

FOR LEASE

1380 TUNNEL ROAD • ASHEVILLE • NC

RETAIL & WAREHOUSE OPPORTUNITY

EAST ASHEVILLE

\$12.50 PSF NNN

**21,433 SQFT / Tunnel Rd Frontage
Only 1/2 Mile To I-40**

SEE INSIDE FOR MORE INFORMATION!



1380 Tunnel Road

Exceptional 21,433 SF retail and warehouse opportunity on Tunnel Road, only ½ mile from I-40. The property combines an ~11,000 SF retail box formerly occupied by a grocery user with a ~10,000 SF warehouse. Features include dock doors, drive-in bays and 3-phase power. This versatile facility is ideally suited for grocery, automotive, wholesale, distribution, trade suppliers, and retail users requiring both prominent visibility and warehouse functionality.



RETAIL/WAREHOUSE SPACE

SIZE (+/-)	ANNUAL RENT/PSF	MONTHLY RENT	LEASE TYPE	TERM	UPFIT ALLOWANCE
21,433 SQFT	\$12.50	\$22,326	Triple Net	Negotiable	Negotiable
- 10,996 SQFT Retail					
- 10,437 SQFT Warehouse					

PROPERTY SUMMARY

LOCATION
East Asheville
±0.4 miles I-40 Exit 55

LAND AREA
±1.7

PARKING
Paved
±38

YEAR BUILT
Est. 1980

ZONING
Highway Business – City of Asheville

FOUNDATION
Concrete

FLOOR PLANS
[Click here for floor plans](#)

2025 PROPERTY TAXES
\$6,661.50

2026 PROPERTY INSURANCE
\$6,600

AADT TRAFFIC
±16,739 Tunnel Rd / 0.16 miles away
±59,516 I-40 Exit 55 / 0.4 miles away

FLOOD ZONE
Zone X “Minimal Flood Risk”

- UTILITIES**
- City water / MSD sewer
 - Electric – Duke Energy Progress
 - Gas – available at Tunnel Rd
 - Fiber – available at Tunnel Rd

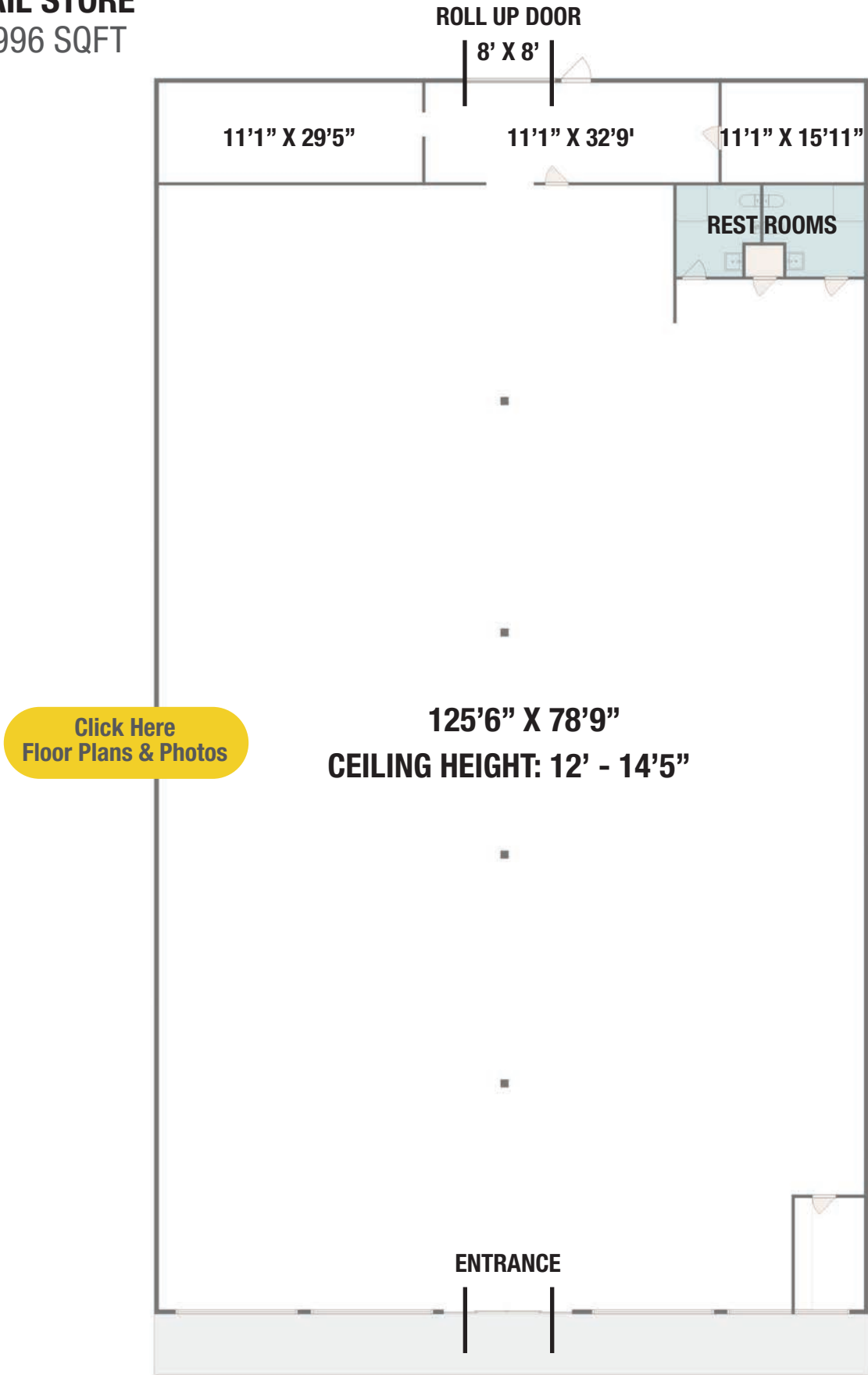
	RETAIL UNIT	WAREHOUSE UNIT
GROSS BUILDING AREA	± 10,996	± 10,437
DIMENSIONS	~123’5” x 77’11”	~129’9” x 79’8”
CLEAR CEILING HEIGHT	12’ to 14’5”	12’ to 14’5”
COLUMN SPACING	25’ x 37’9”	Varies 20’ to 25’ x 37’9”
HVAC	Electric Only To Be Replaced	Ducts In Place / No System
SPRINKLERS	None	None
RESTROOMS	2	Plumbing Stub-Ups
LIGHTING	Fluorescent	Fluorescent
DRIVE-IN BAYS	One 8’ x 8’	One 10’ x 10’
LOADING DOCKS	None	Two 10’ x 10’
ELECTRICAL CAPACITY	3-Phase / 200-Amp Panels	3-Phase / 200-Amp Panels

DEMOGRAPHICS

2026 DEMOGRAPHICS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Population	23,801	58,492	205,911
Median Age	46	44	43
Average Household Income	\$93,964	\$95,592	\$99,899
Median Home Value	\$427,323	\$434,293	\$449,535

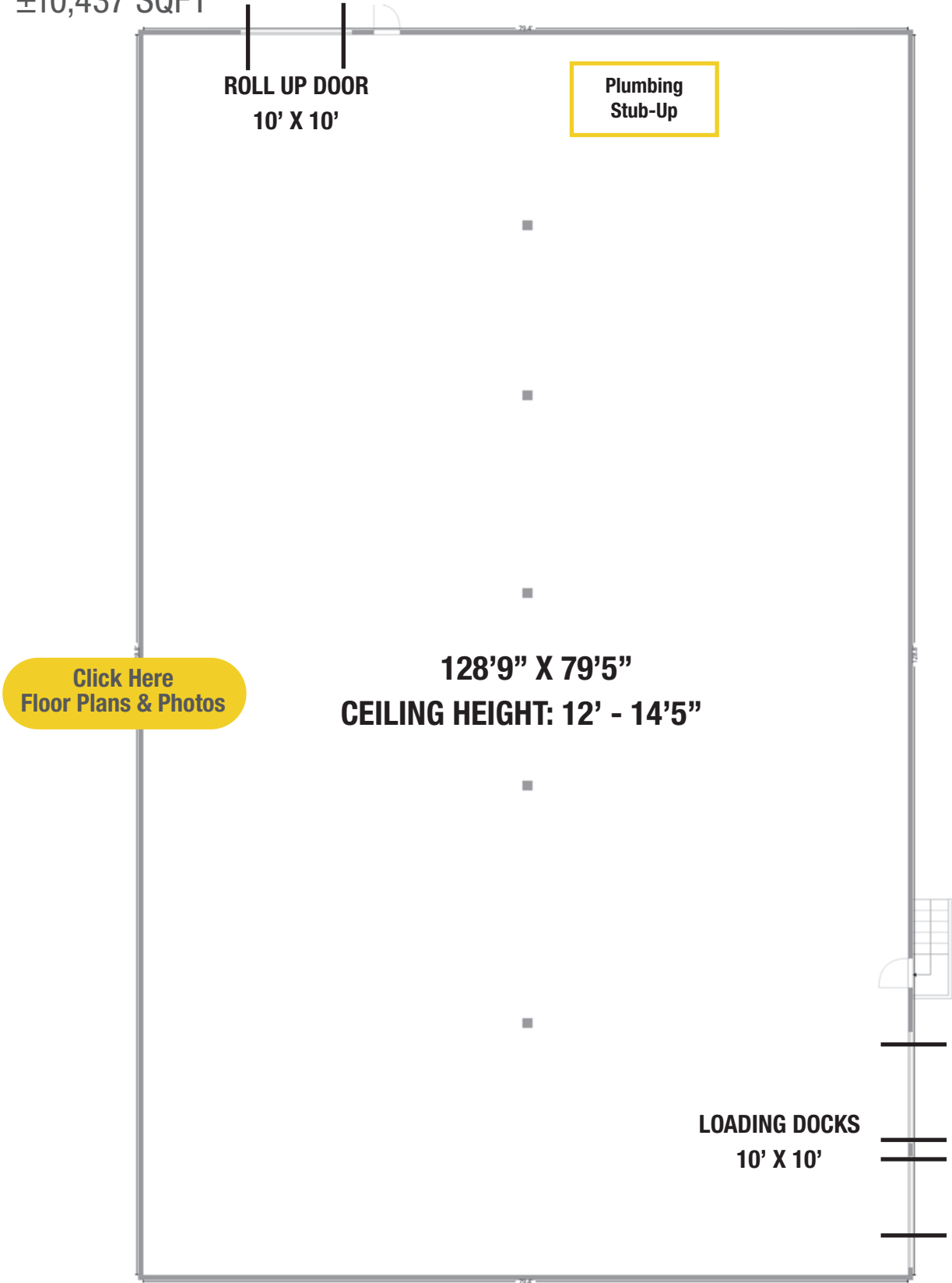
RETAIL STORE

±10,996 SQFT



WAREHOUSE

±10,437 SQFT





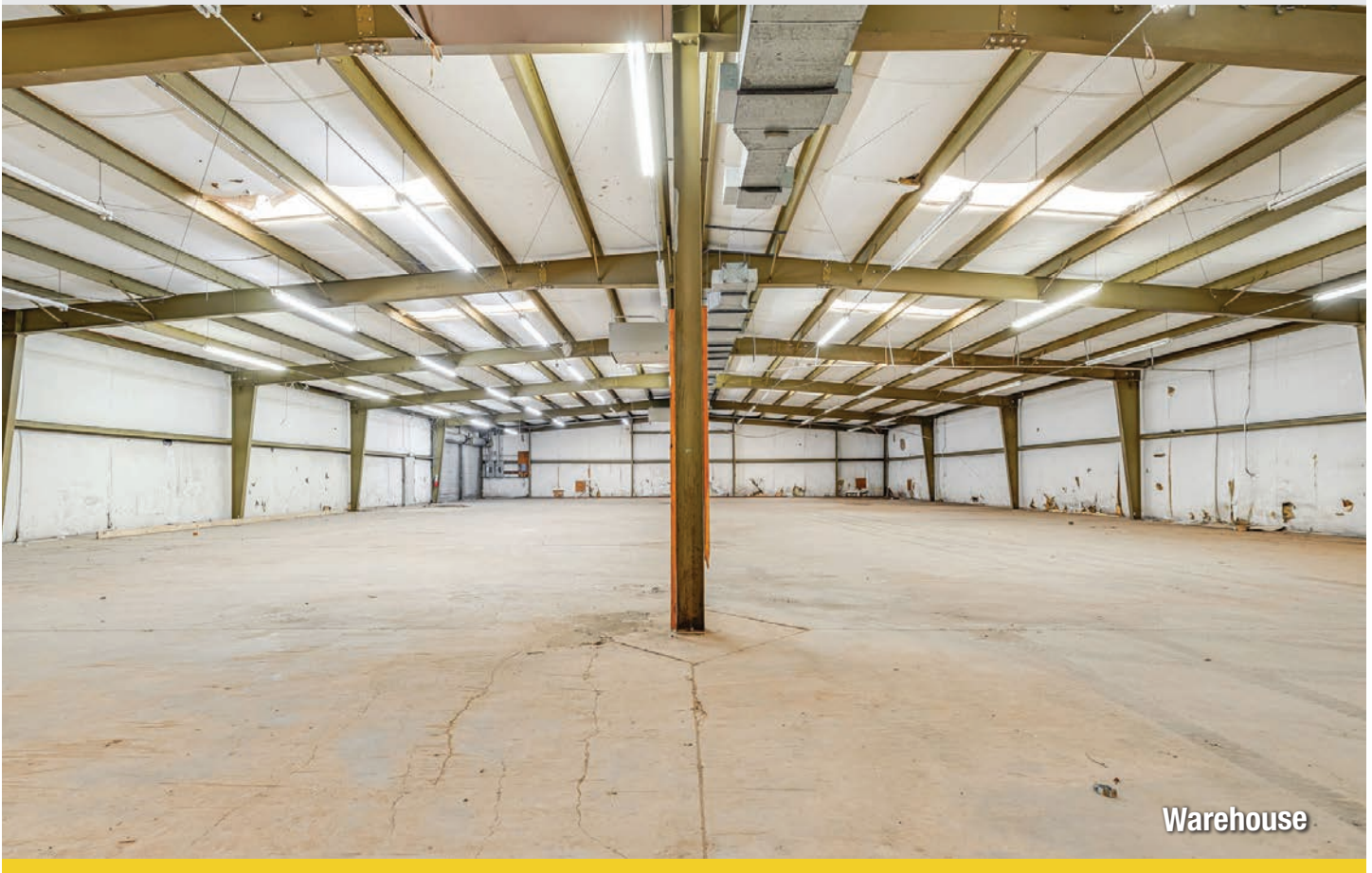
Retail Store



Retail Store



Warehouse



Warehouse



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FOR MORE INFORMATION

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