



FOR SALE

Former Department Store at Asheville Mall
7 S Tunnel Road | Asheville, NC 28805



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7 S Tunnel Road | Asheville, NC 28805



FOR SALE

130,500± SF

Bldg Size

6.24± AC

Land Size

1989

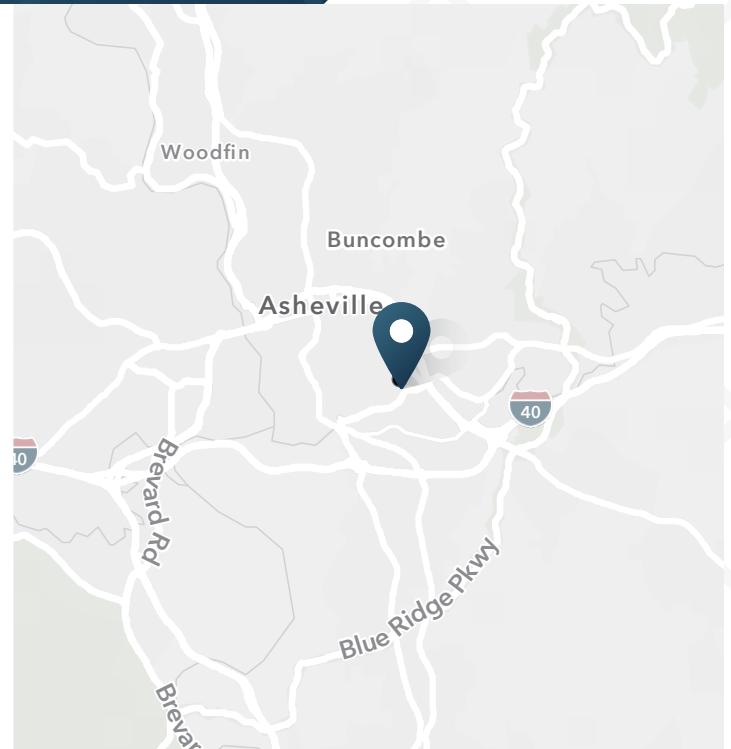
Year Built

\$5,100,000

Asking Price

ABOUT THE PROPERTY

- Asheville Mall is a prominent shopping destination in the area conveniently located off I-240 on Tunnel Road, making it easily accessible from different parts of the city and beyond. Close to several other attractions such as the Biltmore Estate, downtown Asheville's historic district, and the Blue Ridge Parkway, making it a central spot for shopping and dining. The mall features major department stores such as Belk and Dillard's, along with over 100 specialty shops.
- Zoning: Urban Place Form Code District as part of the Urban Centers initiative to promote transit-supportive growth and development



NEARBY RETAILERS



TRAFFIC COUNTS

Tunnel Road

16,535 AADT

I-240

68,722 AADT

Swannanoa River Road

12,591 AADT

Source: NCDOT Year: 2024

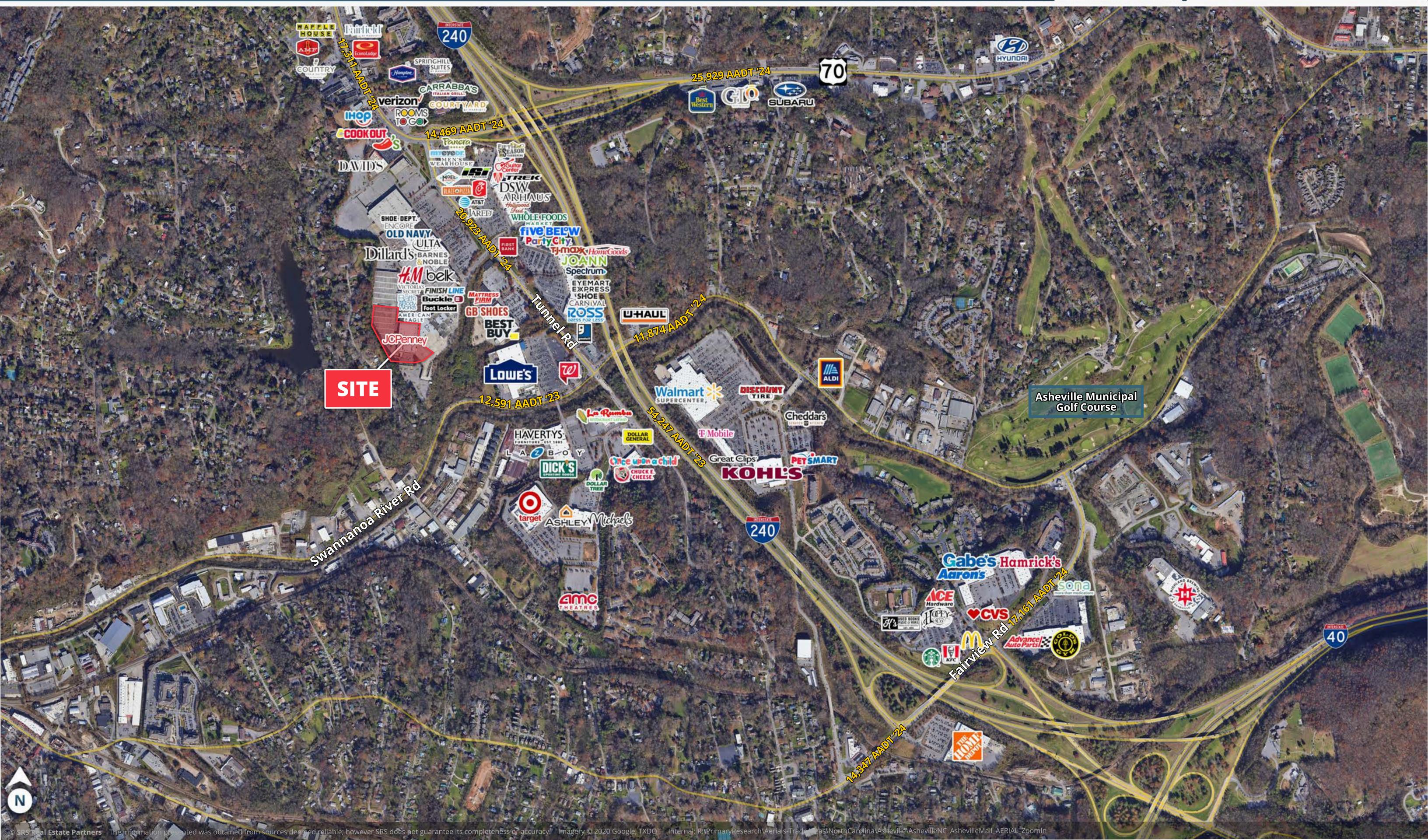
Trade Area

Asheville, NC



Asheville Mall

Asheville, NC



Audience Overview

Summary

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
Asheville Mall South Tunnel Road, Asheville, NC 28805	\$66.3K	42.7%	41.1	White (78.9%)	2.58
North Carolina	\$69.9K	34.7%	38.3	White (60.6%)	2.53

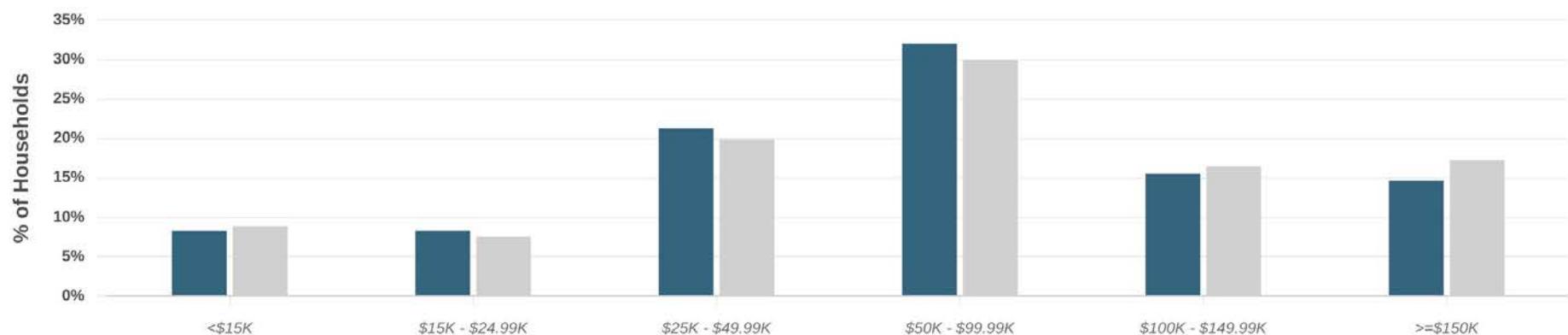
Mar 1st, 2024 - Feb 28th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Household Income

 **Asheville Mall**
3 South Tunnel Road, Asheville, NC 28805

 **North Carolina**



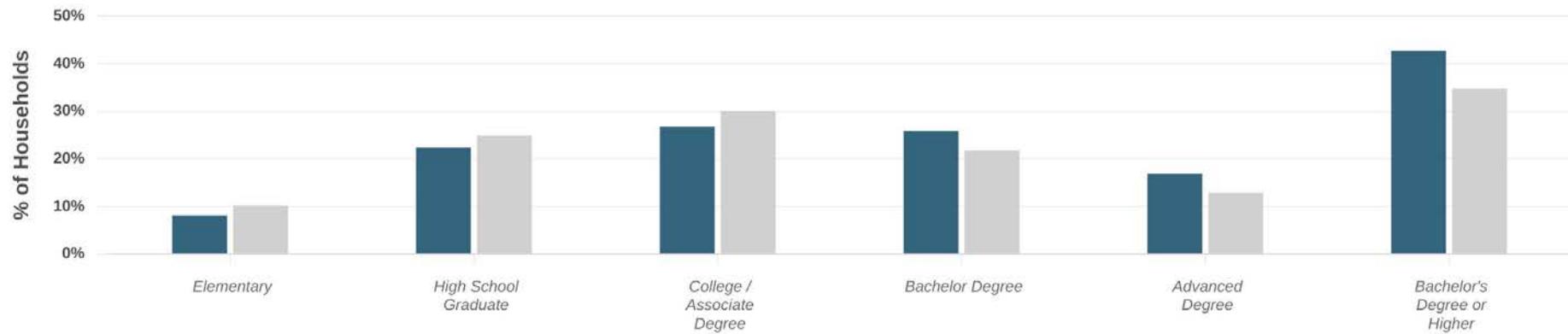
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Education

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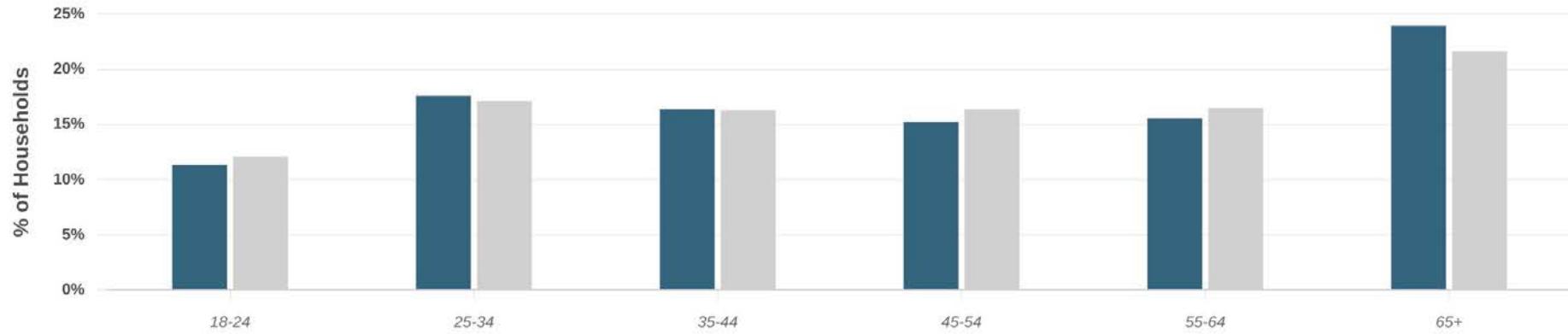
 **North Carolina**



Age

 **Asheville Mall**
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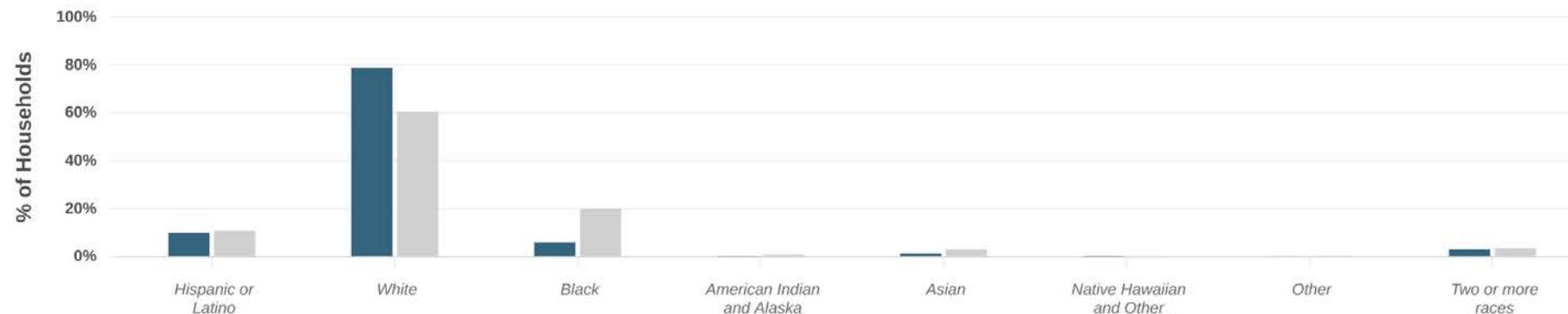
 **North Carolina**



Ethnicity

Asheville Mall

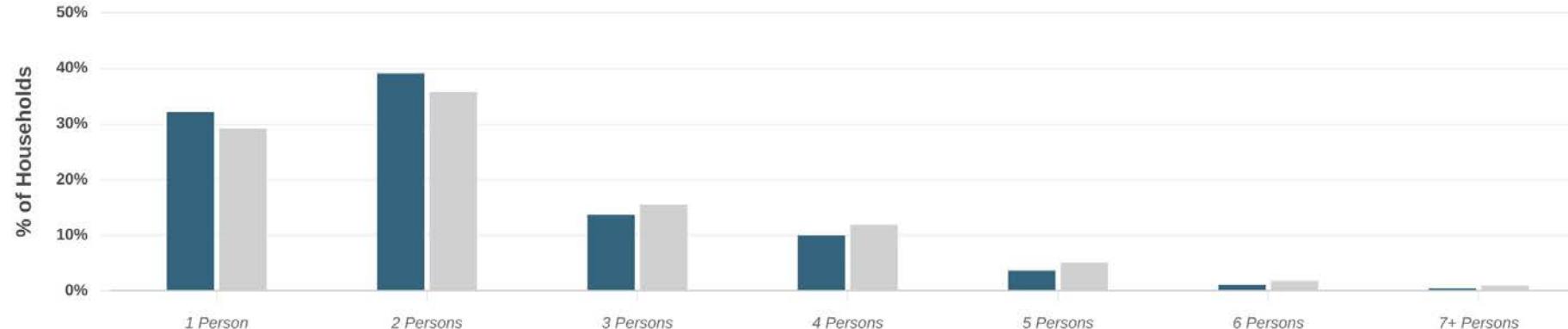
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North Carolina

Household Size

Asheville Mall

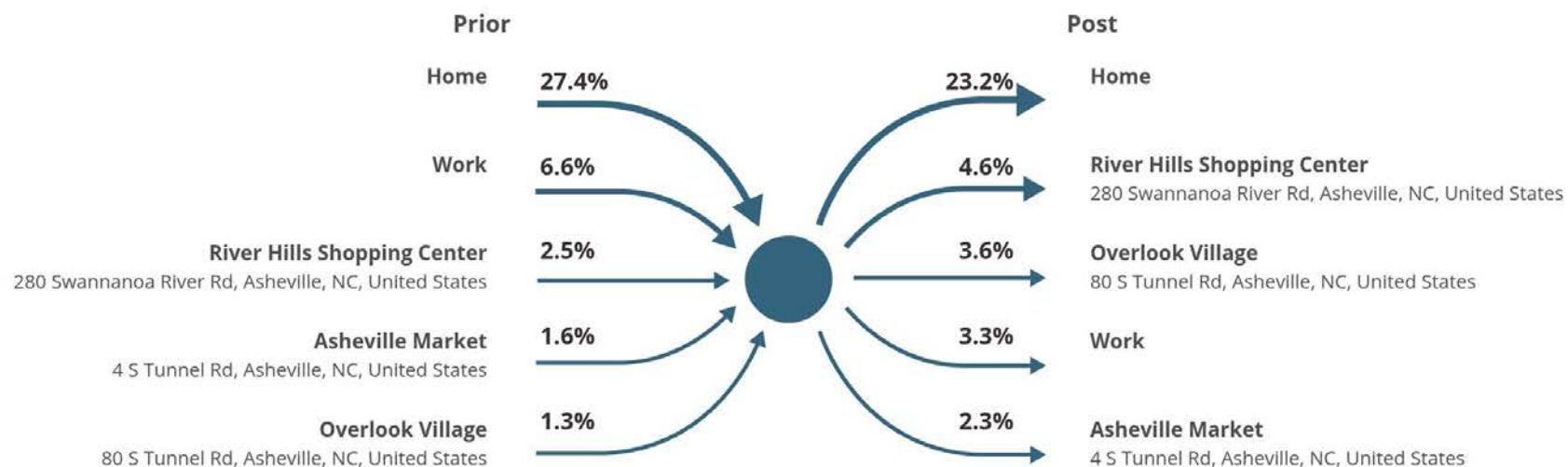
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North Carolina

Visitor Journey

 Asheville Mall

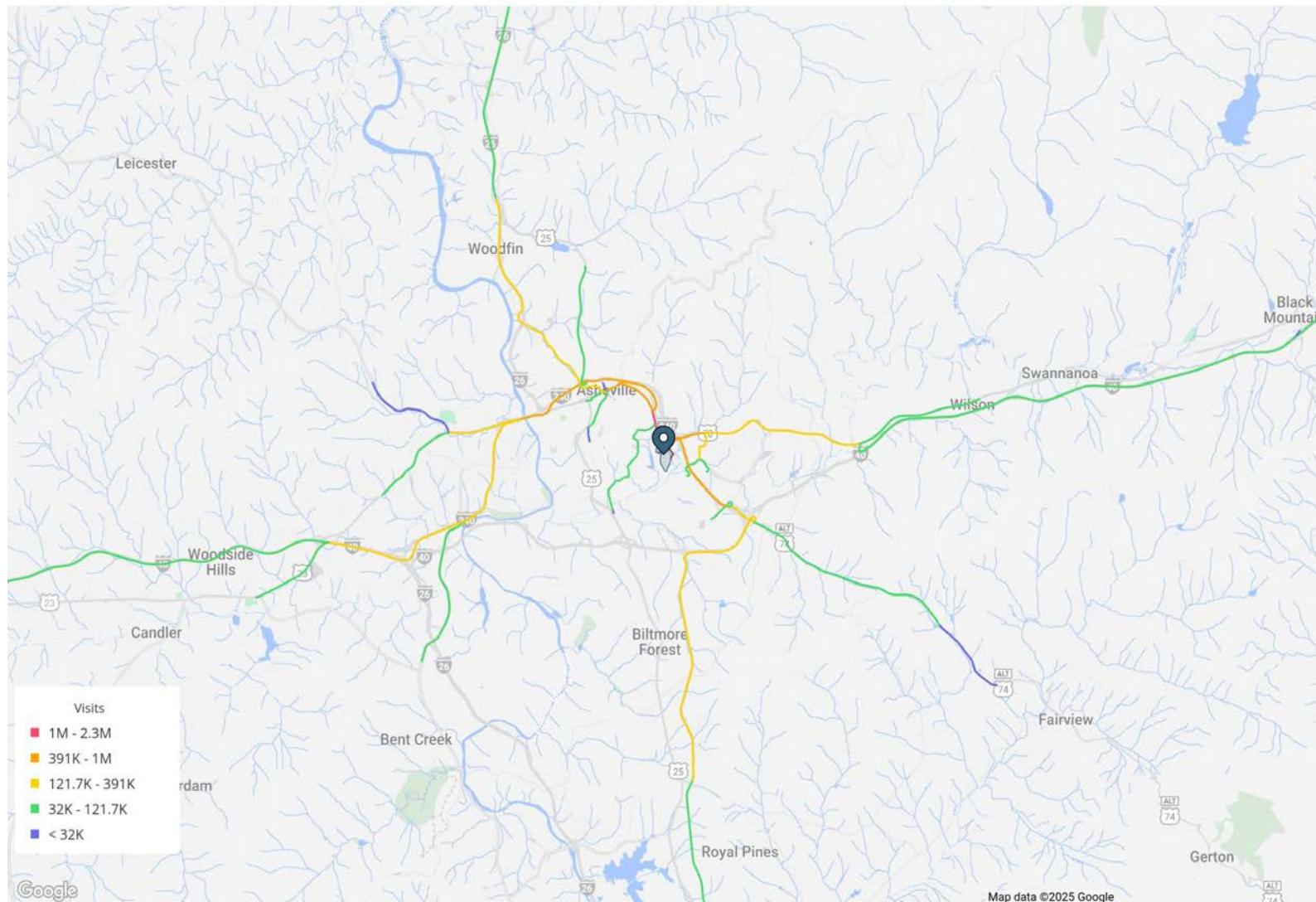
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Show by: | Mar 1st, 2024 - Feb 28th, 2025

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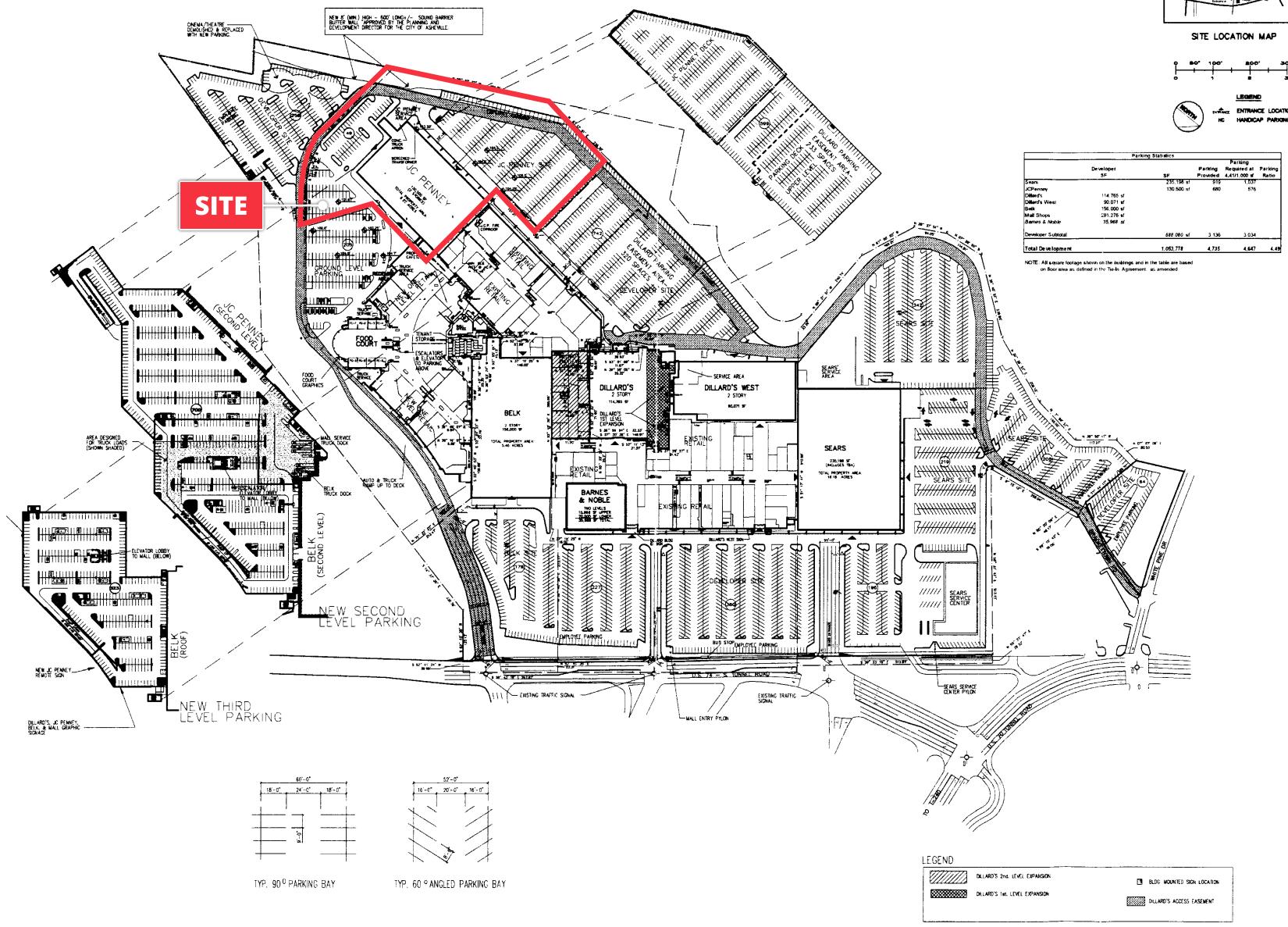
Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Site Plan

7 S Tunnel Road | Asheville, NC 28805



ASHEVILLE MALL

REA

REA

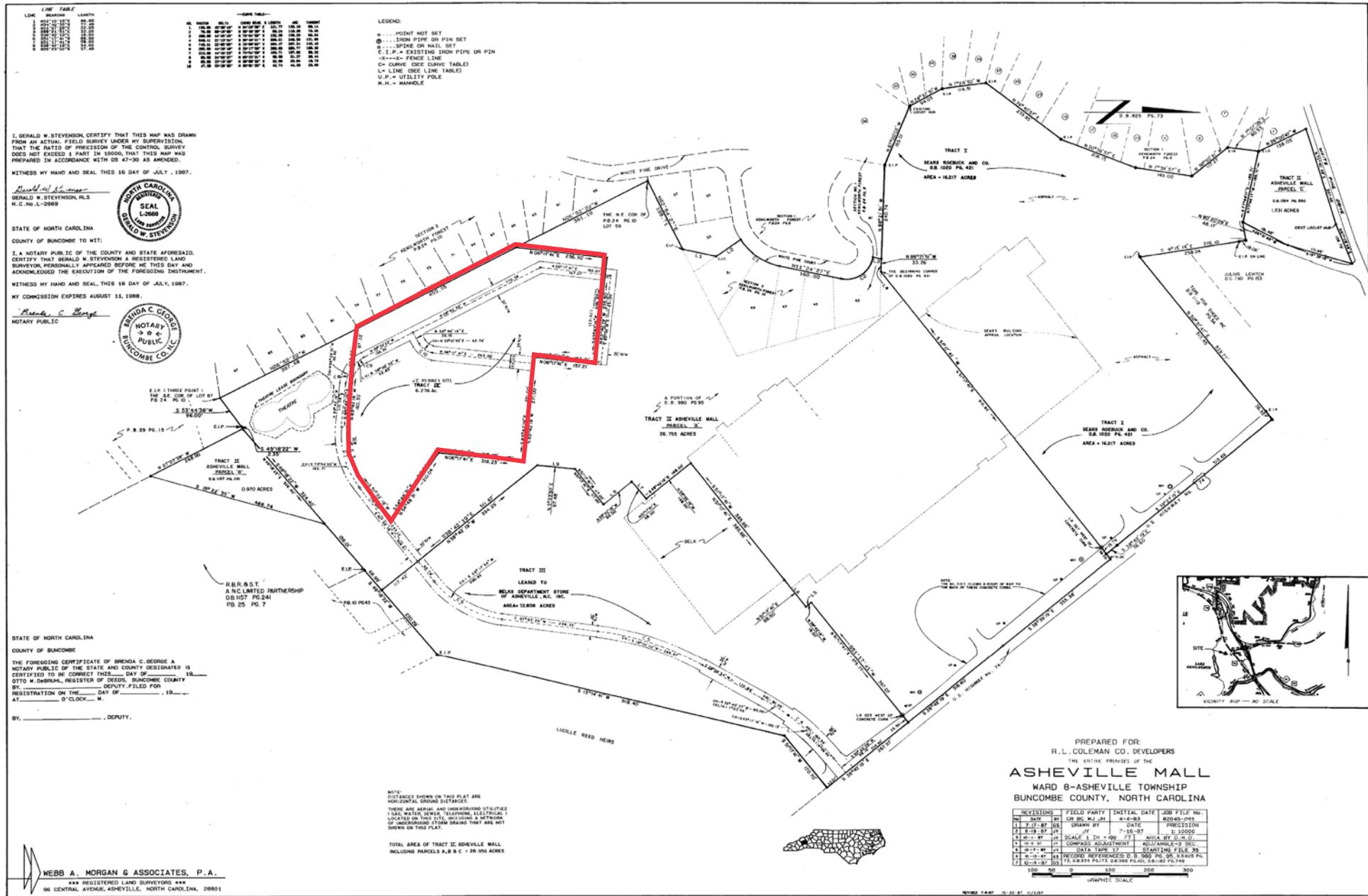
10/14/04
REvised PARKING STATS AND
GEARPLY SHOWING THE
MOTOR VEHICLE SPACES
IN USE
04/23/06
REVISED PARKING STATS
01/26/06
REVISED PER COMMENTS
04/08/06
REVISED PER COMMENTS
04/23/06
REVISED PER COMMENTS
04/06/07
REVISED PER COMMENTS

CBL
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EXHIBIT
G

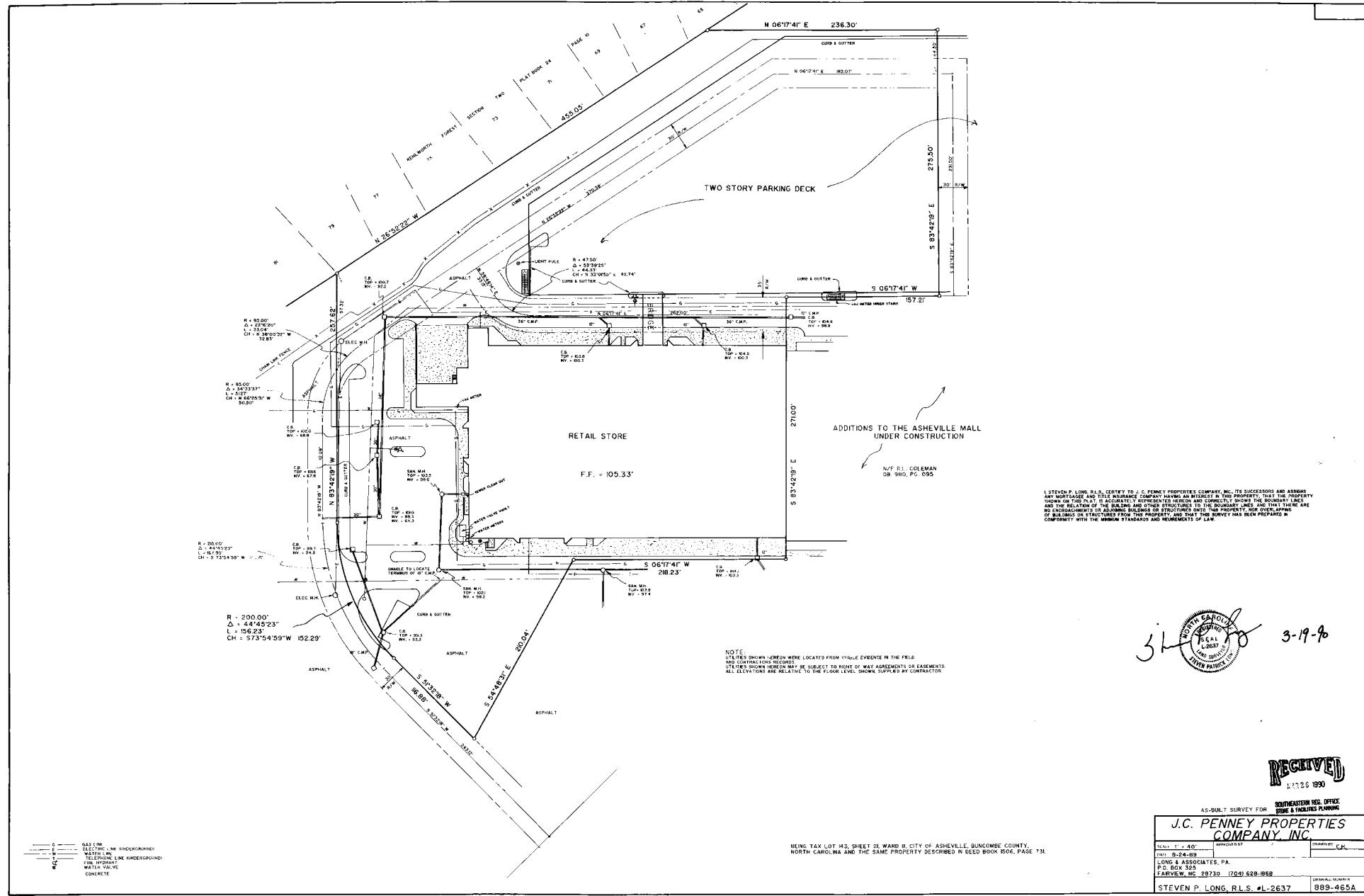
Survey

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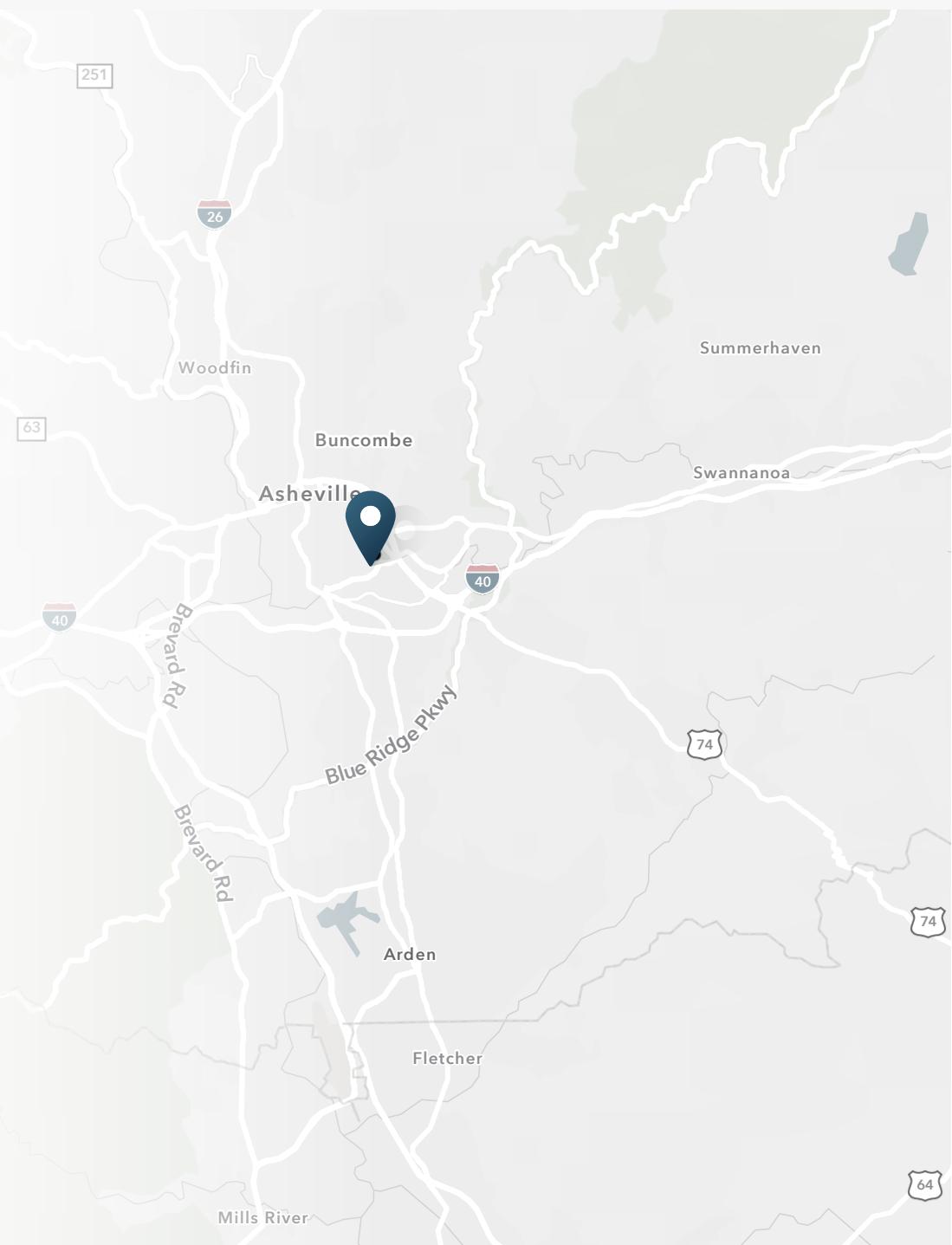
Demographics

7 S Tunnel Road | Asheville, NC 28805



DEMOGRAPHIC HIGHLIGHTS

	5 miles	10 miles	15 miles
2024 Estimated Population	95,056	226,916	311,901
2029 Projected Population	97,336	236,311	322,813
Proj. Annual Growth 2024 to 2029	0.48%	0.81%	0.69%
Daytime Population			
2024 Daytime Population	131,923	262,356	331,948
Workers	86,230	148,981	172,092
Residents	45,693	113,375	159,856
Income			
2024 Est. Average Household Income	\$102,524	\$103,124	\$101,016
2024 Est. Median Household Income	\$66,695	\$69,446	\$69,473
Households & Growth			
2024 Estimated Households	43,507	99,625	134,294
2029 Estimated Households	44,793	104,309	139,727
Proj. Annual Growth 2024 to 2029	0.58%	0.92%	0.80%
Race & Ethnicity			
2024 Est. White	77%	79%	81%
2024 Est. Black or African American	10%	7%	5%
2024 Est. Asian or Pacific Islander	2%	2%	2%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	12%	12%	12%
2024 Est. Hispanic (Any Race)	8%	9%	9%



➤ **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS

SRS Real Estate Partners

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