



**FOR SALE**

# Former Department Store at Asheville Mall

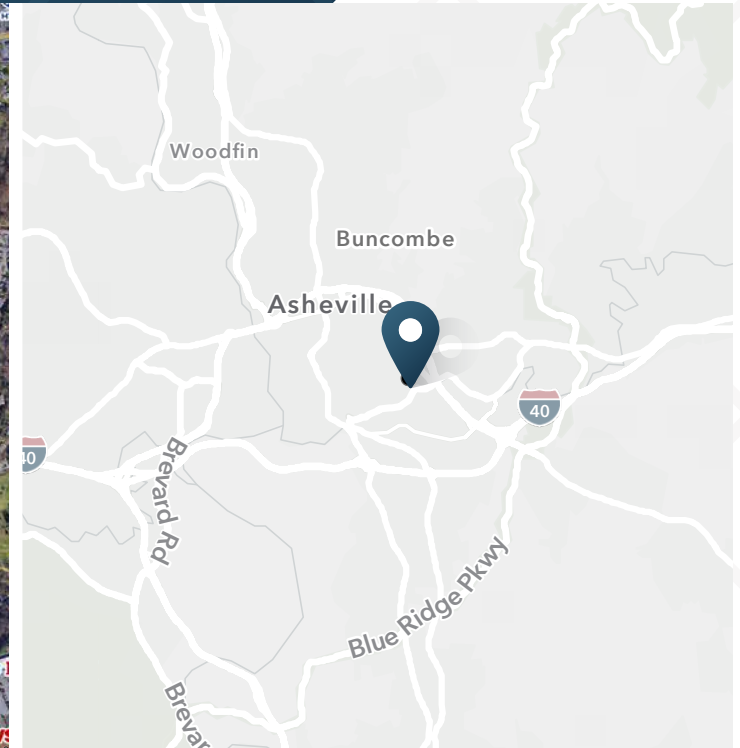
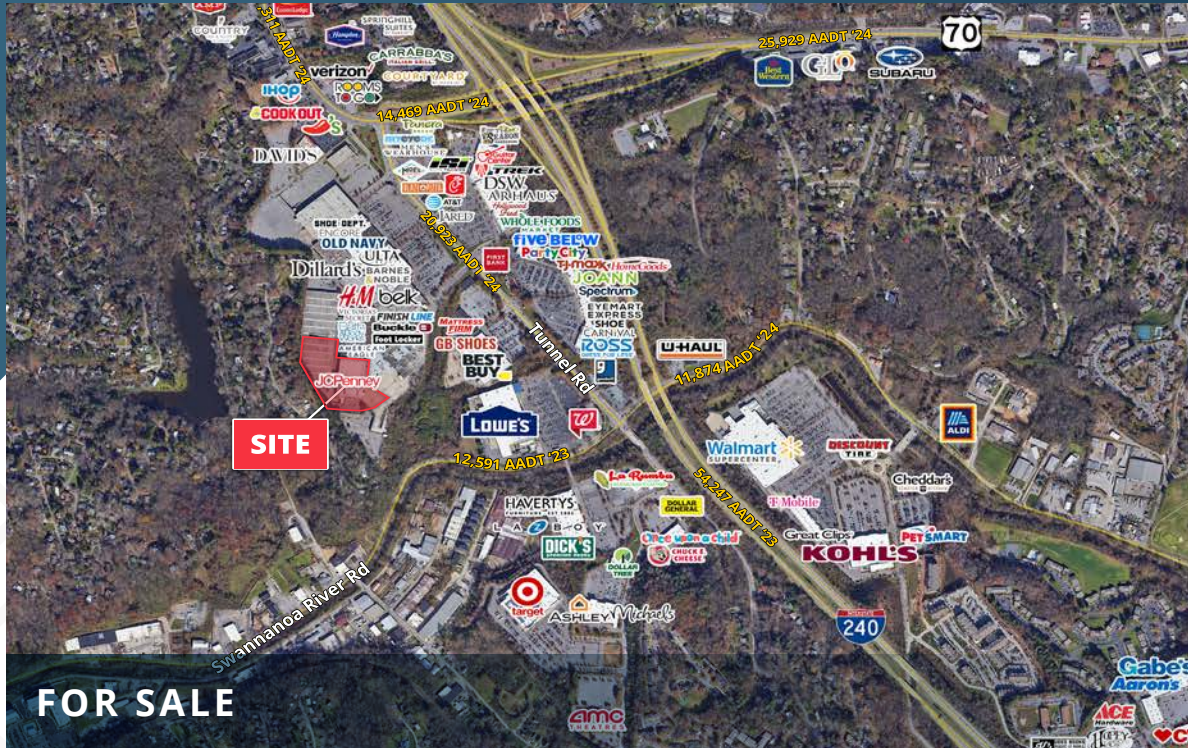
7 S Tunnel Road | Asheville, NC 28805





# Former Department Store at Asheville Mall

7 S Tunnel Road | Asheville, NC 28805



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	











Audience Overview

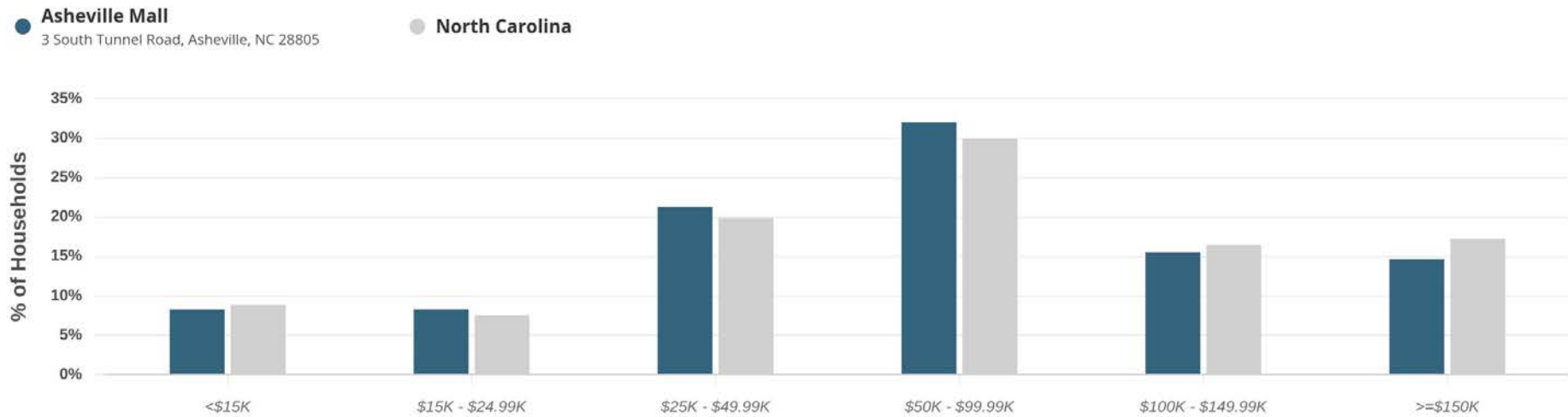
Summary

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
<div>Asheville Mall</div> <div>South Tunnel Road, Asheville, ...</div>	\$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)



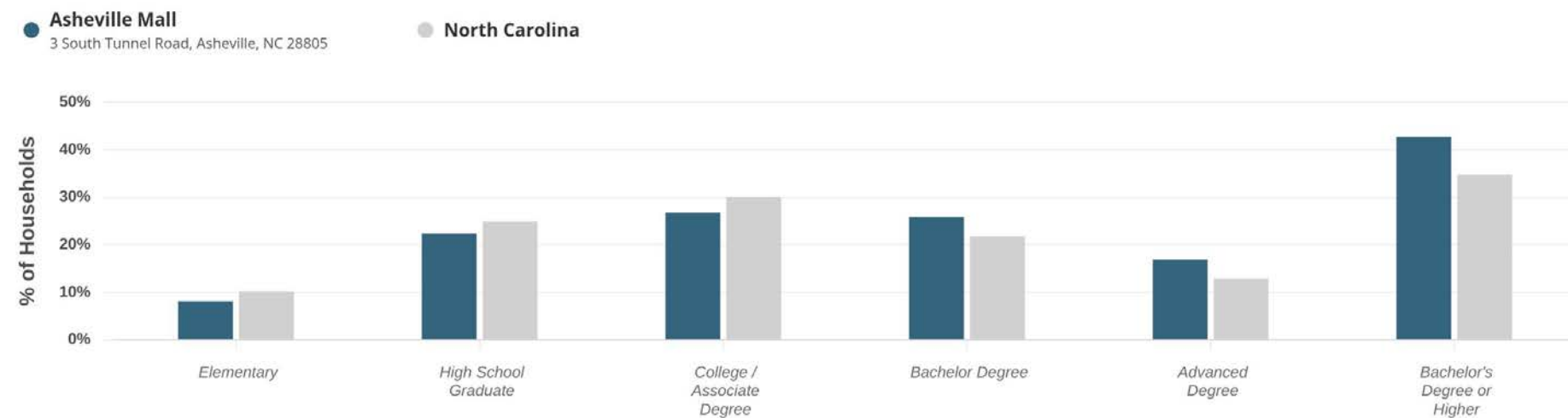
Household Income



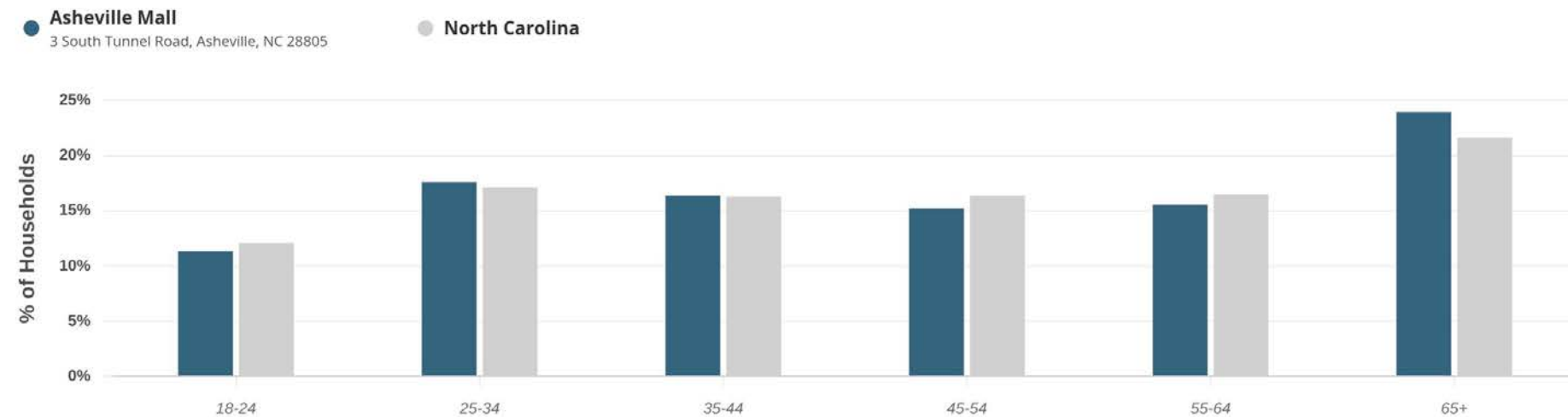
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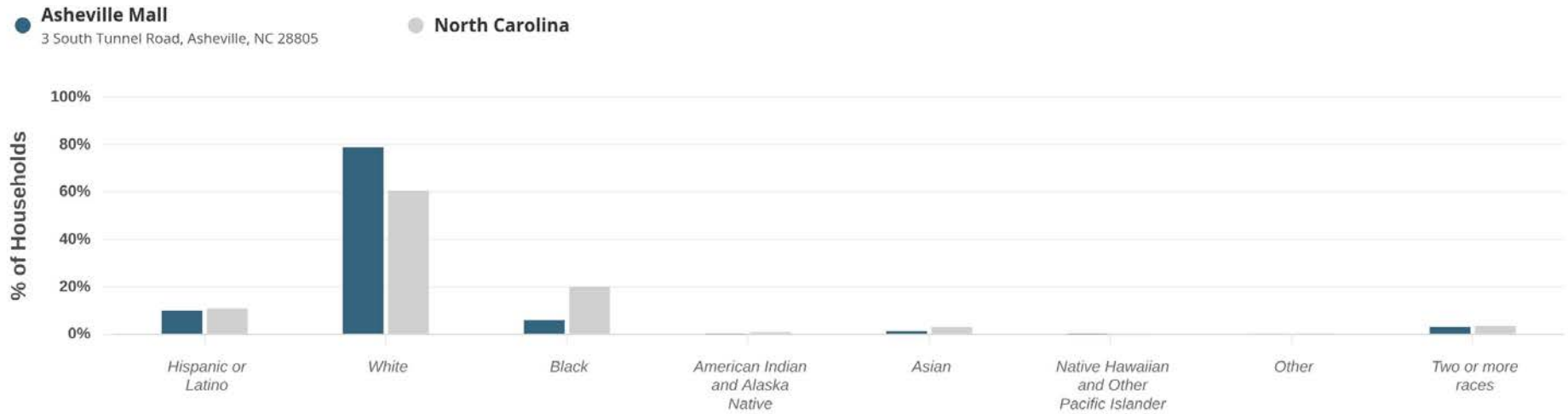
## Education



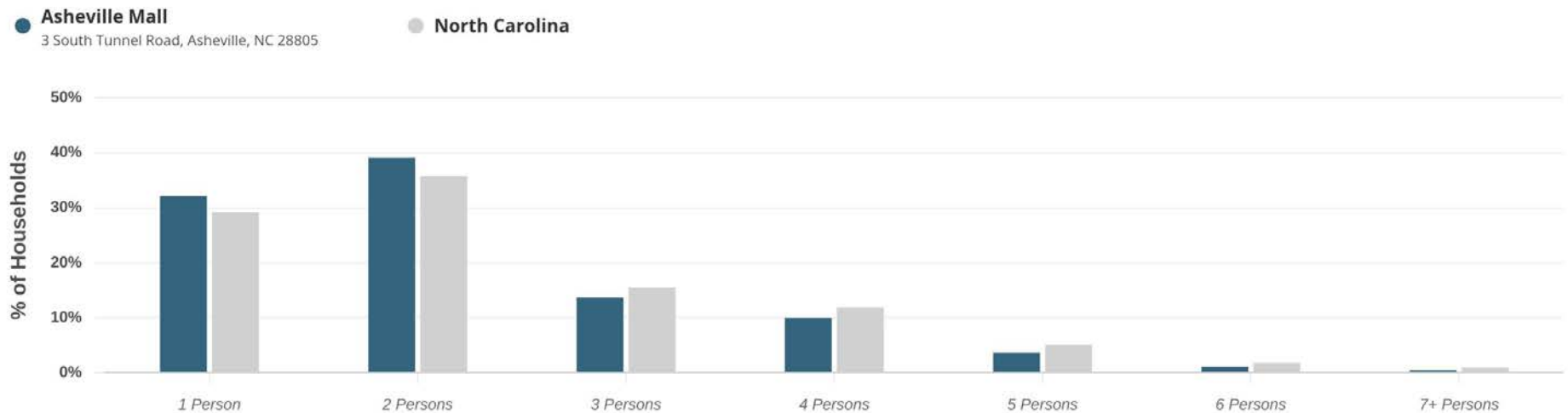
## Age



## Ethnicity

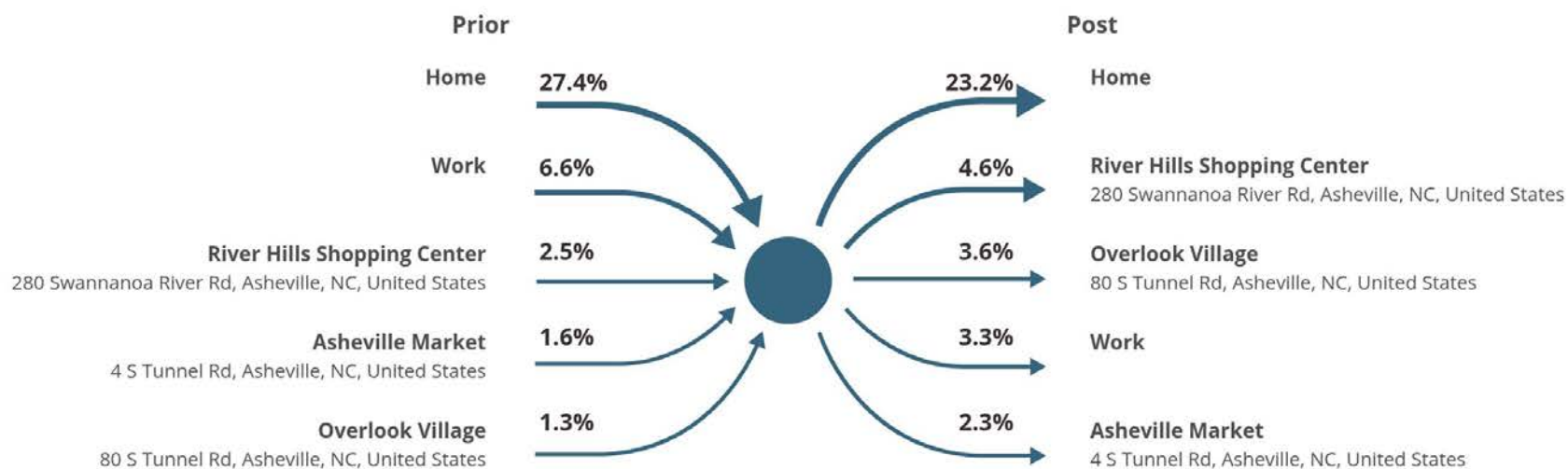


## Household Size



## Visitor Journey

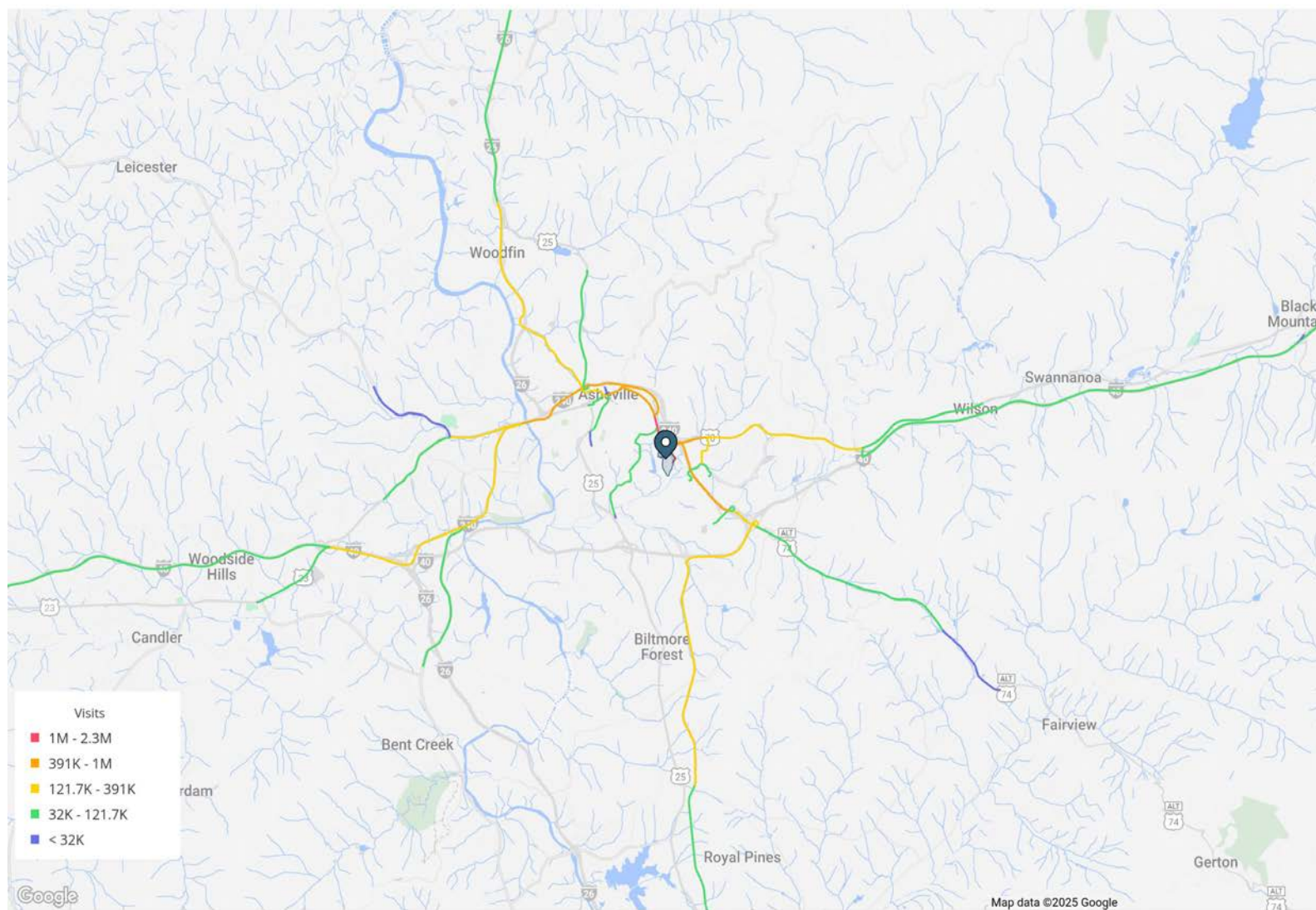
- **Asheville Mall**  
3 South Tunnel Road, Asheville, NC 28805



Show by: | Mar 1st, 2024 - Feb 28th, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



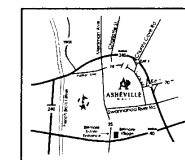
## Visitor Journey - Routes



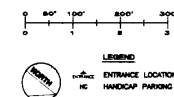
To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.



**7 S Tunnel Road | Asheville, NC 28805**

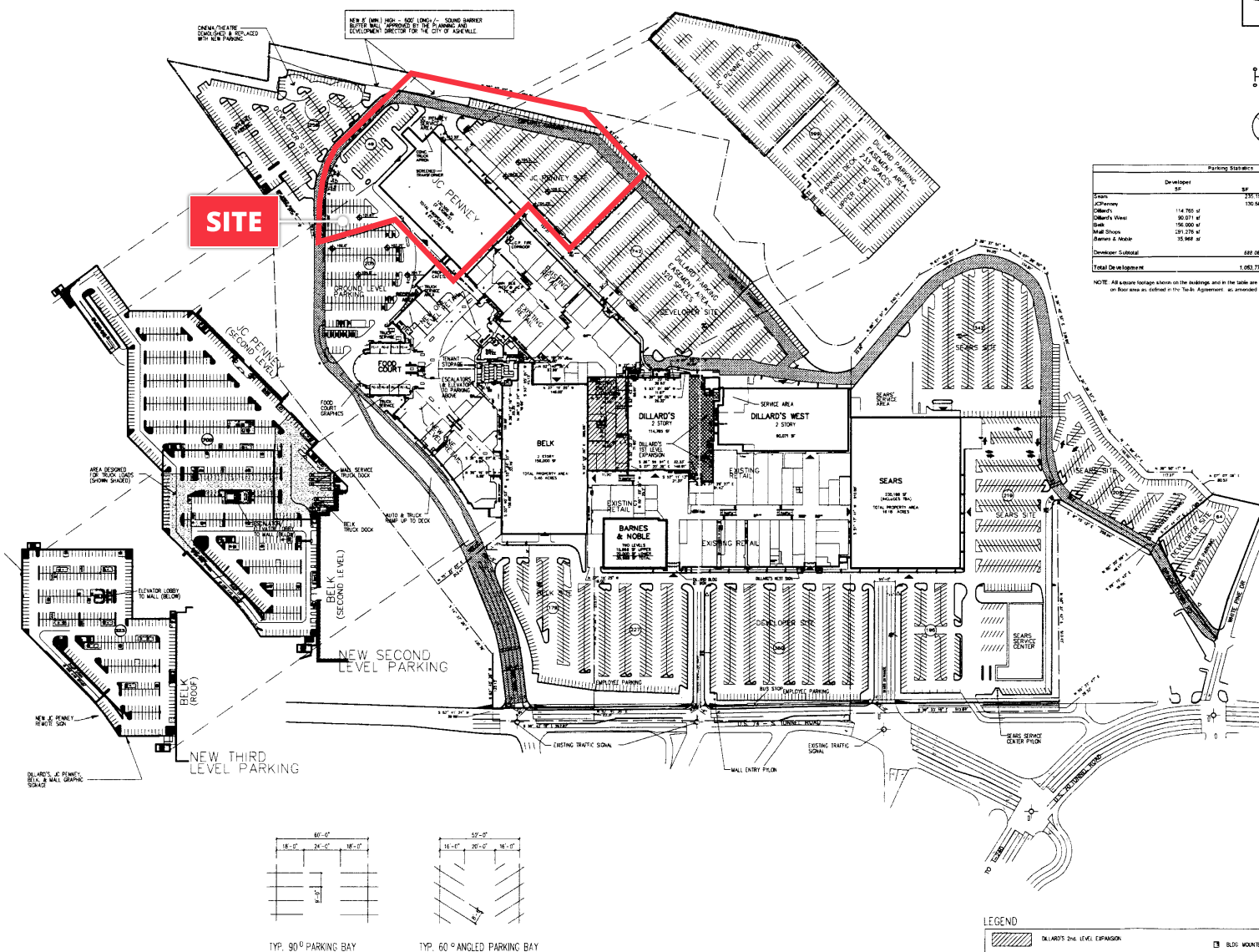


SITE LOCATION MAP







	Parking Statistics			
	Developer \$K	SP \$K	Parking Provided \$K	Parking Required at Park \$K
Sum	255,138.51	515	1,037	
Johnson	114,765.01	132,500.00	600	576
Colburn	90,671.01			
Charmay's West	156,000.00			
Smith	191,270.01			
Mail Shops	151,268.51			
Barnes & Noble	55,969.51			
Developer Subtotal	688,001.01	3,136	3,034	
Total Devel Income	1,083,778.51	4,731	4,647	

NOTE: All square footage shown on the buildings and in the table are based on floor area as defined in the Trade Agreement, as amended.



LEGEND

 DILLARD'S 2nd LEVEL EXPANSION
  DILLARD'S 1st LEVEL EXPANSION
  BLDG MOUNTED SIGN LOCATION
  DILLARD'S ACCESS EASEMENT

10/14/08	REVISED PARKING STATS AND GRAPHICALLY SHOWING THE MISSING PARKING SPACES NEAR JCP
04/22/09	REVISED PARKING STATS
01/26/10	REVISED PER COMMENTS
04/08/10	REVISED PER COMMENTS
04/12/10	REVISED PER COMMENTS
04/16/10	REVISED PER COMMENTS

**CBL**  
CBL & ASSOCIATES PROPERTIES, INC.

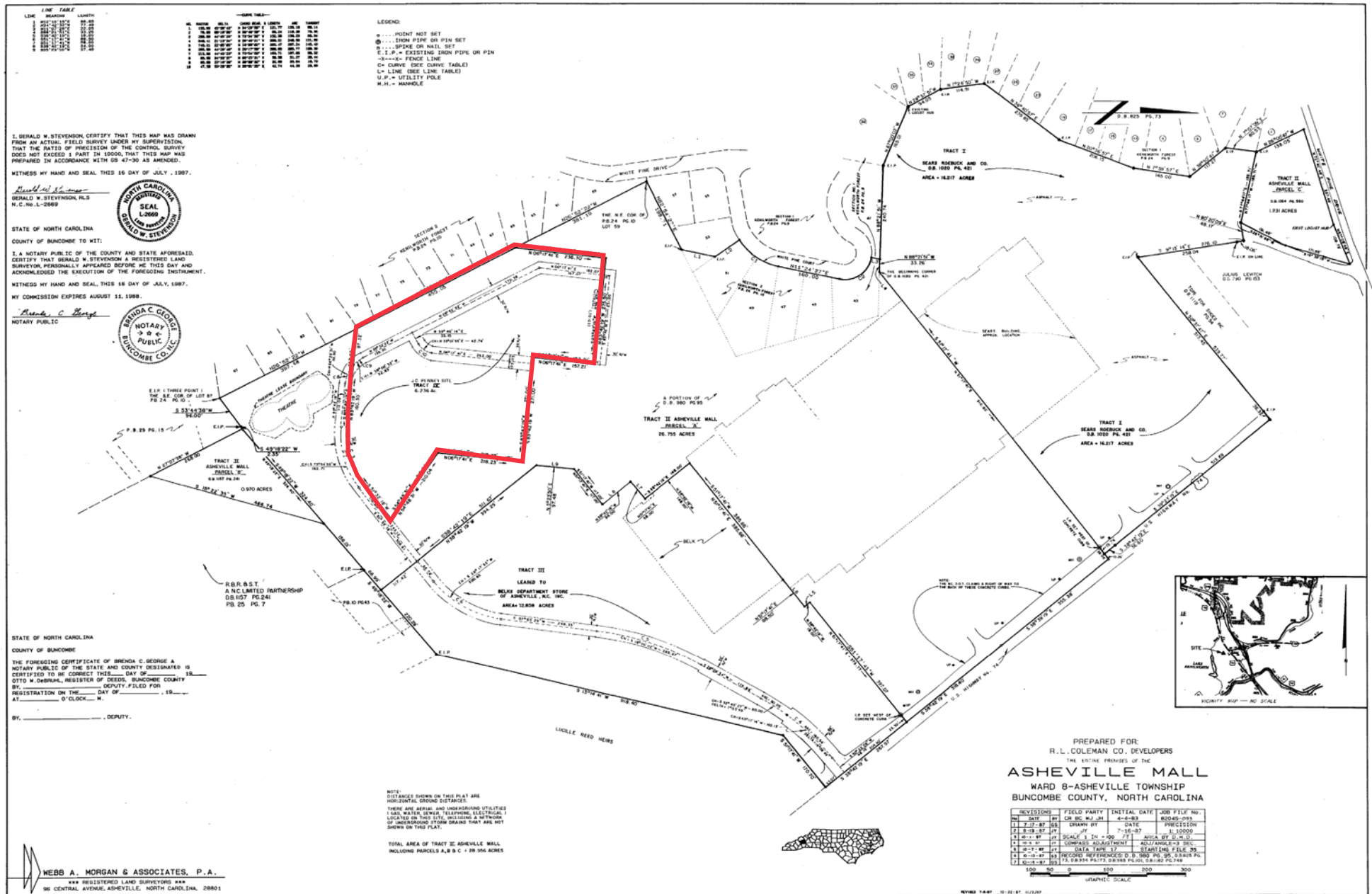
REA  
PLOT PLAN

**ASHEVILLE MALL**  
SOUTH TUNNEL ROAD, ASHEVILLE, NC 28905  
PHONE: (828) 298-0012

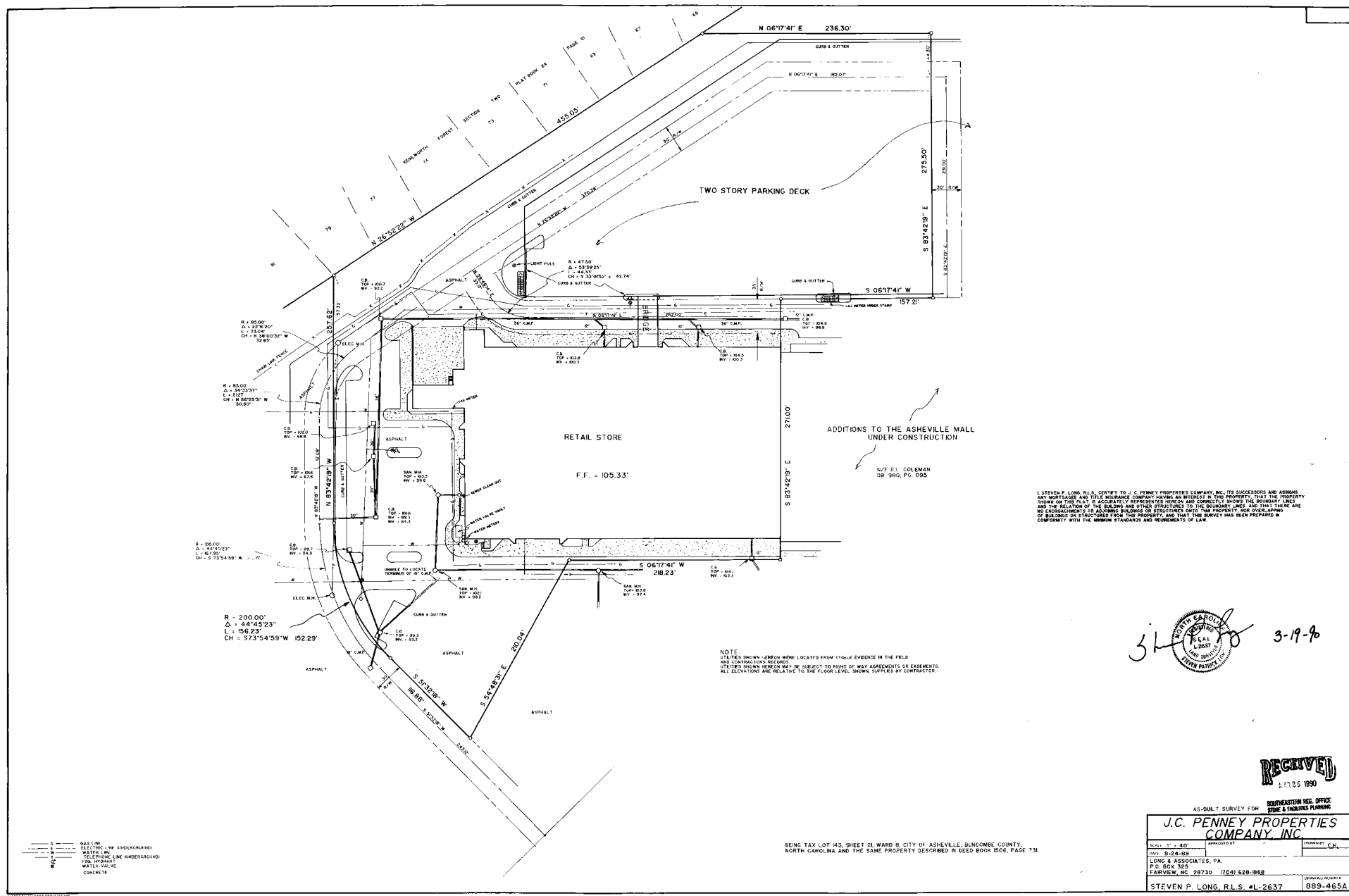
SCALE: 1"=100'	JOB NUMBER:
REQUIRED BY: A.Y.S.	DATE: 01/18/200
DWG. FILENAME: AM REA Exhibit G _01212010 rev 04122010	
DRAWING NUMBER:	

**EXHIBIT  
G**











## DEMOGRAPHIC HIGHLIGHTS

### Population

	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

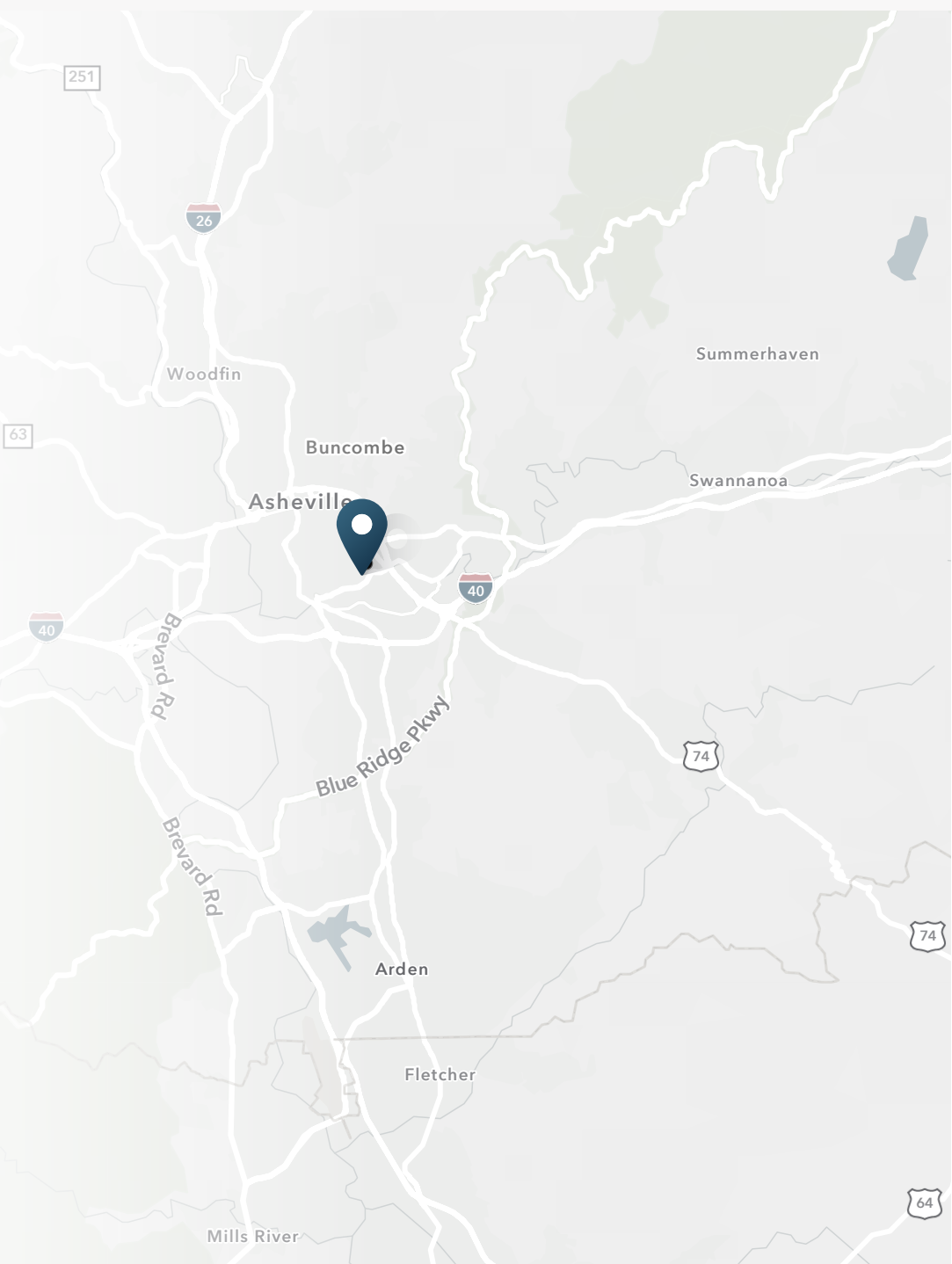
2024 Estimated Households	43,507	99,625	134,294
2029 Estimated Households	44,793	104,309	139,727
Proj. Annual Growth 2024 to 2029	0.58%	0.92%	0.80%

### 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







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