

# FOR SALE



251 BILTMORE AVENUE, ASHEVILLE, NC 28801

FREE STANDING BUILDING AT CORNER OF SIGNALIZED INTERSECTION OF BOOMING SOUTH SLOPE



Strategically located on the corner of a signalized intersection along one of the major gateways to Downtown Asheville, this rare find is in immediate proximity to McCormick Baseball Field, Mission Hospital and the booming South Slope District of Asheville. Great visibility on a 4-lane road with 15,500 VPD and 174 FT of road frontage. 4,717 SF Freestanding building on 0.18+/- acres with a loading dock, 2 roll-up doors, tall ceilings (11 FT - 14.5 FT) and concrete flooring. Zoned CBD and located in an Opportunity Zone. Currently used as a distillery, the property is equipped with a brewing room, 2 bars, plenty of storage areas and office space. Known as Asheville's unofficial "Brewery District", there are 10+ breweries within a few blocks of the site including Wicked Weed Funkatorium, Burial Beer Co., Green Man, Hi-Wire & more. Named one of the Top 50 Small Cities to Start a Business (WalletHub.com, 2023), Asheville is a year-round destination with a bustling economy. Please do not disturb the owner.

|               |                           |
|---------------|---------------------------|
| SALE PRICE    | \$1,290,000               |
| LOT SIZE      | ± 0.18 ACRES              |
| BUILDING SIZE | 4,717 SF                  |
| ZONING        | CENTRAL BUSINESS DISTRICT |

#### PROPERTY DETAILS

- LOCATED ON 4-WAY HIGHWAY WITH SIGNALIZED INTERSECTION
- 15,500 VPD & 174 FT ROAD FRONTAGE
- LOCATED IN OPPORTUNITY ZONE
- EQUIPPED WITH BREW ROOM, 2 BARS, STORAGE & OFFICE SPACE

**CARLA BARNARD** Broker

0 828.222.3685 | M 828.575.0272

carla@carla-co.com

22 Arlington Street, Asheville, NC 28801

www.carla-co.com

# 251 BILTMORE AVENUE, ASHEVILLE, NC 28801

FREE STANDING BUILDING AT CORNER OF SIGNALIZED INTERSECTION OF BOOMING SOUTH SLOPE



# 251 BILTMORE AVENUE, ASHEVILLE, NC 28801

## OFFERING SUMMARY

### LOCATION INFORMATION

|                    |                                                                                                                                                                  |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STREET ADDRESS     | 251 Biltmore Ave, Asheville, NC 28801                                                                                                                            |
| LOT SIZE           | ±0.18 Acres                                                                                                                                                      |
| ZONING             | CBD (Central Business District)                                                                                                                                  |
| COUNTY             | Buncombe                                                                                                                                                         |
| PIN                | 9648-47-1240-0000                                                                                                                                                |
| DEED               | Deed Book 6098   Page 234                                                                                                                                        |
| MAJOR ROADS NEARBY | <ul style="list-style-type: none"><li>• 1.3 miles to I-240 (4 minutes)</li><li>• 3.1 miles to I-26 (6 minutes)</li><li>• 2.2 miles to I-40 (6 minutes)</li></ul> |



### PROPERTY DETAILS

|                  |                                                                                                                                                                                                                                                               |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SALE PRICE       | \$1,300,000                                                                                                                                                                                                                                                   |
| BUILDING SIZE    | TOTAL: 4,717 SF<br>FINISHED AREA: 4,052 SF<br>UNFINISHED AREA: 665 SF                                                                                                                                                                                         |
| ELEVATION        | 2,000-2,500 FT                                                                                                                                                                                                                                                |
| UTILITIES        | <ul style="list-style-type: none"><li>• City of Asheville water/sewer</li><li>• Natural gas connection</li><li>• Duke Progress Energy</li><li>• Spectrum phone/internet</li></ul>                                                                             |
| ROAD FRONTAGE    | 174 FT                                                                                                                                                                                                                                                        |
| TRAFFIC COUNT    | Up to 19,000 vehicles per day                                                                                                                                                                                                                                 |
| FLOOD ZONE       | No                                                                                                                                                                                                                                                            |
| OPPORTUNITY ZONE | Yes                                                                                                                                                                                                                                                           |
| FEATURES         | <ul style="list-style-type: none"><li>• Multiple points of ingress/egress</li><li>• Corner of a signalized intersection</li><li>• Located on the gateway to Downtown Asheville</li><li>• Tall ceilings (11ft - 14.5 ft)</li><li>• Concrete flooring</li></ul> |



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I, ERNEST C. DRAKE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 6098, PAGE 234); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION

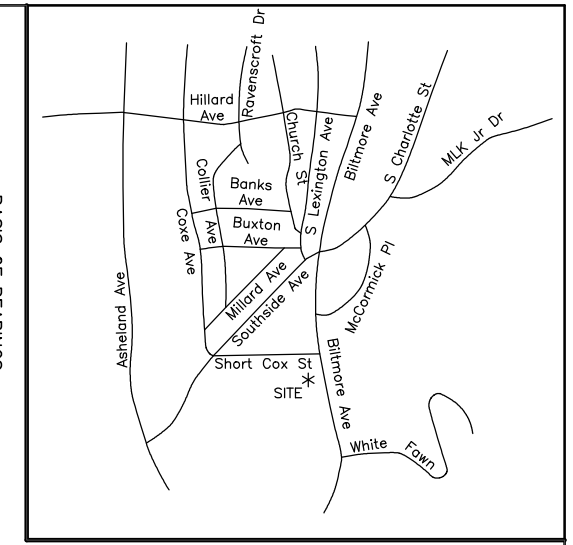
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

NOT A CERTIFIED DOCUMENT

ERNEST C. DRAKE, PLS L-3798

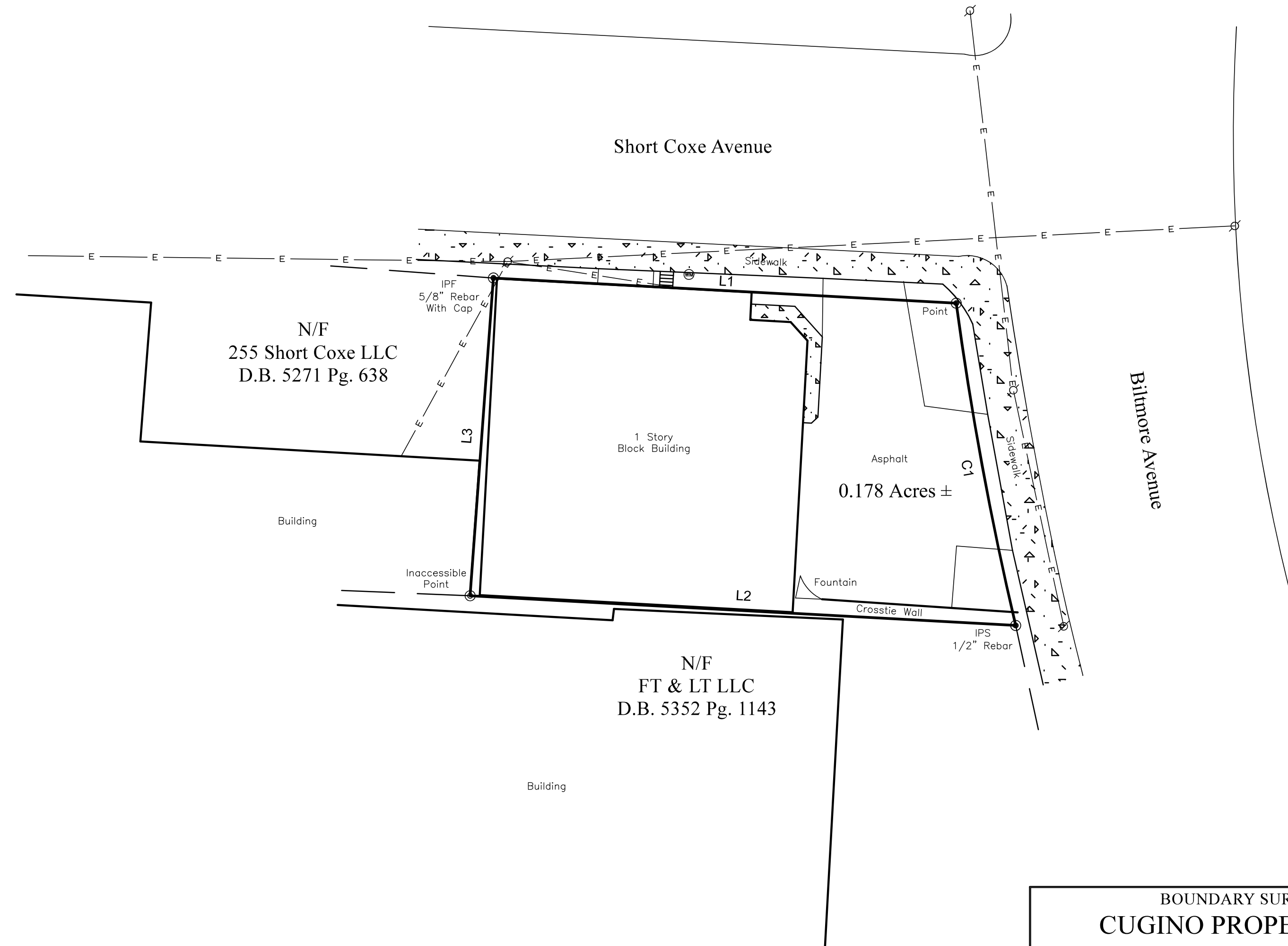
SEE NOTE 8



VICINITY MAP  
N.T.S.

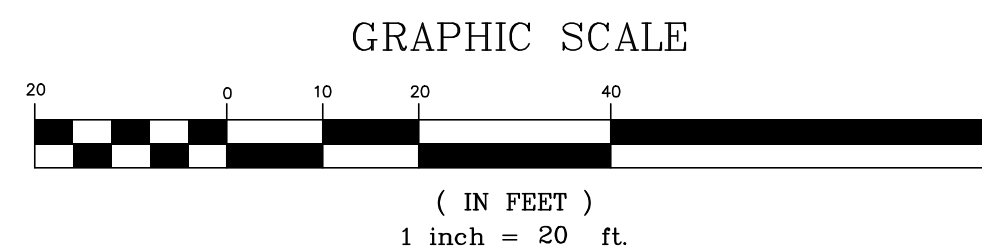
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 86°53'00" E | 102.10'  |
| L2   | N 86°53'00" W | 120.35'  |
| L3   | N 04°11'34" E | 70.20'   |

| CURVE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|---------------|--------------|
| C1    | 750.01' | 72.23'     | S 10°26'47" E | 72.20'       |



**GENERAL NOTES:**

- All new corners are 1/2" rebar.
- Property subject to all easements and restrictions of record
- Lines not surveyed are shown as broken lines from information referenced on the face of this plat
- The area shown hereon was computed using the coordinate computation method
- Location of utilities, whether public or private, is based upon field location of visible appurtenances
- All distances are horizontal ground
- This plat has been prepared in conformity with North Carolina standards, G.S.47-30, and requirements of law, but a North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by the title examination
- Reference survey by Blue Ridge Land Surveying, Inc. for Peter M. Kirchner dated January 15, 1998 bearing job # 98-0009-E



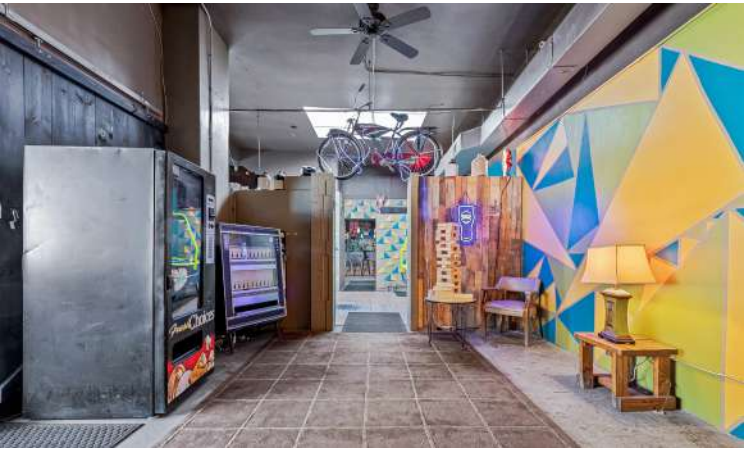
Legend

|        |                              |
|--------|------------------------------|
| IPS    | Iron Pipe Set                |
| IPF    | Iron Pipe Found              |
| D.B.   | Deed Book                    |
| Pg.    | Page                         |
| P.B.   | Plat Book                    |
| PIN    | Parcel Identification Number |
| N/F    | Now or Formerly              |
| N.T.S. | Not to Scale                 |
| -E-    | Overhead Power               |
| -x-    | Fence                        |
| ⊙      | Power Pole                   |
| ⊙      | Water Meter                  |

| BOUNDARY SURVEY FOR<br><b>CUGINO PROPERTIES LLC</b><br>ASHEVILLE TOWNSHIP, BUNCOMBE COUNTY, NORTH CAROLINA<br>CURRENT PROPERTY OWNER<br><b>KATHERINE ROTHE-SKINNER &amp; ADAM DALTON</b> |                 |                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------|
| PROPERTY & DRAWING INFORMATION:                                                                                                                                                          |                 | ERNEST C. DRAKE PLS, PLLC<br>P.O. BOX 1931<br>SKYLAND, NORTH CAROLINA 28776<br>TELEPHONE: (828) 674-0008 |
| Deed Reference                                                                                                                                                                           | 6098 @ 234      |                                                                                                          |
| Plat Reference                                                                                                                                                                           | 198 @ 216       | Date<br>FEBRUARY 15, 2024                                                                                |
| PIN Numbers                                                                                                                                                                              | 9648471240      |                                                                                                          |
| Drawn By                                                                                                                                                                                 | ECD             | Job No.<br>03-02-24                                                                                      |
| Surveyed by                                                                                                                                                                              | ECD             |                                                                                                          |
| Firm Number                                                                                                                                                                              | P-1650          | Scale<br>1" = 20'                                                                                        |
| Date of Survey                                                                                                                                                                           | 02/14/24        |                                                                                                          |
| File Name                                                                                                                                                                                | 251biltmore.DWG | Drawing No.<br>1 of 1                                                                                    |

# 251 BILTMORE AVENUE, ASHEVILLE, NC 28801

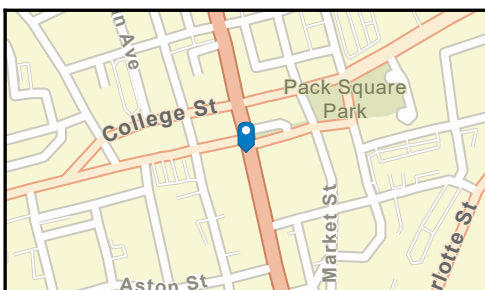
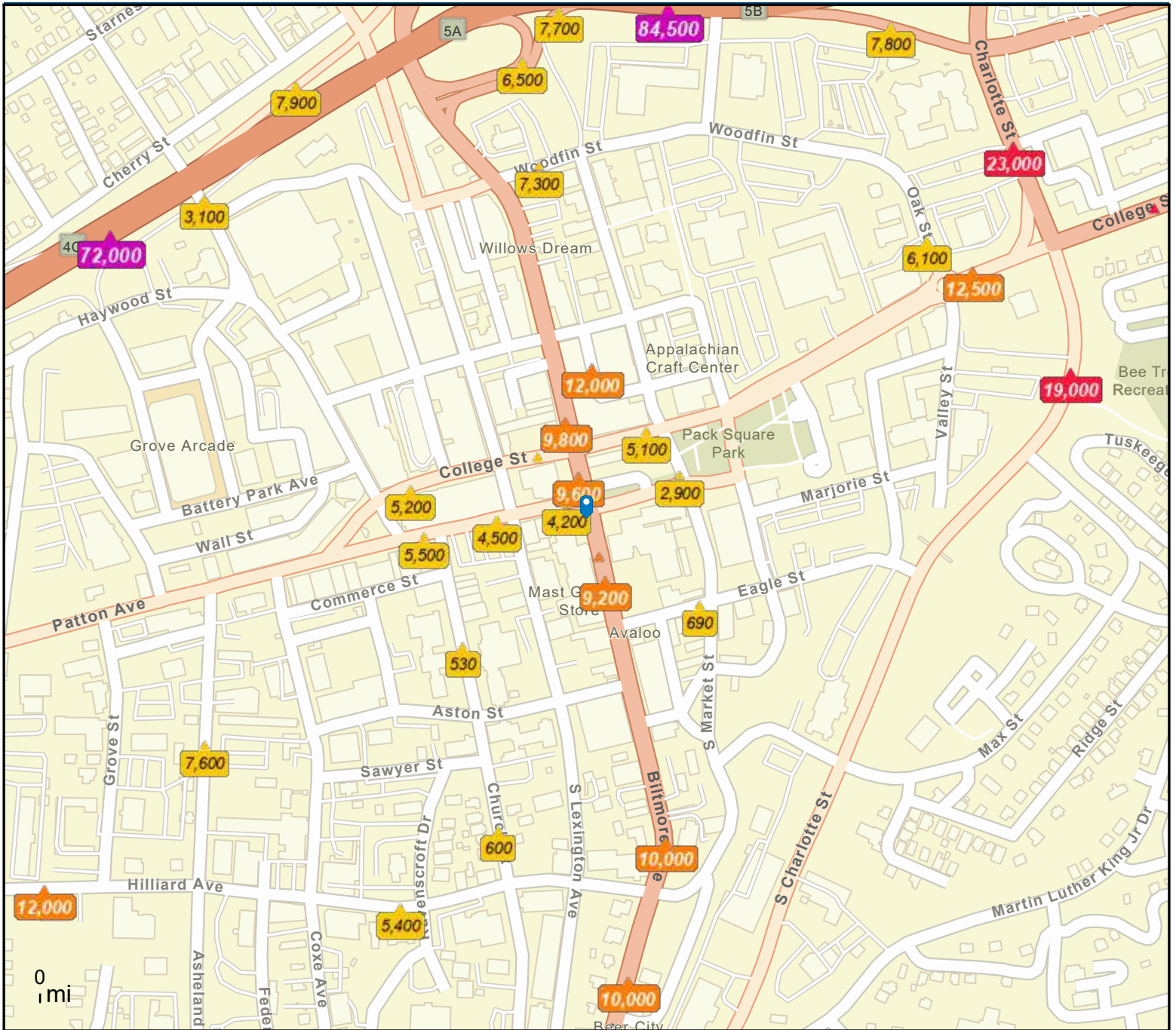
FREE STANDING BUILDING AT CORNER OF SIGNALIZED INTERSECTION OF BOOMING SOUTH SLOPE



# Traffic Count Map - Close Up

251 Biltmore Ave, Asheville, North Carolina, 28801  
Rings: 1, 3, 5 mile radii

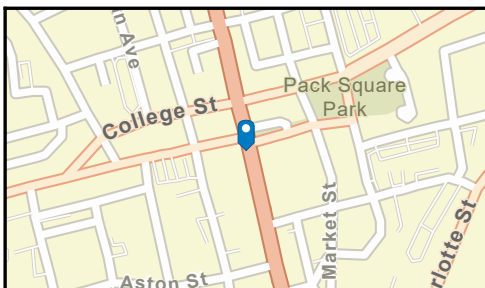
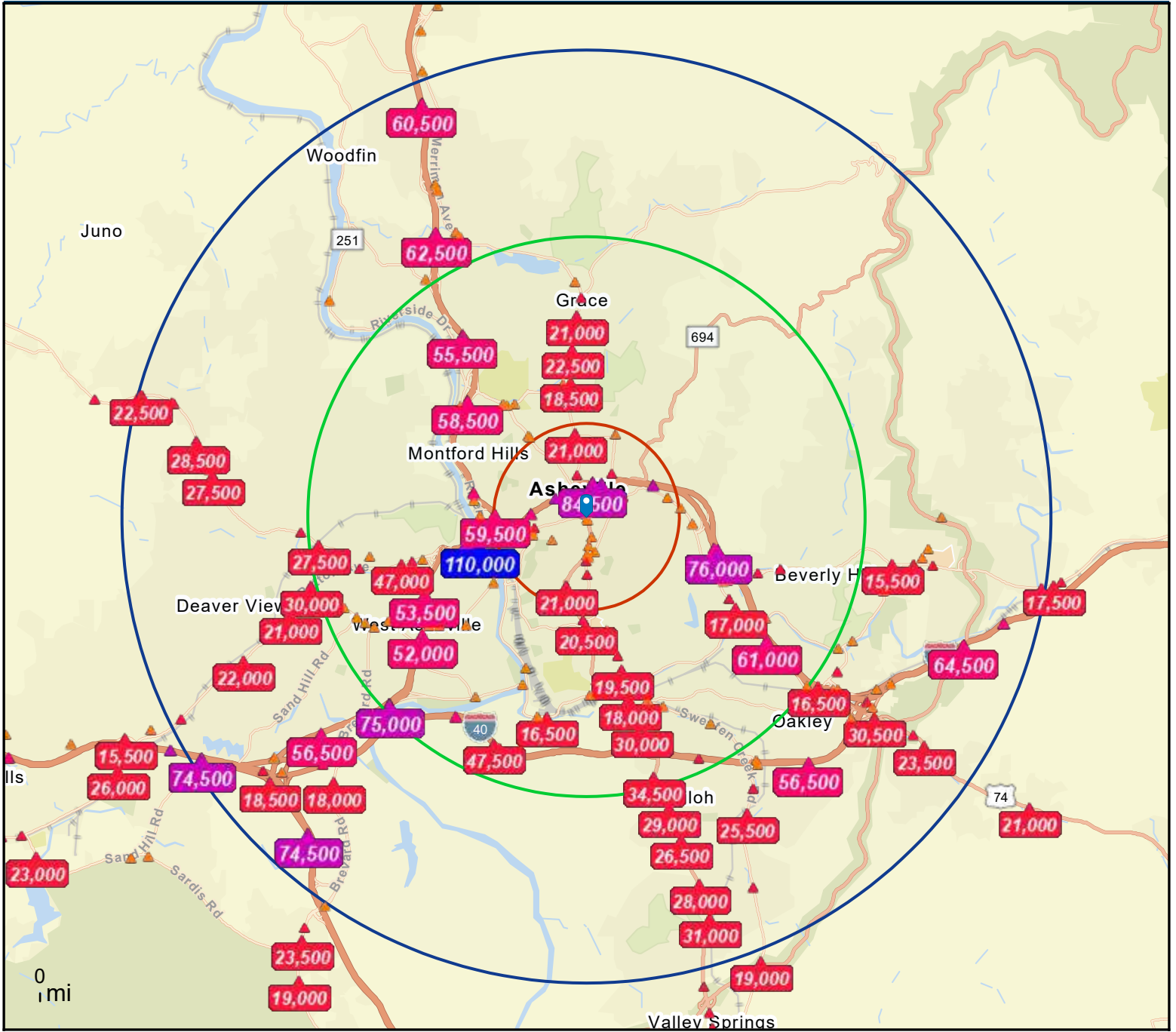
Prepared by Esri  
Latitude: 35.59484  
Longitude: -82.55172



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
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  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

# Executive Summary - Call Outs

251 Biltmore Ave, Asheville, North Carolina, 28801 (1 mile)

251 Biltmore Ave, Asheville, North Carolina, 28801

Ring of 1 mile

Prepared by Esri

Latitude: 35.59484

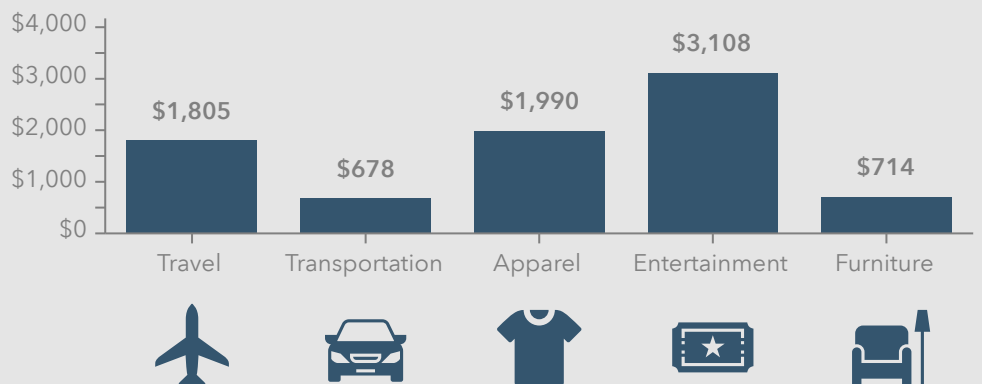
Longitude: -82.55172

251 Biltmore Ave, Asheville, North Carolina, 28801

Ring of 1 mile



## KEY SPENDING FACTS



**Source:** This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

© 2023 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).



# Executive Summary - Call Outs

251 Biltmore Ave, Asheville, North Carolina, 28801 (3 miles)

251 Biltmore Ave, Asheville, North Carolina, 28801

Ring of 3 miles

Prepared by Esri

Latitude: 35.59484

Longitude: -82.55172

251 Biltmore Ave, Asheville, North Carolina, 28801

Ring of 3 miles

## Emerald City

Dominant Tapestry Segment

### KEY FACTS



55,933

Total Population



\$401,181

Median Home Value



5,347

Businesses



92,950

Daytime Population



38.9

Median Age



1.10%

2020-2023  
Pop Growth  
Rate



\$45,816

Per Capita  
Income



2.0

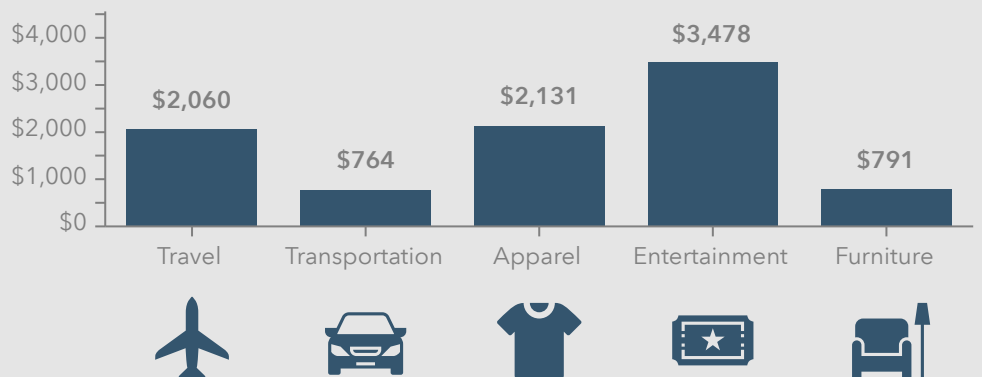
Avg Household  
Size



\$61,965

Median Household  
Income

### KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

© 2023 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

# Executive Summary - Call Outs

251 Biltmore Ave, Asheville, North Carolina, 28801 (5 miles)

251 Biltmore Ave, Asheville, North Carolina, 28801

Ring of 5 miles

Prepared by Esri

Latitude: 35.59484

Longitude: -82.55172

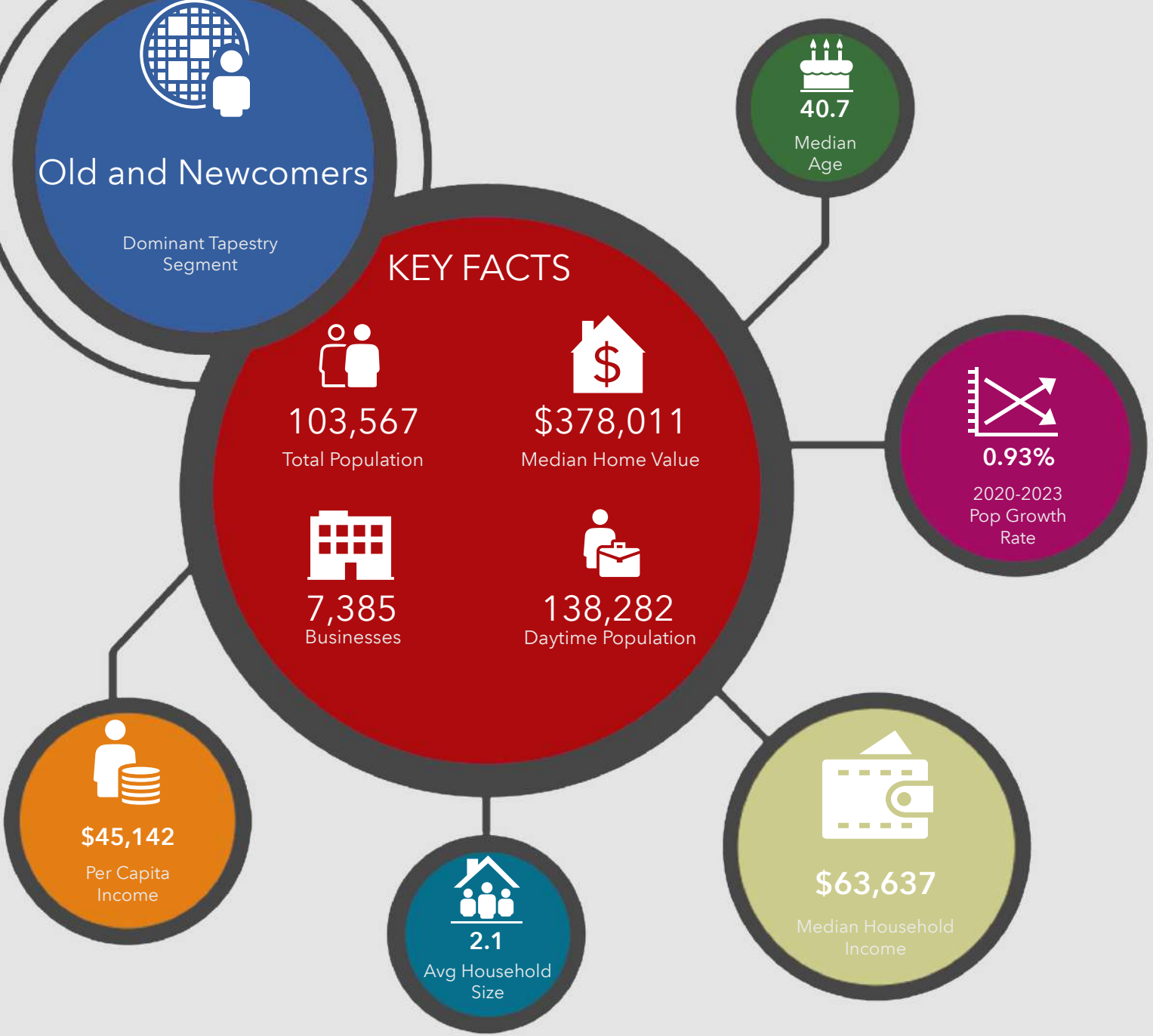
251 Biltmore Ave, Asheville, North Carolina, 28801

Ring of 5 miles

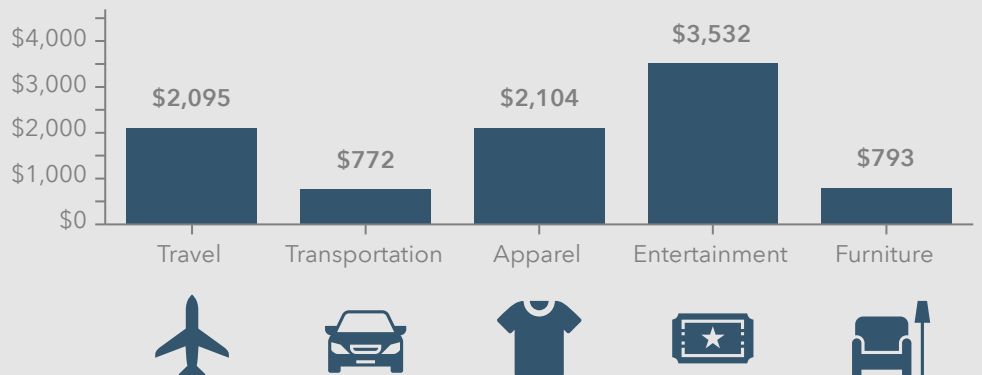
## Old and Newcomers

Dominant Tapestry Segment

## KEY FACTS



## KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

© 2023 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

# Business Summary

251 Biltmore Ave, Asheville, North Carolina, 28801  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.59484  
Longitude: -82.55172

| Data for all businesses in area                           | 1 mile     |         | 3 miles   |         | 5 miles    |         |           |         |            |         |           |         |
|-----------------------------------------------------------|------------|---------|-----------|---------|------------|---------|-----------|---------|------------|---------|-----------|---------|
| Total Businesses:                                         | 2,414      |         | 5,347     |         | 7,385      |         |           |         |            |         |           |         |
| Total Employees:                                          | 25,012     |         | 65,117    |         | 87,794     |         |           |         |            |         |           |         |
| Total Residential Population:                             | 9,892      |         | 55,933    |         | 103,567    |         |           |         |            |         |           |         |
| Employee/Residential Population Ratio (per 100 Residents) | 253        |         | 116       |         | 85         |         |           |         |            |         |           |         |
| by SIC Codes                                              | Businesses |         | Employees |         | Businesses |         | Employees |         | Businesses |         | Employees |         |
|                                                           | Number     | Percent | Number    | Percent | Number     | Percent | Number    | Percent | Number     | Percent | Number    | Percent |
| Agriculture & Mining                                      | 20         | 0.8%    | 117       | 0.5%    | 71         | 1.3%    | 382       | 0.6%    | 141        | 1.9%    | 788       | 0.9%    |
| Construction                                              | 51         | 2.1%    | 293       | 1.2%    | 171        | 3.2%    | 1,156     | 1.8%    | 300        | 4.1%    | 3,293     | 3.8%    |
| Manufacturing                                             | 52         | 2.2%    | 911       | 3.6%    | 141        | 2.6%    | 2,183     | 3.4%    | 207        | 2.8%    | 3,640     | 4.1%    |
| Transportation                                            | 15         | 0.6%    | 263       | 1.1%    | 70         | 1.3%    | 769       | 1.2%    | 120        | 1.6%    | 1,160     | 1.3%    |
| Communication                                             | 13         | 0.5%    | 163       | 0.7%    | 36         | 0.7%    | 375       | 0.6%    | 55         | 0.7%    | 779       | 0.9%    |
| Utility                                                   | 3          | 0.1%    | 35        | 0.1%    | 9          | 0.2%    | 185       | 0.3%    | 14         | 0.2%    | 389       | 0.4%    |
| Wholesale Trade                                           | 28         | 1.2%    | 260       | 1.0%    | 101        | 1.9%    | 903       | 1.4%    | 147        | 2.0%    | 1,683     | 1.9%    |
| Retail Trade Summary                                      | 408        | 16.9%   | 4,611     | 18.4%   | 1,075      | 20.1%   | 14,171    | 21.8%   | 1,490      | 20.2%   | 19,820    | 22.6%   |
| Home Improvement                                          | 4          | 0.2%    | 96        | 0.4%    | 32         | 0.6%    | 614       | 0.9%    | 53         | 0.7%    | 1,004     | 1.1%    |
| General Merchandise Stores                                | 5          | 0.2%    | 29        | 0.1%    | 27         | 0.5%    | 1,246     | 1.9%    | 42         | 0.6%    | 1,630     | 1.9%    |
| Food Stores                                               | 38         | 1.6%    | 616       | 2.5%    | 105        | 2.0%    | 1,652     | 2.5%    | 152        | 2.1%    | 2,649     | 3.0%    |
| Auto Dealers & Gas Stations                               | 7          | 0.3%    | 72        | 0.3%    | 51         | 1.0%    | 439       | 0.7%    | 96         | 1.3%    | 842       | 1.0%    |
| Apparel & Accessory Stores                                | 39         | 1.6%    | 267       | 1.1%    | 99         | 1.9%    | 940       | 1.4%    | 118        | 1.6%    | 1,083     | 1.2%    |
| Furniture & Home Furnishings                              | 16         | 0.7%    | 124       | 0.5%    | 59         | 1.1%    | 578       | 0.9%    | 94         | 1.3%    | 932       | 1.1%    |
| Eating & Drinking Places                                  | 187        | 7.7%    | 2,869     | 11.5%   | 398        | 7.4%    | 6,486     | 10.0%   | 510        | 6.9%    | 8,405     | 9.6%    |
| Miscellaneous Retail                                      | 112        | 4.6%    | 538       | 2.2%    | 305        | 5.7%    | 2,216     | 3.4%    | 425        | 5.8%    | 3,274     | 3.7%    |
| Finance, Insurance, Real Estate Summary                   | 304        | 12.6%   | 3,323     | 13.3%   | 535        | 10.0%   | 4,651     | 7.1%    | 739        | 10.0%   | 5,818     | 6.6%    |
| Banks, Savings & Lending Institutions                     | 38         | 1.6%    | 446       | 1.8%    | 78         | 1.5%    | 771       | 1.2%    | 106        | 1.4%    | 1,056     | 1.2%    |
| Securities Brokers                                        | 54         | 2.2%    | 325       | 1.3%    | 90         | 1.7%    | 480       | 0.7%    | 112        | 1.5%    | 565       | 0.6%    |
| Insurance Carriers & Agents                               | 27         | 1.1%    | 166       | 0.7%    | 58         | 1.1%    | 322       | 0.5%    | 96         | 1.3%    | 543       | 0.6%    |
| Real Estate, Holding, Other Investment Offices            | 185        | 7.7%    | 2,386     | 9.5%    | 310        | 5.8%    | 3,079     | 4.7%    | 425        | 5.8%    | 3,653     | 4.2%    |
| Services Summary                                          | 1,050      | 43.5%   | 9,977     | 39.9%   | 2,324      | 43.5%   | 34,366    | 52.8%   | 3,104      | 42.0%   | 43,807    | 49.9%   |
| Hotels & Lodging                                          | 41         | 1.7%    | 1,150     | 4.6%    | 89         | 1.7%    | 2,790     | 4.3%    | 115        | 1.6%    | 3,123     | 3.6%    |
| Automotive Services                                       | 16         | 0.7%    | 82        | 0.3%    | 66         | 1.2%    | 301       | 0.5%    | 125        | 1.7%    | 546       | 0.6%    |
| Movies & Amusements                                       | 55         | 2.3%    | 389       | 1.6%    | 149        | 2.8%    | 967       | 1.5%    | 202        | 2.7%    | 1,317     | 1.5%    |
| Health Services                                           | 171        | 7.1%    | 2,513     | 10.0%   | 462        | 8.6%    | 15,250    | 23.4%   | 610        | 8.3%    | 18,660    | 21.3%   |
| Legal Services                                            | 137        | 5.7%    | 806       | 3.2%    | 190        | 3.6%    | 1,021     | 1.6%    | 211        | 2.9%    | 1,097     | 1.2%    |
| Education Institutions & Libraries                        | 32         | 1.3%    | 549       | 2.2%    | 79         | 1.5%    | 2,447     | 3.8%    | 122        | 1.7%    | 3,695     | 4.2%    |
| Other Services                                            | 598        | 24.8%   | 4,487     | 17.9%   | 1,288      | 24.1%   | 11,591    | 17.8%   | 1,717      | 23.2%   | 15,369    | 17.5%   |
| Government                                                | 125        | 5.2%    | 4,595     | 18.4%   | 163        | 3.0%    | 5,305     | 8.1%    | 195        | 2.6%    | 5,805     | 6.6%    |
| Unclassified Establishments                               | 345        | 14.3%   | 462       | 1.8%    | 651        | 12.2%   | 671       | 1.0%    | 872        | 11.8%   | 814       | 0.9%    |
| Totals                                                    | 2,414      | 100.0%  | 25,012    | 100.0%  | 5,347      | 100.0%  | 65,117    | 100.0%  | 7,385      | 100.0%  | 87,794    | 100.0%  |

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

# Business Summary

251 Biltmore Ave, Asheville, North Carolina, 28801  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.59484  
Longitude: -82.55172

| by NAICS Codes                                          | Businesses   |               | Employees     |               | Businesses   |               | Employees     |               | Businesses   |               | Employees     |               |
|---------------------------------------------------------|--------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|
|                                                         | Number       | Percent       | Number        | Percent       | Number       | Percent       | Number        | Percent       | Number       | Percent       | Number        | Percent       |
| Agriculture, Forestry, Fishing & Hunting                | 9            | 0.4%          | 37            | 0.1%          | 20           | 0.4%          | 65            | 0.1%          | 28           | 0.4%          | 86            | 0.1%          |
| Mining                                                  | 1            | 0.0%          | 5             | 0.0%          | 3            | 0.1%          | 28            | 0.0%          | 7            | 0.1%          | 53            | 0.1%          |
| Utilities                                               | 2            | 0.1%          | 29            | 0.1%          | 4            | 0.1%          | 70            | 0.1%          | 6            | 0.1%          | 102           | 0.1%          |
| Construction                                            | 58           | 2.4%          | 333           | 1.3%          | 187          | 3.5%          | 1,299         | 2.0%          | 322          | 4.4%          | 3,458         | 3.9%          |
| Manufacturing                                           | 46           | 1.9%          | 536           | 2.1%          | 140          | 2.6%          | 1,869         | 2.9%          | 206          | 2.8%          | 3,319         | 3.8%          |
| Wholesale Trade                                         | 27           | 1.1%          | 257           | 1.0%          | 99           | 1.9%          | 897           | 1.4%          | 145          | 2.0%          | 1,677         | 1.9%          |
| Retail Trade                                            | 211          | 8.7%          | 1,675         | 6.7%          | 647          | 12.1%         | 7,377         | 11.3%         | 934          | 12.6%         | 11,013        | 12.5%         |
| Motor Vehicle & Parts Dealers                           | 7            | 0.3%          | 71            | 0.3%          | 41           | 0.8%          | 397           | 0.6%          | 77           | 1.0%          | 768           | 0.9%          |
| Furniture & Home Furnishings Stores                     | 9            | 0.4%          | 82            | 0.3%          | 37           | 0.7%          | 329           | 0.5%          | 57           | 0.8%          | 615           | 0.7%          |
| Electronics & Appliance Stores                          | 4            | 0.2%          | 36            | 0.1%          | 15           | 0.3%          | 190           | 0.3%          | 21           | 0.3%          | 213           | 0.2%          |
| Building Material & Garden Equipment & Supplies Dealers | 4            | 0.2%          | 96            | 0.4%          | 32           | 0.6%          | 614           | 0.9%          | 52           | 0.7%          | 1,001         | 1.1%          |
| Food & Beverage Stores                                  | 40           | 1.7%          | 596           | 2.4%          | 95           | 1.8%          | 1,571         | 2.4%          | 142          | 1.9%          | 2,615         | 3.0%          |
| Health & Personal Care Stores                           | 11           | 0.5%          | 48            | 0.2%          | 65           | 1.2%          | 594           | 0.9%          | 95           | 1.3%          | 908           | 1.0%          |
| Gasoline Stations & Fuel Dealers                        | 0            | 0.0%          | 1             | 0.0%          | 11           | 0.2%          | 72            | 0.1%          | 22           | 0.3%          | 109           | 0.1%          |
| Clothing, Clothing Accessories, Shoe and Jewelry Stores | 48           | 2.0%          | 294           | 1.2%          | 127          | 2.4%          | 1,104         | 1.7%          | 150          | 2.0%          | 1,275         | 1.5%          |
| Sporting Goods, Hobby, Book, & Music Stores             | 78           | 3.2%          | 410           | 1.6%          | 176          | 3.3%          | 1,158         | 1.8%          | 239          | 3.2%          | 1,574         | 1.8%          |
| General Merchandise Stores                              | 10           | 0.4%          | 39            | 0.2%          | 48           | 0.9%          | 1,348         | 2.1%          | 78           | 1.1%          | 1,934         | 2.2%          |
| Transportation & Warehousing                            | 15           | 0.6%          | 167           | 0.7%          | 49           | 0.9%          | 564           | 0.9%          | 79           | 1.1%          | 770           | 0.9%          |
| Information                                             | 59           | 2.4%          | 896           | 3.6%          | 117          | 2.2%          | 1,441         | 2.2%          | 156          | 2.1%          | 1,962         | 2.2%          |
| Finance & Insurance                                     | 118          | 4.9%          | 933           | 3.7%          | 223          | 4.2%          | 1,606         | 2.5%          | 313          | 4.2%          | 2,211         | 2.5%          |
| Central Bank/Credit Intermediation & Related Activities | 36           | 1.5%          | 441           | 1.8%          | 73           | 1.4%          | 790           | 1.2%          | 100          | 1.4%          | 1,083         | 1.2%          |
| Securities & Commodity Contracts                        | 55           | 2.3%          | 326           | 1.3%          | 93           | 1.7%          | 494           | 0.8%          | 116          | 1.6%          | 580           | 0.7%          |
| Funds, Trusts & Other Financial Vehicles                | 27           | 1.1%          | 166           | 0.7%          | 58           | 1.1%          | 322           | 0.5%          | 97           | 1.3%          | 547           | 0.6%          |
| Real Estate, Rental & Leasing                           | 168          | 7.0%          | 2,105         | 8.4%          | 312          | 5.8%          | 2,924         | 4.5%          | 446          | 6.0%          | 3,528         | 4.0%          |
| Professional, Scientific & Tech Services                | 331          | 13.7%         | 2,237         | 8.9%          | 582          | 10.9%         | 3,497         | 5.4%          | 735          | 10.0%         | 4,493         | 5.1%          |
| Legal Services                                          | 143          | 5.9%          | 820           | 3.3%          | 197          | 3.7%          | 1,037         | 1.6%          | 218          | 3.0%          | 1,114         | 1.3%          |
| Management of Companies & Enterprises                   | 13           | 0.5%          | 80            | 0.3%          | 21           | 0.4%          | 103           | 0.2%          | 27           | 0.4%          | 123           | 0.1%          |
| Administrative, Support & Waste Management Services     | 54           | 2.2%          | 620           | 2.5%          | 148          | 2.8%          | 2,308         | 3.5%          | 224          | 3.0%          | 2,872         | 3.3%          |
| Educational Services                                    | 38           | 1.6%          | 502           | 2.0%          | 110          | 2.1%          | 2,446         | 3.8%          | 166          | 2.2%          | 3,745         | 4.3%          |
| Health Care & Social Assistance                         | 254          | 10.5%         | 3,306         | 13.2%         | 625          | 11.7%         | 17,584        | 27.0%         | 812          | 11.0%         | 22,207        | 25.3%         |
| Arts, Entertainment & Recreation                        | 55           | 2.3%          | 591           | 2.4%          | 146          | 2.7%          | 2,244         | 3.4%          | 193          | 2.6%          | 3,209         | 3.7%          |
| Accommodation & Food Services                           | 232          | 9.6%          | 4,057         | 16.2%         | 500          | 9.4%          | 9,430         | 14.5%         | 641          | 8.7%          | 11,722        | 13.4%         |
| Accommodation                                           | 41           | 1.7%          | 1,150         | 4.6%          | 89           | 1.7%          | 2,790         | 4.3%          | 115          | 1.6%          | 3,123         | 3.6%          |
| Food Services & Drinking Places                         | 191          | 7.9%          | 2,906         | 11.6%         | 410          | 7.7%          | 6,639         | 10.2%         | 526          | 7.1%          | 8,598         | 9.8%          |
| Other Services (except Public Administration)           | 251          | 10.4%         | 1,562         | 6.2%          | 602          | 11.3%         | 3,383         | 5.2%          | 879          | 11.9%         | 4,621         | 5.3%          |
| Automotive Repair & Maintenance                         | 13           | 0.5%          | 61            | 0.2%          | 50           | 0.9%          | 237           | 0.4%          | 97           | 1.3%          | 450           | 0.5%          |
| Public Administration                                   | 128          | 5.3%          | 4,630         | 18.5%         | 165          | 3.1%          | 5,326         | 8.2%          | 196          | 2.7%          | 5,826         | 6.6%          |
| Unclassified Establishments                             | 343          | 14.2%         | 454           | 1.8%          | 648          | 12.1%         | 655           | 1.0%          | 869          | 11.8%         | 798           | 0.9%          |
| <b>Total</b>                                            | <b>2,414</b> | <b>100.0%</b> | <b>25,012</b> | <b>100.0%</b> | <b>5,347</b> | <b>100.0%</b> | <b>65,117</b> | <b>100.0%</b> | <b>7,385</b> | <b>100.0%</b> | <b>87,794</b> | <b>100.0%</b> |

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

# Key Facts

251 Biltmore Ave, Asheville, North Carolina, 28801 (1 mile)

251 Biltmore Ave, Asheville, North Carolina, 28801

Ring of 1 mile

Prepared by Esri

Latitude: 35.59484

Longitude: -82.55172

## Key Facts

251 Biltmore Ave, Asheville, North Carolina, 28801  
Ring of 1 mile

### KEY FACTS

9,892

Population



1.7

Average Household Size

40.1

Median Age

\$52,365

Median Household Income

### EDUCATION

8.9%

No High School Diploma



15.9%

High School Graduate



22.3%

Some College/  
Associate's Degree



52.9%

Bachelor's/Grad/  
Prof Degree

### BUSINESS



2,414

Total Businesses



25,012

Total Employees

### EMPLOYMENT



69.8%

White Collar



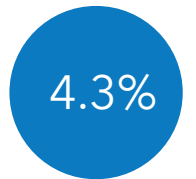
10.2%

Blue Collar



20.0%

Services



4.3%

Unemployment Rate

### INCOME



\$52,365

Median Household Income



\$46,093

Per Capita Income



\$17,843

Median Net Worth

### 2023 Households by income (Esri)

The largest group: <\$15,000 (19.6%)

The smallest group: \$150,000 - \$199,999 (5.7%)

| Indicator ▲           | Value | Diff   |
|-----------------------|-------|--------|
| <\$15,000             | 19.6% | +10.2% |
| \$15,000 - \$24,999   | 11.2% | +3.8%  |
| \$25,000 - \$34,999   | 7.8%  | -0.2%  |
| \$35,000 - \$49,999   | 9.5%  | -2.5%  |
| \$50,000 - \$74,999   | 14.5% | -3.1%  |
| \$75,000 - \$99,999   | 9.7%  | -4.3%  |
| \$100,000 - \$149,999 | 12.3% | -3.1%  |
| \$150,000 - \$199,999 | 5.7%  | -1.4%  |
| \$200,000+            | 9.8%  | +0.7%  |

Bars show deviation from 37021 (Buncombe County)

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2023 Esri

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

# Key Facts

251 Biltmore Ave, Asheville, North Carolina, 28801 (3 miles)

251 Biltmore Ave, Asheville, North Carolina, 28801

Ring of 3 miles

Prepared by Esri

Latitude: 35.59484

Longitude: -82.55172

## Key Facts

251 Biltmore Ave, Asheville, North Carolina, 28801  
Ring of 3 miles

### KEY FACTS

55,933

Population



Average Household Size

38.9

Median Age

\$61,965

Median Household Income

### EDUCATION

5.9%

No High School Diploma



19.1%

High School Graduate



20.3%

Some College/  
Associate's Degree



54.6%

Bachelor's/Grad/  
Prof Degree

### BUSINESS



5,347

Total Businesses



65,117

Total Employees

### EMPLOYMENT



67.2%

White Collar



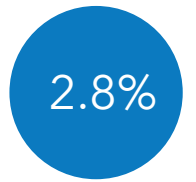
13.9%

Blue Collar



18.9%

Services



Unemployment Rate

### INCOME



\$61,965

Median Household Income



\$45,816

Per Capita Income



\$64,395

Median Net Worth

### 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.6%)

The smallest group: \$150,000 - \$199,999 (7.1%)

| Indicator ▲           | Value | Diff  |  |  |
|-----------------------|-------|-------|--|--|
| <\$15,000             | 14.1% | +4.7% |  |  |
| \$15,000 - \$24,999   | 8.5%  | +1.1% |  |  |
| \$25,000 - \$34,999   | 7.7%  | -0.3% |  |  |
| \$35,000 - \$49,999   | 10.2% | -1.8% |  |  |
| \$50,000 - \$74,999   | 16.6% | -1.0% |  |  |
| \$75,000 - \$99,999   | 11.4% | -2.6% |  |  |
| \$100,000 - \$149,999 | 13.8% | -1.6% |  |  |
| \$150,000 - \$199,999 | 7.1%  | 0     |  |  |
| \$200,000+            | 10.6% | +1.5% |  |  |

Bars show deviation from 37021 (Buncombe County)

# Key Facts

251 Biltmore Ave, Asheville, North Carolina, 28801 (5 miles)

251 Biltmore Ave, Asheville, North Carolina, 28801

Ring of 5 miles

Prepared by Esri

Latitude: 35.59484

Longitude: -82.55172

## Key Facts

251 Biltmore Ave, Asheville, North Carolina, 28801  
Ring of 5 miles

### KEY FACTS

103,567

Population



Average Household Size

40.7

Median Age

\$63,637

Median Household Income

### EDUCATION

6.0%

No High School Diploma



19.0%

High School Graduate



22.8%

Some College/  
Associate's Degree



52.2%

Bachelor's/Grad/  
Prof Degree

### BUSINESS



7,385

Total Businesses



87,794

Total Employees

### EMPLOYMENT



White Collar



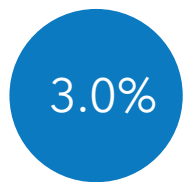
14.9%

Blue Collar



18.4%

Services



Unemployment Rate

### INCOME



\$63,637

Median Household Income



\$45,142

Per Capita Income



\$87,170

Median Net Worth

### 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.5%)

The smallest group: \$150,000 - \$199,999 (7.4%)

| Indicator ▲           | Value | Diff  |  |  |
|-----------------------|-------|-------|--|--|
| <\$15,000             | 11.9% | +2.5% |  |  |
| \$15,000 - \$24,999   | 8.4%  | +1.0% |  |  |
| \$25,000 - \$34,999   | 8.2%  | +0.2% |  |  |
| \$35,000 - \$49,999   | 11.1% | -0.9% |  |  |
| \$50,000 - \$74,999   | 16.5% | -1.1% |  |  |
| \$75,000 - \$99,999   | 12.1% | -1.9% |  |  |
| \$100,000 - \$149,999 | 14.4% | -1.0% |  |  |
| \$150,000 - \$199,999 | 7.4%  | +0.3% |  |  |
| \$200,000+            | 10.0% | +0.9% |  |  |

Bars show deviation from 37021 (Buncombe County)

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2023 Esri

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

# Demographic and Income Profile

251 Biltmore Ave, Asheville, North Carolina, 28801  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 35.59484  
 Longitude: -82.55172

| Summary                       | Census 2010 | Census 2020 | 2023  | 2028   |
|-------------------------------|-------------|-------------|-------|--------|
| Population                    | 8,491       | 9,354       | 9,892 | 11,047 |
| Households                    | 4,240       | 4,929       | 5,185 | 5,878  |
| Families                      | 1,358       | 1,637       | 1,529 | 1,792  |
| Average Household Size        | 1.79        | 1.71        | 1.73  | 1.72   |
| Owner Occupied Housing Units  | 1,377       | 1,581       | 1,819 | 1,881  |
| Renter Occupied Housing Units | 2,863       | 3,348       | 3,366 | 3,997  |
| Median Age                    | 37.1        | 40.1        | 40.1  | 41.4   |

| Trends: 2023-2028 Annual Rate | Area  | State | National |
|-------------------------------|-------|-------|----------|
| Population                    | 2.23% | 0.53% | 0.30%    |
| Households                    | 2.54% | 0.68% | 0.49%    |
| Families                      | 3.23% | 0.60% | 0.44%    |
| Owner HHs                     | 0.67% | 0.78% | 0.66%    |
| Median Household Income       | 2.35% | 3.37% | 2.57%    |

| Households by Income  | 2023   |         | 2028   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 1,015  | 19.6%   | 1,089  | 18.5%   |
| \$15,000 - \$24,999   | 579    | 11.2%   | 576    | 9.8%    |
| \$25,000 - \$34,999   | 406    | 7.8%    | 391    | 6.7%    |
| \$35,000 - \$49,999   | 494    | 9.5%    | 527    | 9.0%    |
| \$50,000 - \$74,999   | 751    | 14.5%   | 817    | 13.9%   |
| \$75,000 - \$99,999   | 501    | 9.7%    | 586    | 10.0%   |
| \$100,000 - \$149,999 | 636    | 12.3%   | 837    | 14.2%   |
| \$150,000 - \$199,999 | 297    | 5.7%    | 433    | 7.4%    |
| \$200,000+            | 506    | 9.8%    | 621    | 10.6%   |

|                          |          |           |
|--------------------------|----------|-----------|
| Median Household Income  | \$52,365 | \$58,819  |
| Average Household Income | \$89,372 | \$100,202 |
| Per Capita Income        | \$46,093 | \$52,426  |

| Population by Age | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 333         | 3.9%    | 291         | 3.1%    | 324    | 3.3%    | 384    | 3.5%    |
| 5 - 9             | 275         | 3.2%    | 296         | 3.2%    | 309    | 3.1%    | 346    | 3.1%    |
| 10 - 14           | 238         | 2.8%    | 256         | 2.7%    | 290    | 2.9%    | 327    | 3.0%    |
| 15 - 19           | 390         | 4.6%    | 365         | 3.9%    | 424    | 4.3%    | 457    | 4.1%    |
| 20 - 24           | 912         | 10.7%   | 633         | 6.8%    | 833    | 8.4%    | 941    | 8.5%    |
| 25 - 34           | 1,814       | 21.4%   | 2,050       | 21.9%   | 1,922  | 19.4%   | 1,917  | 17.4%   |
| 35 - 44           | 1,231       | 14.5%   | 1,445       | 15.4%   | 1,464  | 14.8%   | 1,694  | 15.3%   |
| 45 - 54           | 1,231       | 14.5%   | 1,228       | 13.1%   | 1,214  | 12.3%   | 1,389  | 12.6%   |
| 55 - 64           | 1,120       | 13.2%   | 1,233       | 13.2%   | 1,397  | 14.1%   | 1,458  | 13.2%   |
| 65 - 74           | 552         | 6.5%    | 1,089       | 11.6%   | 1,065  | 10.8%   | 1,217  | 11.0%   |
| 75 - 84           | 266         | 3.1%    | 385         | 4.1%    | 462    | 4.7%    | 685    | 6.2%    |
| 85+               | 128         | 1.5%    | 85          | 0.9%    | 187    | 1.9%    | 233    | 2.1%    |

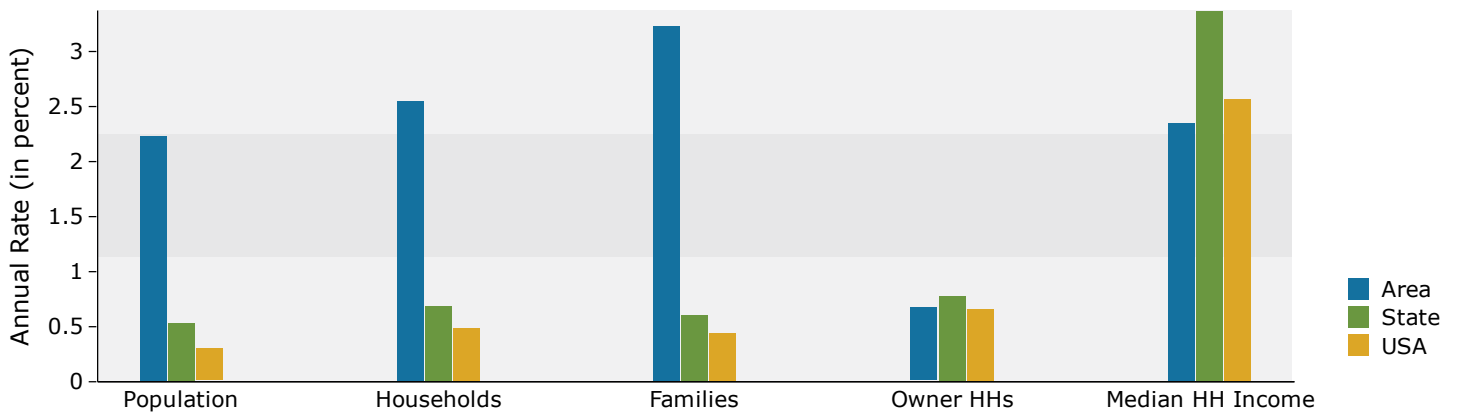
| Race and Ethnicity         | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 5,958       | 70.2%   | 6,922       | 74.0%   | 7,222  | 73.0%   | 7,837  | 70.9%   |
| Black Alone                | 2,143       | 25.2%   | 1,505       | 16.1%   | 1,618  | 16.4%   | 1,922  | 17.4%   |
| American Indian Alone      | 33          | 0.4%    | 46          | 0.5%    | 51     | 0.5%    | 56     | 0.5%    |
| Asian Alone                | 79          | 0.9%    | 120         | 1.3%    | 145    | 1.5%    | 192    | 1.7%    |
| Pacific Islander Alone     | 7           | 0.1%    | 22          | 0.2%    | 25     | 0.3%    | 29     | 0.3%    |
| Some Other Race Alone      | 68          | 0.8%    | 194         | 2.1%    | 215    | 2.2%    | 271    | 2.5%    |
| Two or More Races          | 205         | 2.4%    | 546         | 5.8%    | 617    | 6.2%    | 741    | 6.7%    |
| Hispanic Origin (Any Race) | 260         | 3.1%    | 445         | 4.8%    | 503    | 5.1%    | 621    | 5.6%    |

**Data Note:** Income is expressed in current dollars.

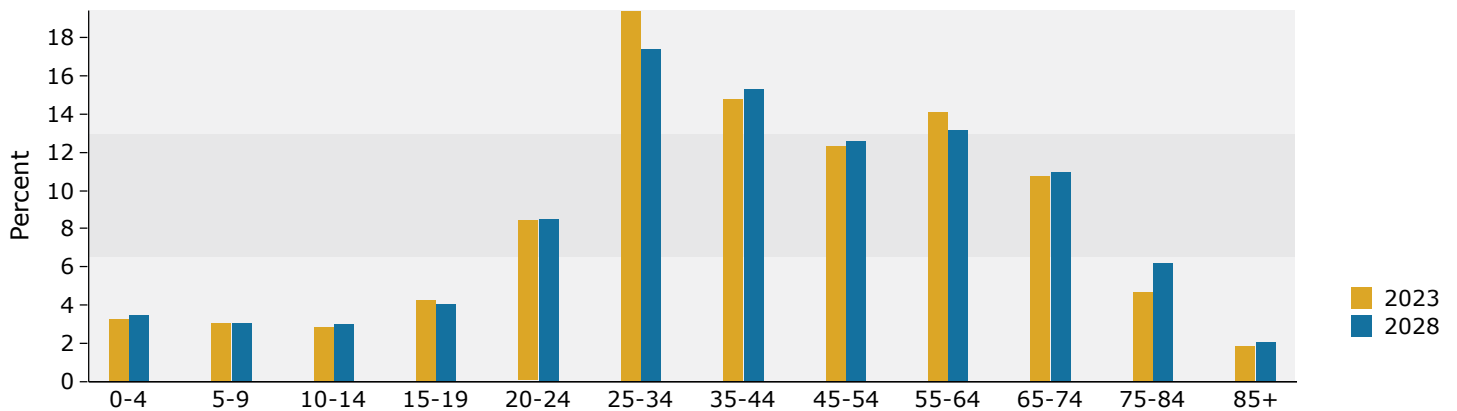
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



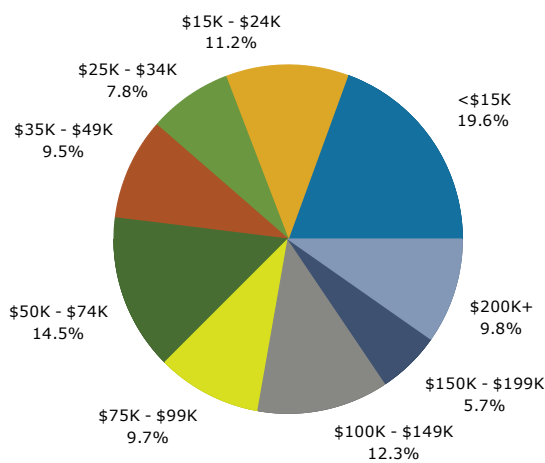
## Trends 2023-2028



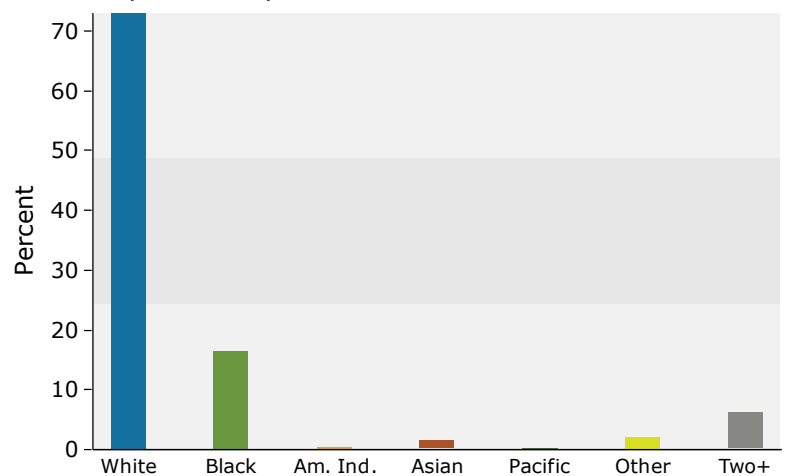
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 5.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographic and Income Profile

251 Biltmore Ave, Asheville, North Carolina, 28801  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.59484  
 Longitude: -82.55172

| Summary                       | Census 2010 | Census 2020 | 2023   | 2028   |
|-------------------------------|-------------|-------------|--------|--------|
| Population                    | 48,725      | 53,976      | 55,933 | 57,802 |
| Households                    | 21,418      | 24,615      | 25,654 | 26,846 |
| Families                      | 10,033      | 11,464      | 11,325 | 11,802 |
| Average Household Size        | 2.11        | 2.05        | 2.05   | 2.03   |
| Owner Occupied Housing Units  | 10,617      | 11,718      | 12,336 | 12,862 |
| Renter Occupied Housing Units | 10,801      | 12,897      | 13,318 | 13,983 |
| Median Age                    | 36.8        | 38.9        | 38.9   | 39.8   |

| Trends: 2023-2028 Annual Rate | Area  | State | National |
|-------------------------------|-------|-------|----------|
| Population                    | 0.66% | 0.53% | 0.30%    |
| Households                    | 0.91% | 0.68% | 0.49%    |
| Families                      | 0.83% | 0.60% | 0.44%    |
| Owner HHs                     | 0.84% | 0.78% | 0.66%    |
| Median Household Income       | 2.96% | 3.37% | 2.57%    |

| Households by Income  | 2023   |         | 2028   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 3,617  | 14.1%   | 3,358  | 12.5%   |
| \$15,000 - \$24,999   | 2,193  | 8.5%    | 1,935  | 7.2%    |
| \$25,000 - \$34,999   | 1,970  | 7.7%    | 1,708  | 6.4%    |
| \$35,000 - \$49,999   | 2,614  | 10.2%   | 2,450  | 9.1%    |
| \$50,000 - \$74,999   | 4,269  | 16.6%   | 4,401  | 16.4%   |
| \$75,000 - \$99,999   | 2,919  | 11.4%   | 3,236  | 12.1%   |
| \$100,000 - \$149,999 | 3,539  | 13.8%   | 4,157  | 15.5%   |
| \$150,000 - \$199,999 | 1,824  | 7.1%    | 2,379  | 8.9%    |
| \$200,000+            | 2,708  | 10.6%   | 3,222  | 12.0%   |

|                          |          |           |
|--------------------------|----------|-----------|
| Median Household Income  | \$61,965 | \$71,689  |
| Average Household Income | \$99,406 | \$113,088 |
| Per Capita Income        | \$45,816 | \$52,717  |

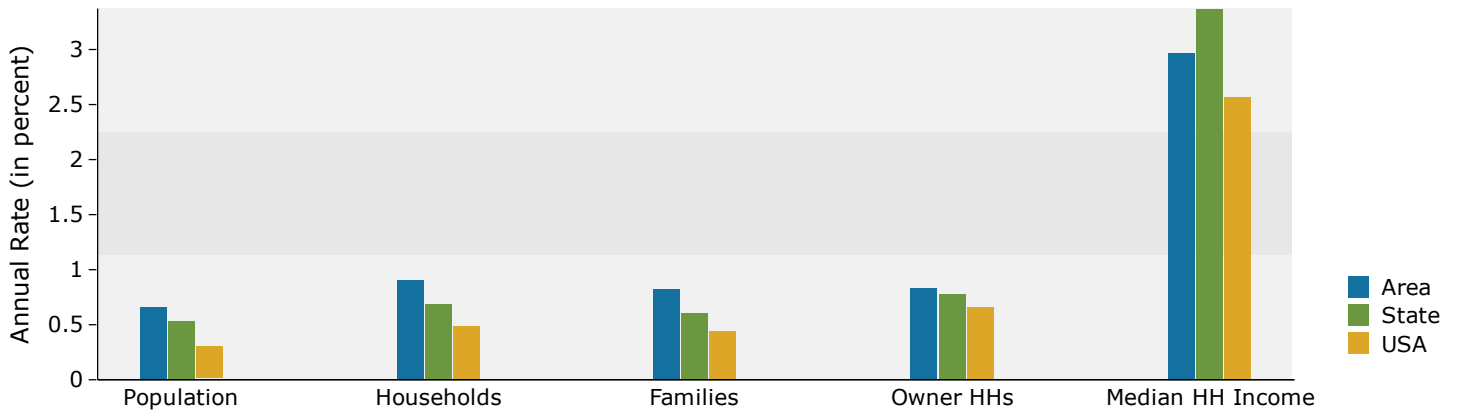
| Population by Age | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 2,791       | 5.7%    | 2,360       | 4.4%    | 2,676  | 4.8%    | 2,794  | 4.8%    |
| 5 - 9             | 2,510       | 5.2%    | 2,421       | 4.5%    | 2,722  | 4.9%    | 2,732  | 4.7%    |
| 10 - 14           | 2,088       | 4.3%    | 2,520       | 4.7%    | 2,566  | 4.6%    | 2,569  | 4.4%    |
| 15 - 19           | 2,909       | 6.0%    | 3,287       | 6.1%    | 3,420  | 6.1%    | 3,445  | 6.0%    |
| 20 - 24           | 4,454       | 9.1%    | 3,831       | 7.1%    | 4,612  | 8.2%    | 4,945  | 8.6%    |
| 25 - 34           | 8,342       | 17.1%   | 9,305       | 17.2%   | 8,791  | 15.7%   | 8,374  | 14.5%   |
| 35 - 44           | 6,397       | 13.1%   | 8,001       | 14.8%   | 7,596  | 13.6%   | 7,836  | 13.6%   |
| 45 - 54           | 6,218       | 12.8%   | 6,384       | 11.8%   | 6,210  | 11.1%   | 6,718  | 11.6%   |
| 55 - 64           | 6,028       | 12.4%   | 6,334       | 11.7%   | 6,856  | 12.3%   | 6,586  | 11.4%   |
| 65 - 74           | 3,482       | 7.1%    | 6,077       | 11.3%   | 5,890  | 10.5%   | 6,097  | 10.5%   |
| 75 - 84           | 2,290       | 4.7%    | 2,468       | 4.6%    | 3,184  | 5.7%    | 4,116  | 7.1%    |
| 85+               | 1,216       | 2.5%    | 988         | 1.8%    | 1,410  | 2.5%    | 1,590  | 2.8%    |

| Race and Ethnicity         | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 37,634      | 77.2%   | 40,523      | 75.1%   | 41,358 | 73.9%   | 41,816 | 72.3%   |
| Black Alone                | 7,922       | 16.3%   | 6,587       | 12.2%   | 6,911  | 12.4%   | 7,261  | 12.6%   |
| American Indian Alone      | 176         | 0.4%    | 215         | 0.4%    | 237    | 0.4%    | 253    | 0.4%    |
| Asian Alone                | 424         | 0.9%    | 651         | 1.2%    | 745    | 1.3%    | 875    | 1.5%    |
| Pacific Islander Alone     | 23          | 0.0%    | 155         | 0.3%    | 174    | 0.3%    | 204    | 0.4%    |
| Some Other Race Alone      | 1,264       | 2.6%    | 2,117       | 3.9%    | 2,389  | 4.3%    | 2,735  | 4.7%    |
| Two or More Races          | 1,281       | 2.6%    | 3,729       | 6.9%    | 4,119  | 7.4%    | 4,658  | 8.1%    |
| Hispanic Origin (Any Race) | 2,902       | 6.0%    | 3,975       | 7.4%    | 4,484  | 8.0%    | 5,073  | 8.8%    |

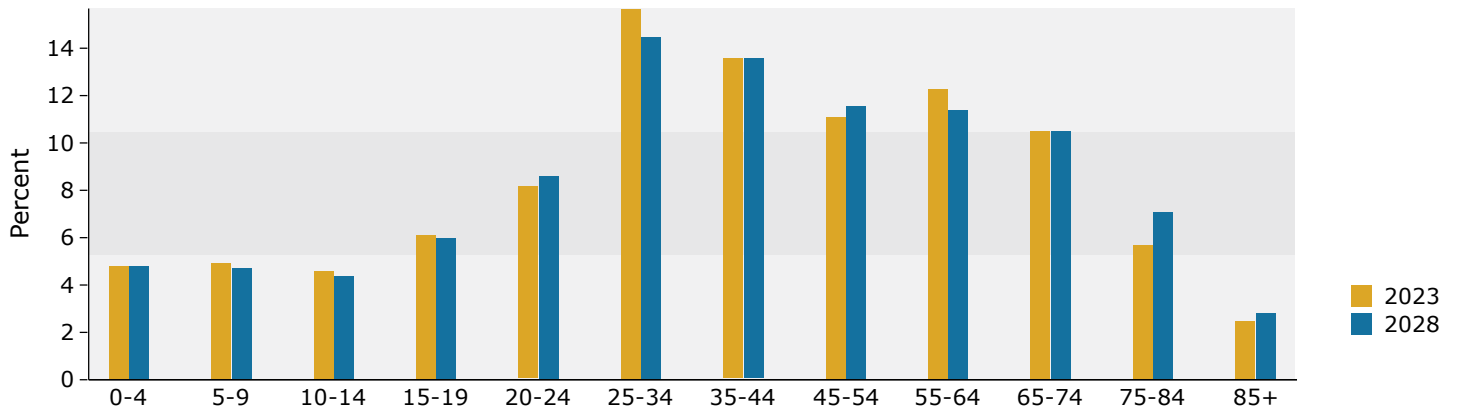
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

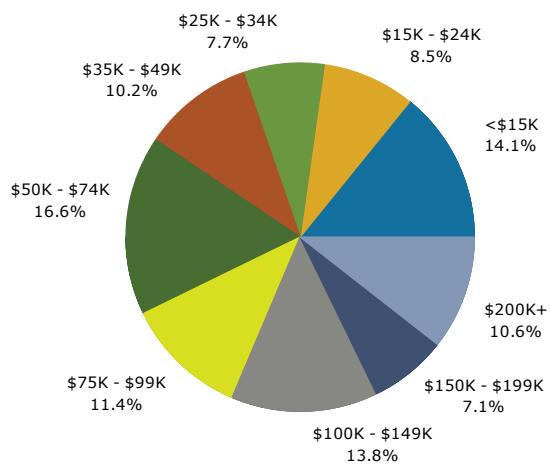
## Trends 2023-2028



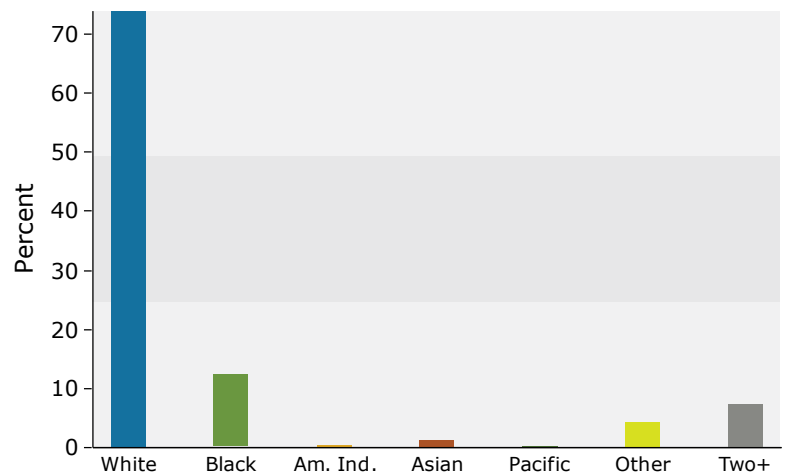
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 8.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographic and Income Profile

251 Biltmore Ave, Asheville, North Carolina, 28801  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 35.59484  
 Longitude: -82.55172

| Summary                       | Census 2010 | Census 2020 | 2023    | 2028    |
|-------------------------------|-------------|-------------|---------|---------|
| Population                    | 90,741      | 100,496     | 103,567 | 106,322 |
| Households                    | 39,612      | 44,925      | 46,509  | 48,240  |
| Families                      | 20,708      | 22,926      | 23,039  | 23,791  |
| Average Household Size        | 2.19        | 2.14        | 2.13    | 2.11    |
| Owner Occupied Housing Units  | 22,044      | 24,106      | 24,914  | 25,908  |
| Renter Occupied Housing Units | 17,565      | 20,819      | 21,595  | 22,332  |
| Median Age                    | 38.1        | 39.8        | 40.7    | 41.7    |

| Trends: 2023-2028 Annual Rate | Area  | State | National |
|-------------------------------|-------|-------|----------|
| Population                    | 0.53% | 0.53% | 0.30%    |
| Households                    | 0.73% | 0.68% | 0.49%    |
| Families                      | 0.64% | 0.60% | 0.44%    |
| Owner HHs                     | 0.79% | 0.78% | 0.66%    |
| Median Household Income       | 3.20% | 3.37% | 2.57%    |

| Households by Income  | 2023   |         | 2028   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 5,519  | 11.9%   | 4,967  | 10.3%   |
| \$15,000 - \$24,999   | 3,888  | 8.4%    | 3,349  | 6.9%    |
| \$25,000 - \$34,999   | 3,834  | 8.2%    | 3,360  | 7.0%    |
| \$35,000 - \$49,999   | 5,169  | 11.1%   | 4,848  | 10.0%   |
| \$50,000 - \$74,999   | 7,657  | 16.5%   | 7,709  | 16.0%   |
| \$75,000 - \$99,999   | 5,647  | 12.1%   | 6,026  | 12.5%   |
| \$100,000 - \$149,999 | 6,691  | 14.4%   | 7,884  | 16.3%   |
| \$150,000 - \$199,999 | 3,443  | 7.4%    | 4,574  | 9.5%    |
| \$200,000+            | 4,661  | 10.0%   | 5,524  | 11.5%   |

|                          |           |           |
|--------------------------|-----------|-----------|
| Median Household Income  | \$63,637  | \$74,491  |
| Average Household Income | \$100,289 | \$114,406 |
| Per Capita Income        | \$45,142  | \$52,003  |

| Population by Age | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 5,358       | 5.9%    | 4,583       | 4.6%    | 5,057  | 4.9%    | 5,226  | 4.9%    |
| 5 - 9             | 4,810       | 5.3%    | 4,806       | 4.8%    | 5,203  | 5.0%    | 5,169  | 4.9%    |
| 10 - 14           | 4,291       | 4.7%    | 4,996       | 5.0%    | 5,156  | 5.0%    | 5,102  | 4.8%    |
| 15 - 19           | 5,081       | 5.6%    | 5,561       | 5.5%    | 5,789  | 5.6%    | 5,921  | 5.6%    |
| 20 - 24           | 7,008       | 7.7%    | 6,471       | 6.4%    | 7,109  | 6.9%    | 7,699  | 7.2%    |
| 25 - 34           | 14,910      | 16.4%   | 16,483      | 16.4%   | 14,955 | 14.4%   | 14,308 | 13.5%   |
| 35 - 44           | 11,867      | 13.1%   | 14,865      | 14.8%   | 14,357 | 13.9%   | 14,318 | 13.5%   |
| 45 - 54           | 11,933      | 13.2%   | 11,834      | 11.8%   | 11,887 | 11.5%   | 12,943 | 12.2%   |
| 55 - 64           | 11,624      | 12.8%   | 12,212      | 12.2%   | 13,161 | 12.7%   | 12,419 | 11.7%   |
| 65 - 74           | 7,069       | 7.8%    | 11,588      | 11.5%   | 11,737 | 11.3%   | 11,998 | 11.3%   |
| 75 - 84           | 4,642       | 5.1%    | 5,137       | 5.1%    | 6,422  | 6.2%    | 8,119  | 7.6%    |
| 85+               | 2,150       | 2.4%    | 1,961       | 2.0%    | 2,735  | 2.6%    | 3,101  | 2.9%    |

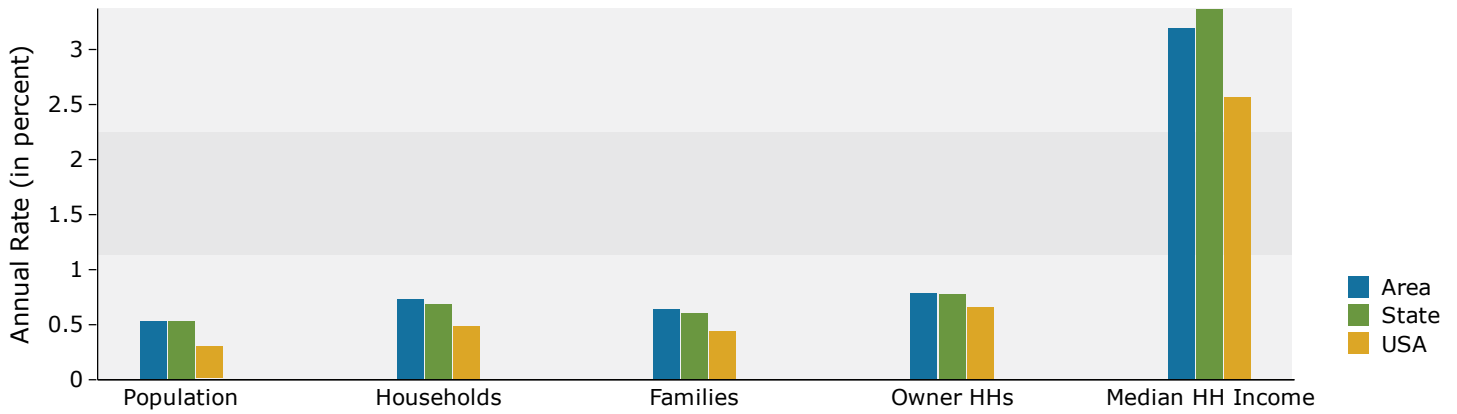
| Race and Ethnicity     | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                        | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone            | 72,822      | 80.3%   | 76,787      | 76.4%   | 78,088 | 75.4%   | 78,418 | 73.8%   |
| Black Alone            | 11,047      | 12.2%   | 9,662       | 9.6%    | 10,036 | 9.7%    | 10,388 | 9.8%    |
| American Indian Alone  | 337         | 0.4%    | 455         | 0.5%    | 493    | 0.5%    | 531    | 0.5%    |
| Asian Alone            | 896         | 1.0%    | 1,293       | 1.3%    | 1,461  | 1.4%    | 1,710  | 1.6%    |
| Pacific Islander Alone | 191         | 0.2%    | 308         | 0.3%    | 336    | 0.3%    | 383    | 0.4%    |
| Some Other Race Alone  | 3,036       | 3.3%    | 4,593       | 4.6%    | 5,062  | 4.9%    | 5,799  | 5.5%    |
| Two or More Races      | 2,412       | 2.7%    | 7,398       | 7.4%    | 8,091  | 7.8%    | 9,093  | 8.6%    |

|                            |       |      |       |      |       |      |        |       |
|----------------------------|-------|------|-------|------|-------|------|--------|-------|
| Hispanic Origin (Any Race) | 6,533 | 7.2% | 8,721 | 8.7% | 9,629 | 9.3% | 10,872 | 10.2% |
|----------------------------|-------|------|-------|------|-------|------|--------|-------|

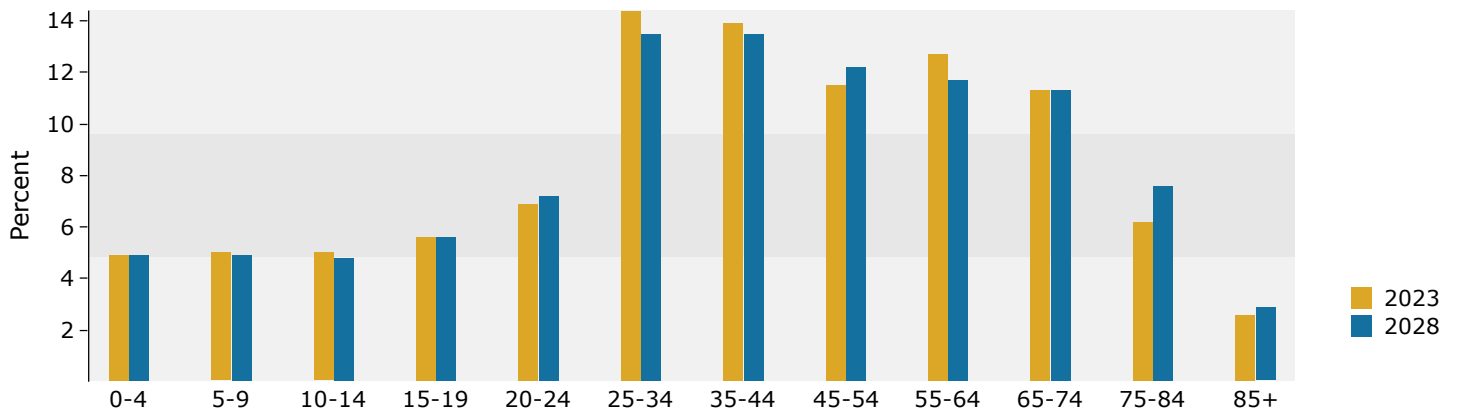
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

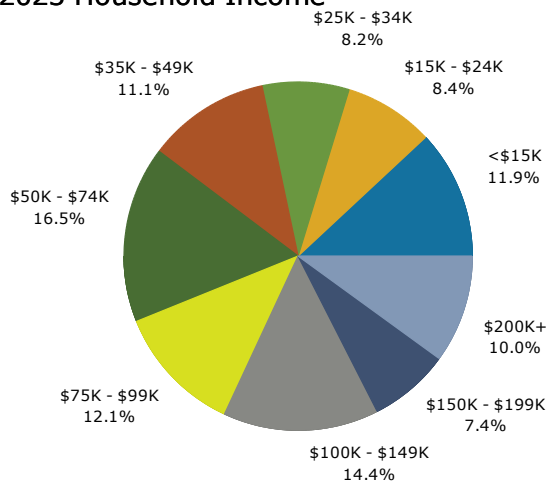
## Trends 2023-2028



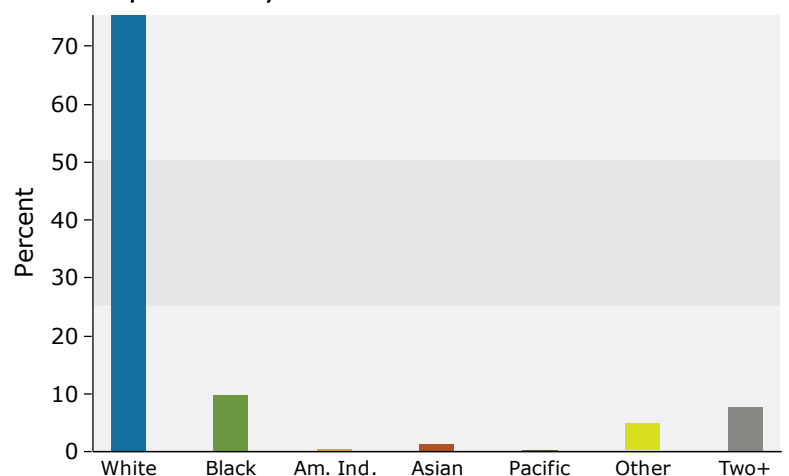
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 9.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.