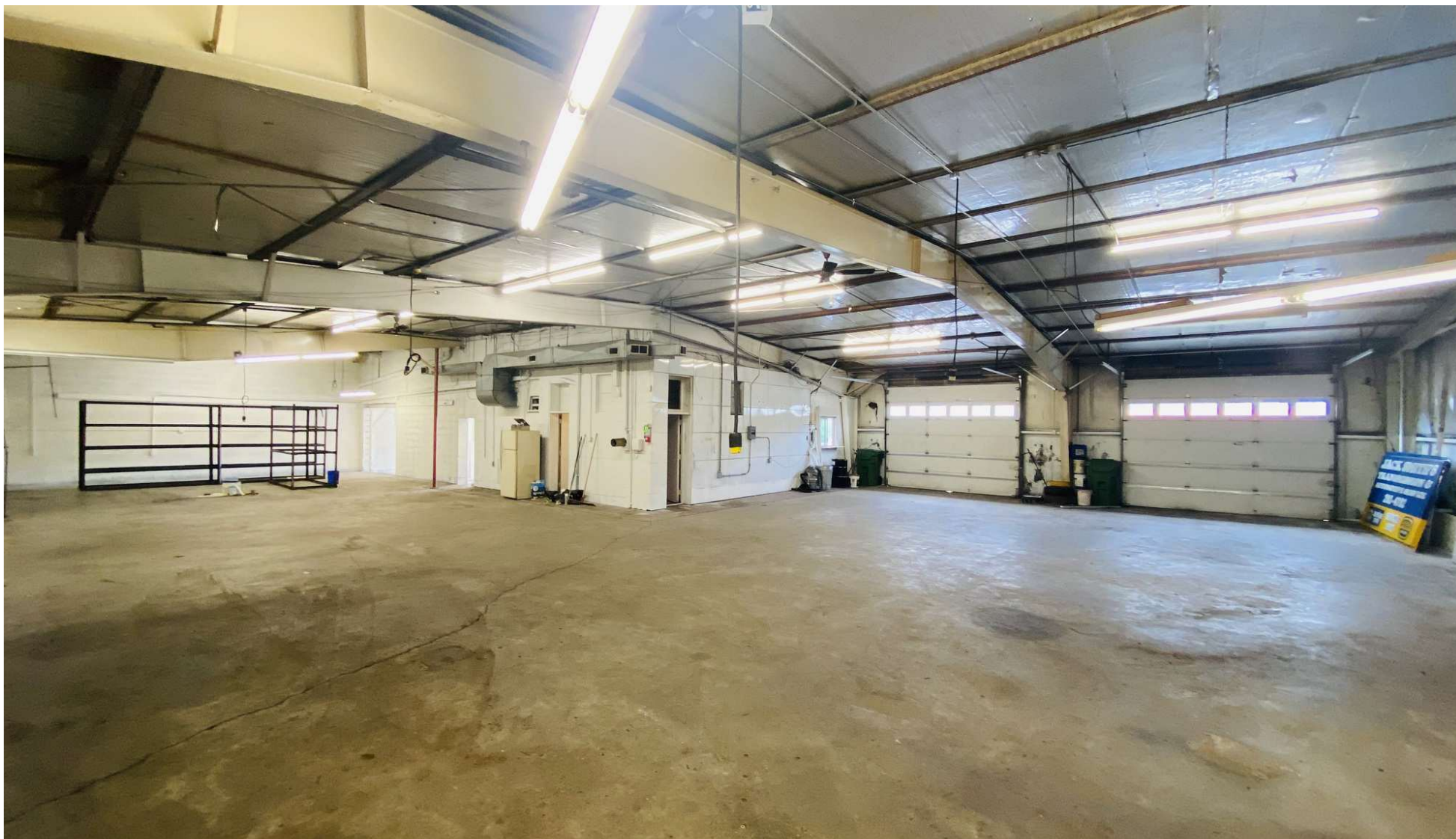


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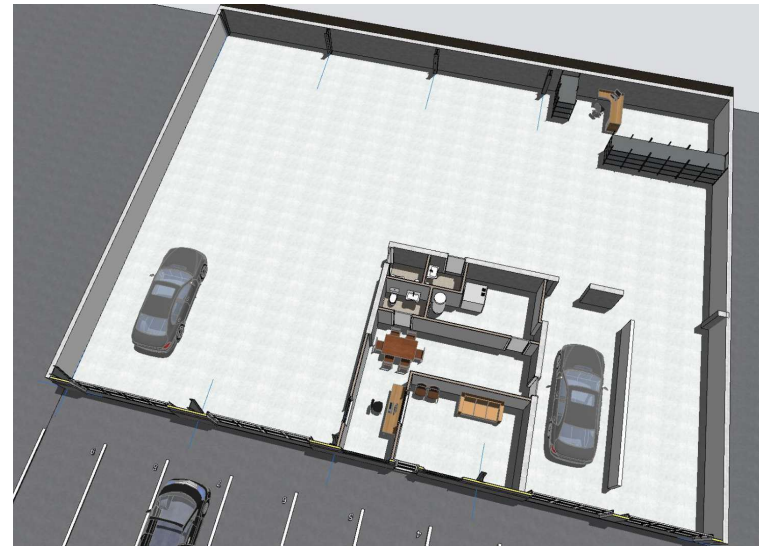


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INTERIOR



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OFFICE AREA



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DEMOGRAPHICS MAP & REPORT

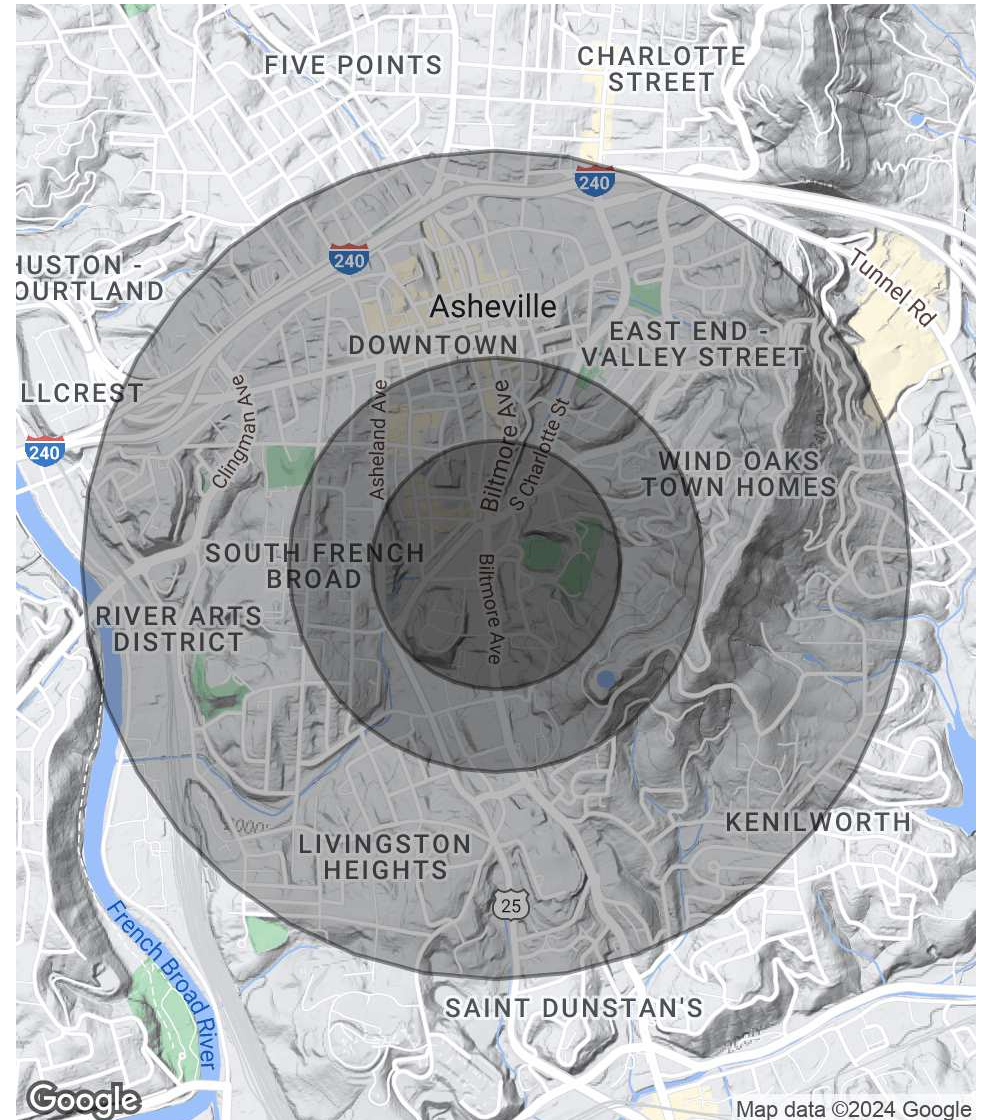
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	584	1,807	8,600
Average Age	41	42	44
Average Age (Male)	41	41	43
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	308	933	4,265
# of Persons per HH	1.9	1.9	2
Average HH Income	\$108,075	\$101,733	\$83,291
Average House Value	\$542,760	\$560,529	\$595,661

Demographics data derived from AlphaMap



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