

Likewise



# For Sale



**INVESTMENT OPPORTUNITY  
IN WEST ASHEVILLE**

**149 New Leicester Highway, Asheville, NC 28806**

**Likewise**  
COMMERCIAL REAL ESTATE

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## OFFERING SUMMARY

SALE PRICE **\$1,690,000**

BUILDING SIZE **± 6,740 SF**

ZONING **HB**



Reception Area

## PROPERTY FEATURES

- Spacious, purpose-built facility, designed for a full-service physical therapy practice
- Adaptable layout can fit a variety of wellness, medical, professional and service-oriented uses
- Currently leased to a successful regional physical therapy and sports medicine practice
- 6% CAP rate
- Outstanding visibility, situated on 1.78 AC with 346 FT of road frontage and monument signage
- Convenient location, 7 minutes to downtown Asheville and easy access to I-26 and I-40
- MLS# 4389474



Private Office





## LOCATION INFORMATION

**PIN** 9629-70-5266 & 9629-70-7223

**COUNTY** Buncombe

**ZONING** Highway Business (HB)

**MAJOR ROADS** Patton Ave, I-26, & I-40

## PROPERTY DETAILS

**BUILDING SIZE** ± 6,740 SF

**ACREAGE** ± 1.78 AC

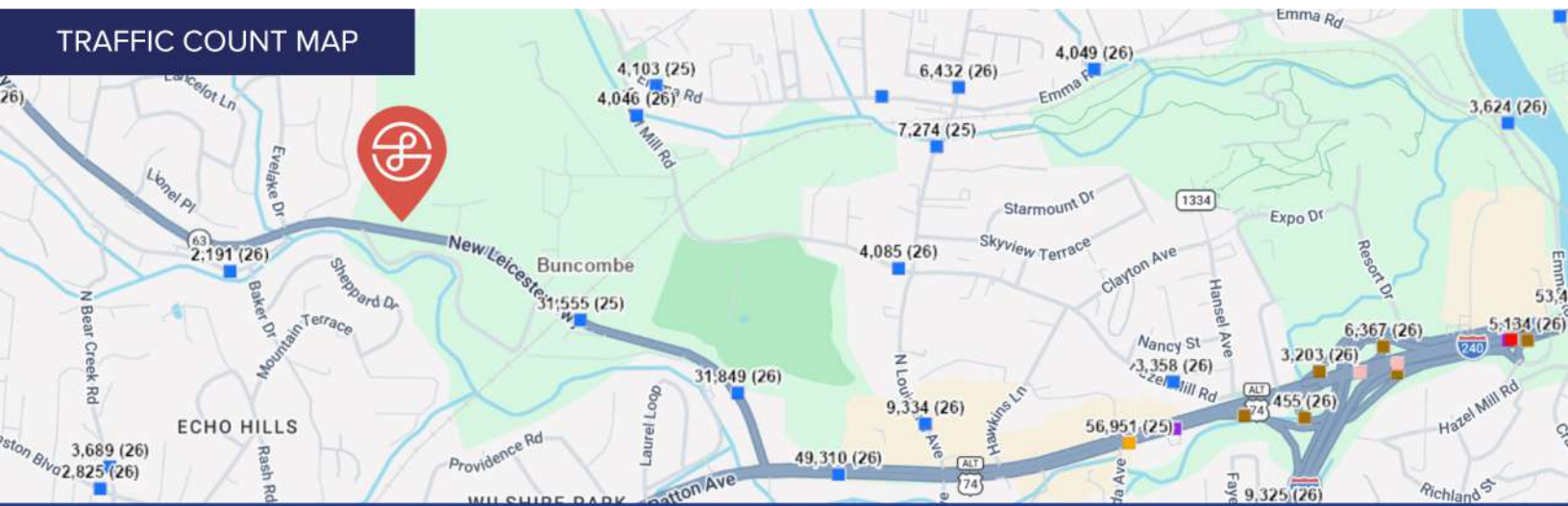
**YEAR BUILT** 2012

**FLOOD ZONE** No

**TRAFFIC COUNT** ± 31,555 VPD



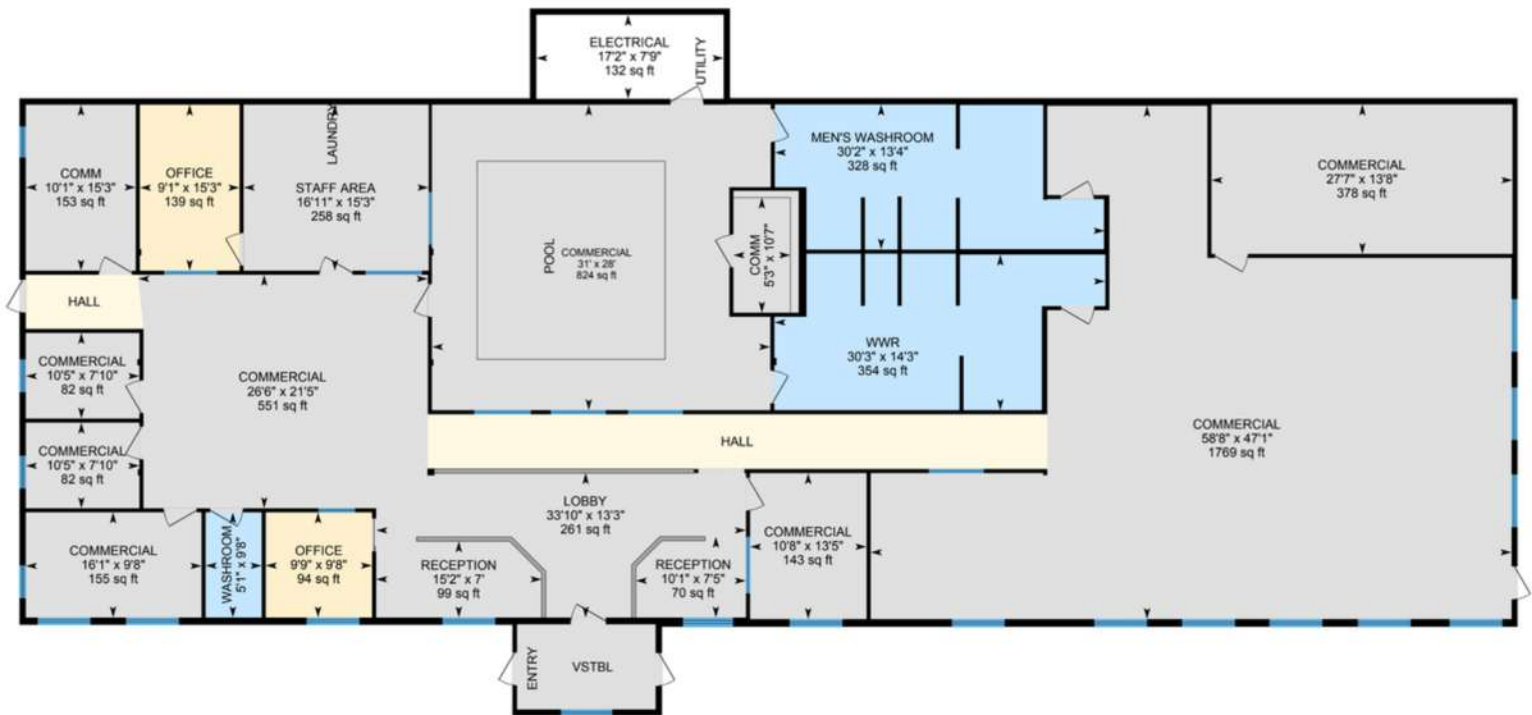
## TRAFFIC COUNT MAP







# FLOOR PLAN

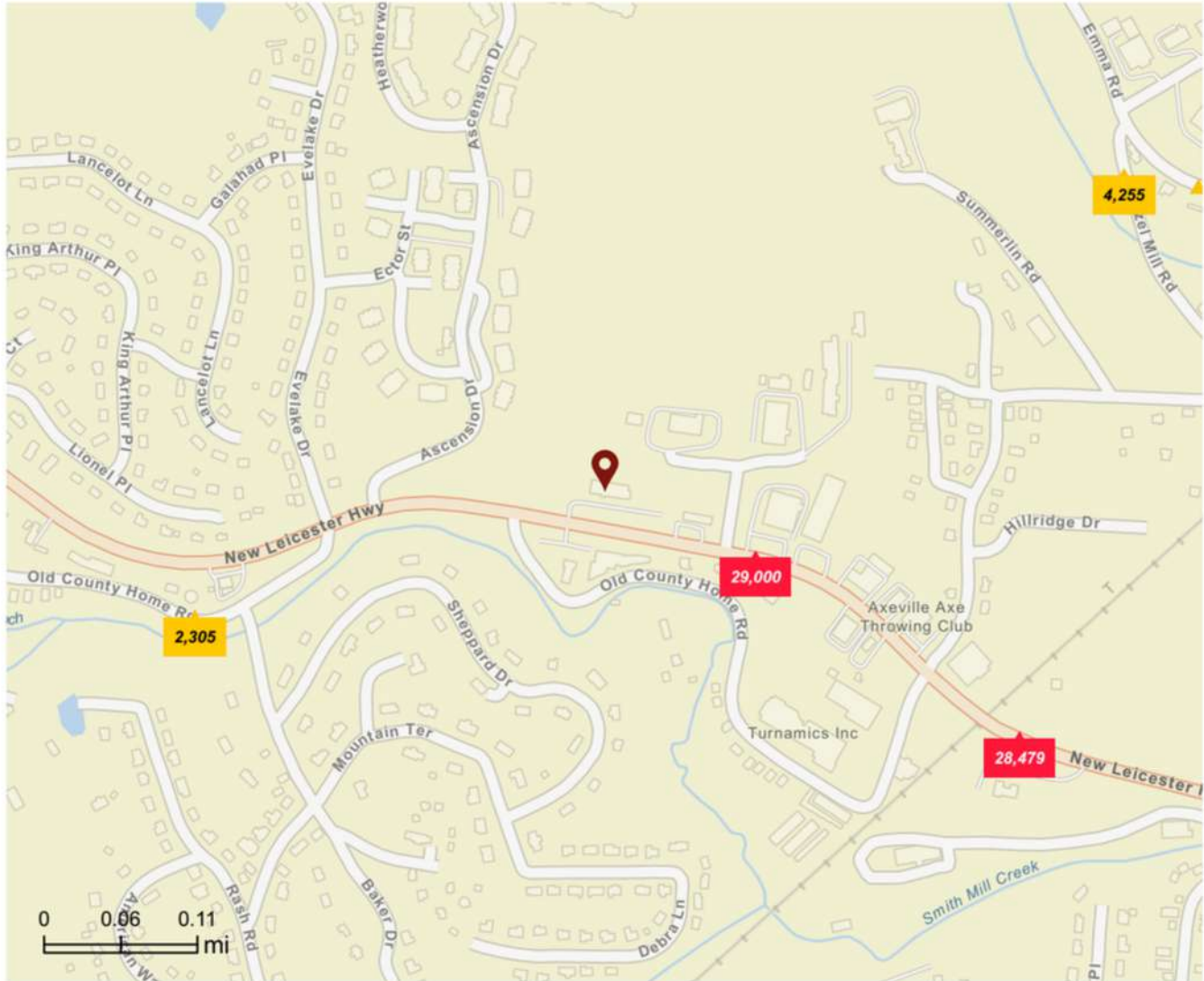


**TOTAL FINISHED AREA:**  
**± 6,740 SF**



# TRAFFIC COUNT MAP

Close Up



### Average Daily Traffic Volume

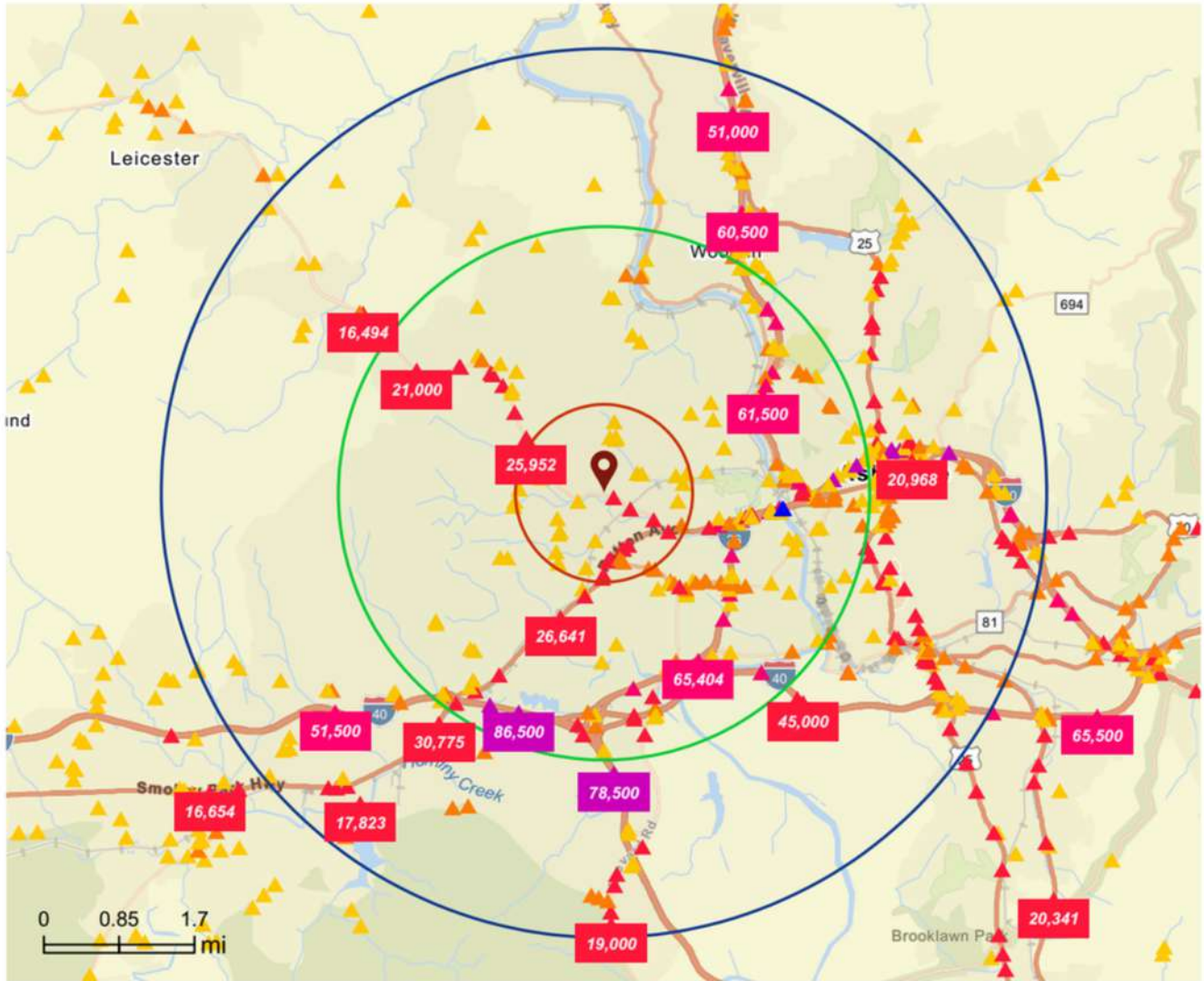
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





# TRAFFIC COUNT MAP

1, 3, & 5 mile radius



### Average Daily Traffic Volume

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# BUSINESS KEY FACTS

1, 3, & 5 mile radius

### Key Statistics

**452** Total Businesses

**4,820** Total Employees

**\$707M** Total Sales

**5.9%** Unemployment Rate

### Largest Businesses in Area

**25\*** 100 or More Employees

**25\*** \$10M+ Annual Sales Vol

Most Employees		
Mission Hospital	Headquarters	6,000
Highest sales volume		
Airgas Store	Branch	\$180M

### Daytime Population

**6,623** Total Population

**8,882** Total Daytime Population

Ratio of daytime to total population:

**1.34**

Values > 1.0 mean that more people come to the area during the day than live there.

### Urban Vicinity

Dominant Urbanicity Type

**5.1** Avg Number of Employees

**144** Total Businesses Per Square Mile

### About the Workforce

**25.2%** Services

**18.1%** Trades/Skilled Labor

**56.7%** Office Based

Grad Degree	15.8%
Bach Degree	27.1%
Assoc Degree	13.7%
Some College	16.3%
GED	2.1%
HS Diploma	19.7%
No Diploma	3.6%
< 9th Grade	1.7%

### Tapestry

Top 3 segments by household count

- C6 Moderate Metros >** 918 | 32.0%
- D1 Emerging Hub >** 881 | 30.7%
- K6 City Greens >** 761 | 26.6%
- Other: 306 | 10.7%

[View comparison table](#)

### About the Community

**0.5% ↑** Pop Growth Rate is 0.0% lower than United States

**53** Wealth Index (Below 100 = low, Above 100 = high)

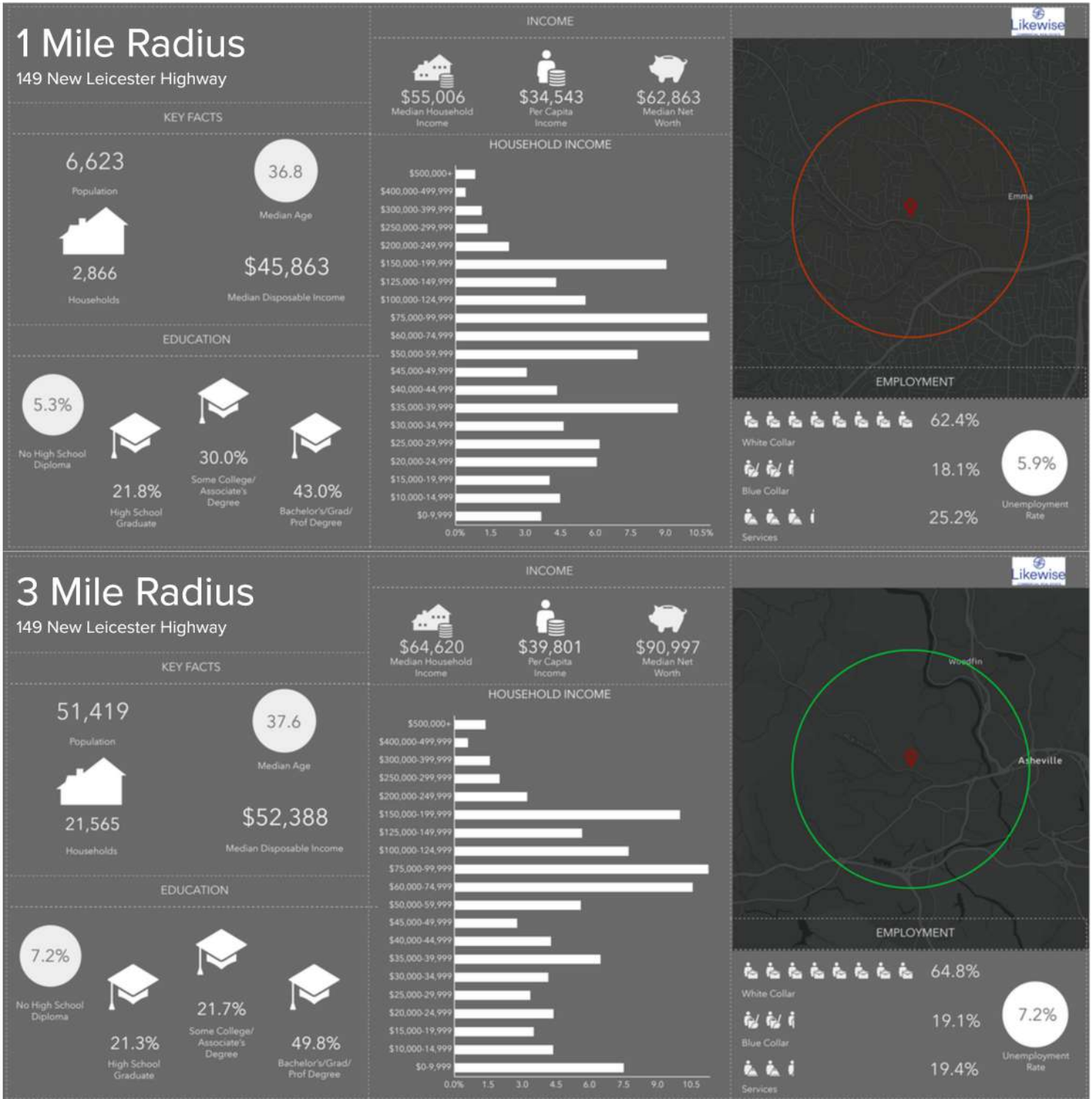
**0.5% ↓** Housing Units Growth Rate is 39% lower than United States

### Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 28806 (Asheville)	States North Carolina	United States of America United States
Restaurants	4.08	4.01	5.23	3.22	2.23	2.45
Health Care & Social Assistance	5.74	5.02	6.69	3.83	3.57	3.76
Retail	11.17	6.48	8.91	7.64	4.64	4.60
Manufacturing	2.72	1.63	2.01	1.28	1.25	1.32
Finance & Insurance	3.77	2.00	3.12	1.96	1.64	1.80
Professional & Tech Services	5.28	4.90	7.48	3.41	3.17	3.60



# DEMOGRAPHIC PROFILE





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