

Likewise



# For Sale

EXCELLENT DOWNTOWN  
ASHEVILLE INVESTMENT

58 Broadway Street, Asheville, NC 28801

Likewise  
COMMERCIAL REAL ESTATE

Darrell Metcalf

LISTING BROKER

828.450.4349 | darrell@likewisecommercial.com | likewisecommercial.com



58 Broadway Street, Asheville, NC 28801



## OFFERING SUMMARY

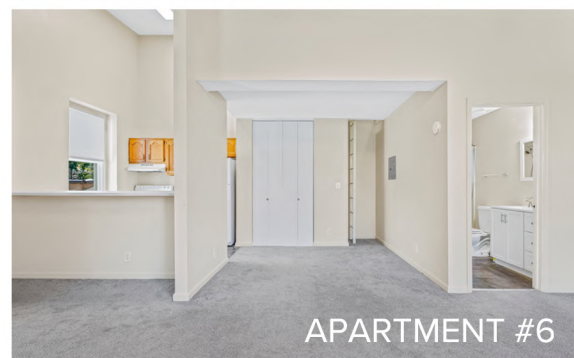
SALE PRICE \$1,325,000

LOT SIZE ± 3,531 SF

ZONING CBD

## PROPERTY FEATURES

- Mixed-use space in the heart of downtown Asheville
- ± 400 SF of commercial space at street level
- 1,697 SF unfinished basement
- Five studio apartment units
  - 2 units in lower level, and 3 units in upper level
- Strategically located in a highly walkable area with dozens of downtown shops, restaurants, and cultural venues, while vehicles can reach Patton Avenue and Charlotte Street in moments
- Less than one mile to I-240 and minutes to the I-26/240 interchange
- MLS# 4309816



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



58 Broadway Street, Asheville, NC 28801

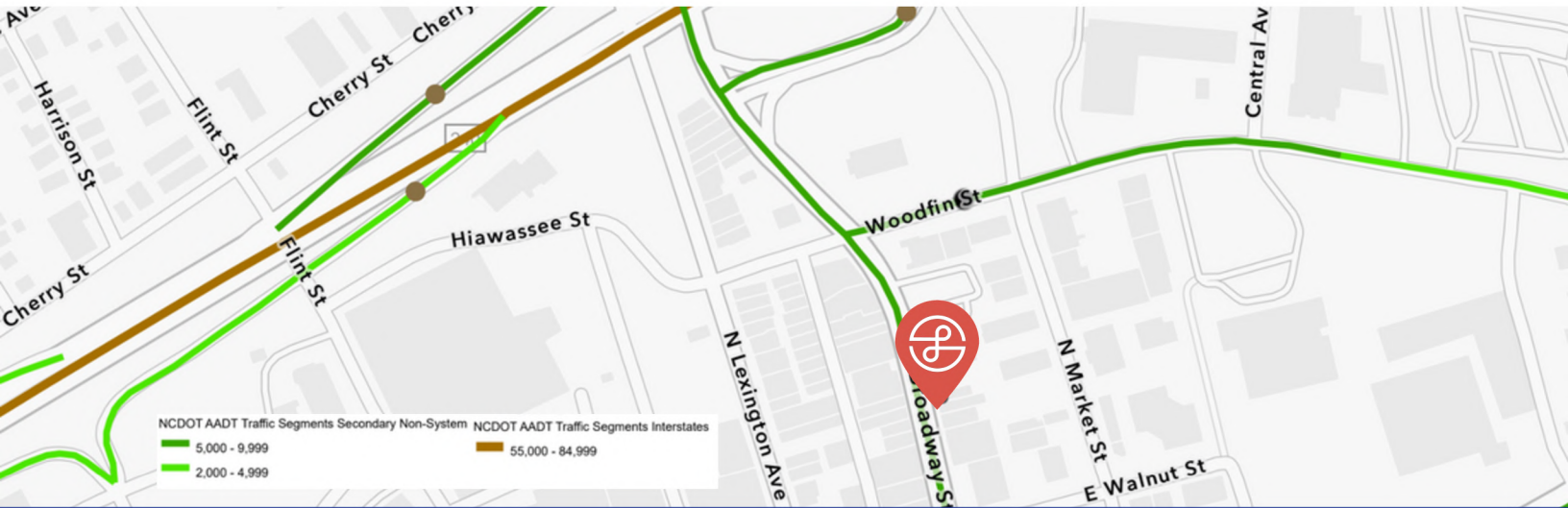


## LOCATION INFORMATION

PIN	9649-41-2253-00000
COUNTY	Buncombe
ZONING	CBD
MAJOR ROADS	Broadway/Biltmore Ave. I-240

## PROPERTY DETAILS

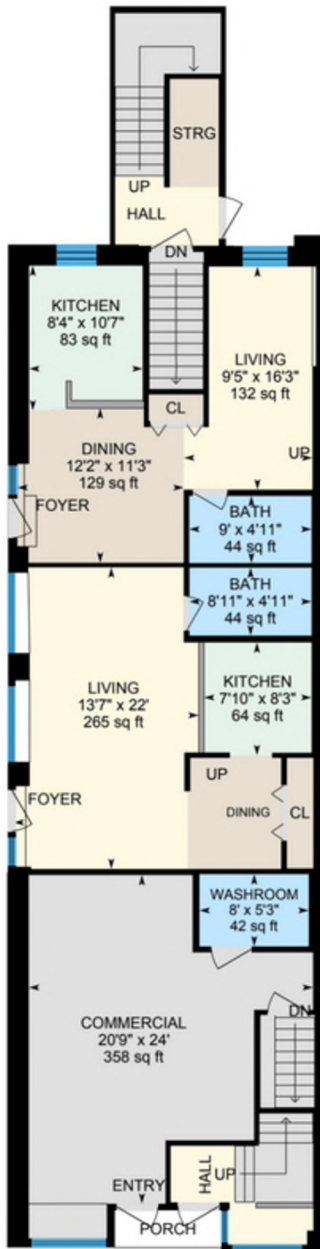
LOT SIZE	± 0.05 AC
YEAR BUILT	1925
TRAFFIC COUNT	Up to 9,000 VPD
ROAD FRONTAGE	± 27 FT
FLOOD ZONE	No



**Likewise**  
COMMERCIAL REAL ESTATE

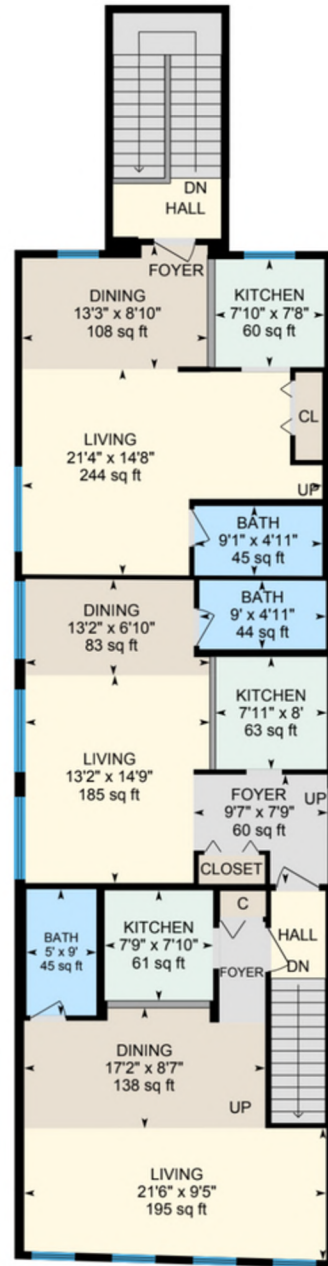
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MAIN LEVEL:  
1,746 SF

TOTAL:  
± 3,531 SF



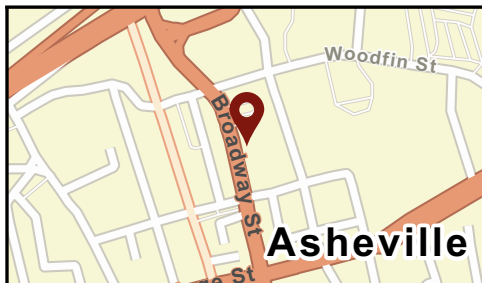
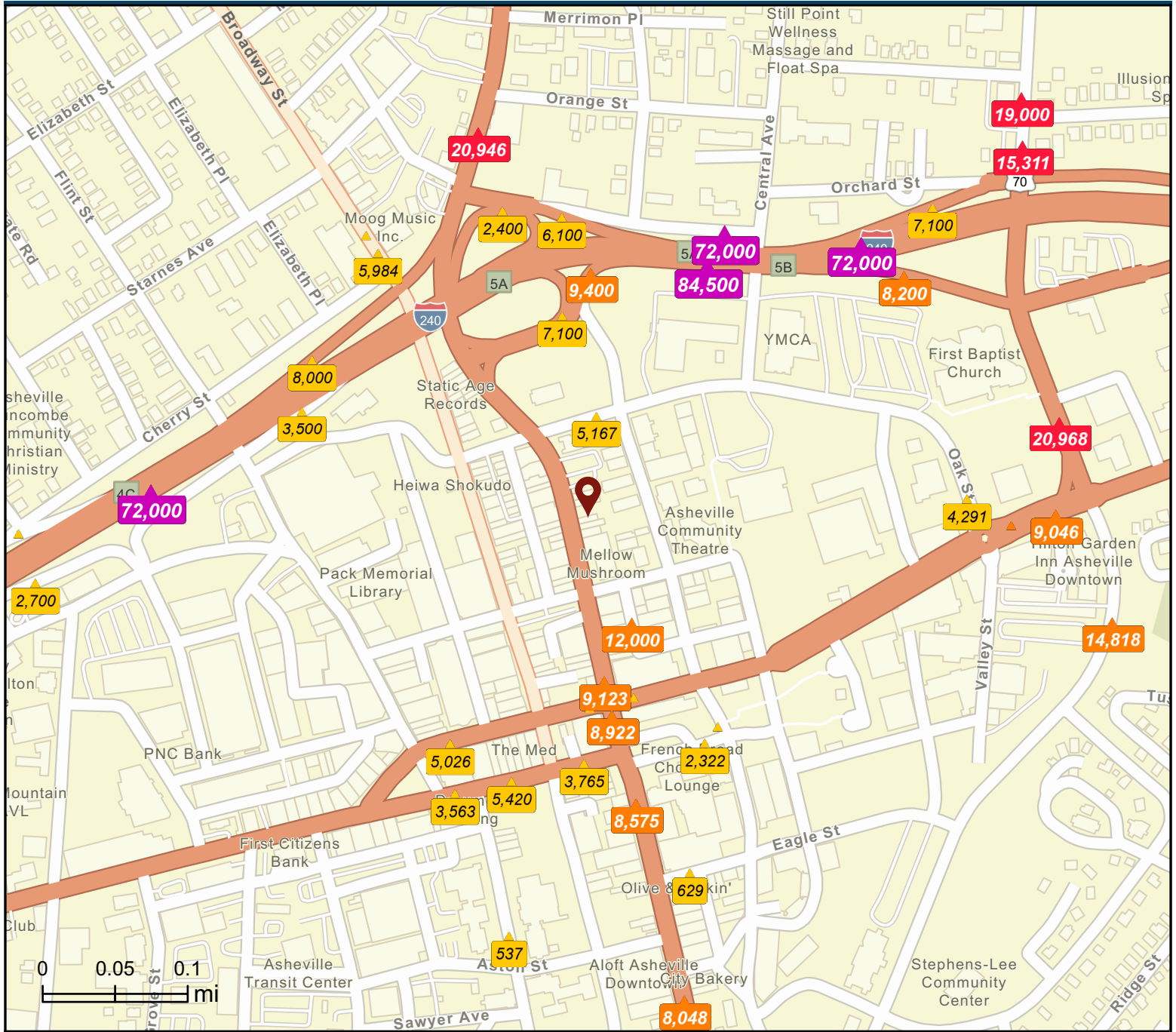
UPPER LEVEL:  
1,784 SF



## Traffic Count Map - Close Up

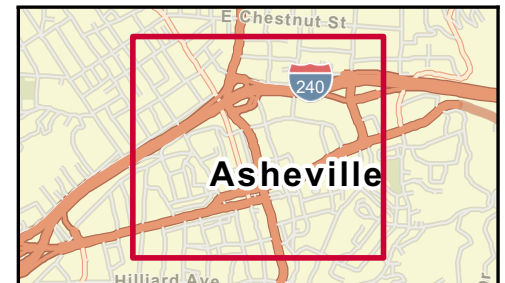
58 Broadway St, Asheville, North Carolina, 28801  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.59737  
Longitude: -82.55218



**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: ©2025 Kalibrate Technologies (Q1 2025).

October 08, 2025

# Key Facts

58 Broadway St, Asheville, North Carolina, 28801  
Ring: 1 mile radius

## KEY FACTS

10,921

Population



Average  
Household Size

40.8

Median Age

\$61,096

Median Household  
Income

## EDUCATION

7.4%

No High School  
Diploma



15.0%

High School  
Graduate



16.9%

Some College/  
Associate's Degree



60.7%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



2,397

Total Businesses



23,479

Total Employees

## EMPLOYMENT



69.5%

White Collar



9.5%

Blue Collar



21.0%

Services



Unemployment  
Rate

## INCOME



\$61,096

Median Household  
Income



\$46,861

Per Capita Income



\$23,368

Median Net Worth

## 2025 Households by income (Esri)

The largest group: <\$15,000 (20.2%)

The smallest group: \$25,000 - \$34,999 (5.2%)

Indicator ▲	Value	Diff		
<\$15,000	20.2%	+11.8%		
\$15,000 - \$24,999	9.2%	+2.2%		
\$25,000 - \$34,999	5.2%	-1.4%		
\$35,000 - \$49,999	9.6%	-0.9%		
\$50,000 - \$74,999	15.0%	-1.9%		
\$75,000 - \$99,999	7.8%	-5.4%		
\$100,000 - \$149,999	14.0%	-1.8%		
\$150,000 - \$199,999	8.0%	-2.4%		
\$200,000+	10.9%	-0.3%		

Bars show deviation from Buncombe County

# Key Facts

58 Broadway St, Asheville, North Carolina, 28801  
Ring: 3 mile radius

## KEY FACTS

57,429

Population



2.1

Average Household Size

40.1

Median Age

\$68,597

Median Household Income

## EDUCATION

6.4%

No High School Diploma



19.0%

High School Graduate



17.8%

Some College/  
Associate's Degree



56.8%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



5,261

Total Businesses



61,648

Total Employees

## EMPLOYMENT



67.4%

White Collar



13.4%

Blue Collar



19.2%

Services



Unemployment Rate

## INCOME



\$68,597

Median Household Income



\$47,737

Per Capita Income



\$87,805

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (15.8%)

The smallest group: \$25,000 - \$34,999 (6.9%)

Indicator ▲	Value	Diff		
<\$15,000	14.1%	+5.7%		
\$15,000 - \$24,999	7.4%	+0.4%		
\$25,000 - \$34,999	6.9%	+0.3%		
\$35,000 - \$49,999	9.7%	-0.8%		
\$50,000 - \$74,999	15.8%	-1.1%		
\$75,000 - \$99,999	10.4%	-2.8%		
\$100,000 - \$149,999	13.6%	-2.2%		
\$150,000 - \$199,999	10.4%	0		
\$200,000+	11.8%	+0.6%		

Bars show deviation from Buncombe County

# Key Facts

58 Broadway St, Asheville, North Carolina, 28801  
Ring: 5 mile radius

## KEY FACTS

104,768

Population



2.1

Average Household Size

40.9

Median Age

\$69,998

Median Household Income

## EDUCATION

5.8%

No High School Diploma



19.2%

High School Graduate



20.6%

Some College/  
Associate's Degree



54.3%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



7,245

Total Businesses



82,653

Total Employees

## EMPLOYMENT



66.5%

White Collar



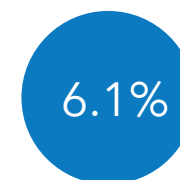
14.5%

Blue Collar



19.1%

Services



6.1%

Unemployment Rate

## INCOME



\$69,998

Median Household Income



\$47,083

Per Capita Income



\$124,513

Median Net Worth

## 2025 Households by income (Esri)

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

The smallest group: \$25,000 - \$34,999 (7.3%)

Indicator ▲	Value	Diff		
<\$15,000	10.8%	+2.4%		
\$15,000 - \$24,999	7.7%	+0.7%		
\$25,000 - \$34,999	7.3%	+0.7%		
\$35,000 - \$49,999	10.8%	+0.3%		
\$50,000 - \$74,999	16.5%	-0.4%		
\$75,000 - \$99,999	11.3%	-1.9%		
\$100,000 - \$149,999	14.1%	-1.7%		
\$150,000 - \$199,999	10.6%	+0.2%		
\$200,000+	11.1%	-0.1%		

Bars show deviation from Buncombe County



# Business Summary Report (NAICS)

58 Broadway St, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	2,397	5,261	7,245
Total Employees	23,479	61,648	82,653
Total Population	10,921	57,429	104,768
Employee/Population Ratio (per 100)	215.0	107.3	78.9

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	10	0.4%	45	0.2%	22	0.4%	76	0.1%	32	0.4%	99	0.1%
Mining (21)	0	0.0%	0	0.0%	1	0.0%	20	0.0%	4	0.1%	34	0.0%
Utilities (22)	2	0.1%	46	0.2%	3	0.1%	103	0.2%	5	0.1%	217	0.3%
Construction (23)	61	2.5%	295	1.3%	191	3.6%	1,316	2.1%	339	4.7%	3,593	4.3%
Building Construction	33	1.4%	157	0.7%	88	1.7%	577	0.9%	145	2.0%	1,531	1.9%
Heavy/Civil Eng Construction	5	0.2%	16	0.1%	13	0.3%	126	0.2%	27	0.4%	310	0.4%
Specialty Trade Contractor	23	1.0%	123	0.5%	89	1.7%	613	1.0%	166	2.3%	1,752	2.1%
Manufacturing (31-33)	47	2.0%	508	2.2%	148	2.8%	1,882	3.0%	214	3.0%	3,137	3.8%
Wholesale Trade (42)	23	1.0%	212	0.9%	99	1.9%	848	1.4%	144	2.0%	1,492	1.8%
Durable Goods	14	0.6%	170	0.7%	67	1.3%	608	1.0%	99	1.4%	829	1.0%
Nondurable Goods	9	0.4%	42	0.2%	30	0.6%	233	0.4%	41	0.6%	653	0.8%
Trade Broker	0	0.0%	0	0.0%	3	0.1%	7	0.0%	4	0.1%	11	0.0%



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

# Business Summary Report (NAICS)

58 Broadway St, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	207	8.6%	1,606	6.8%	609	11.6%	7,011	11.4%	896	12.4%	9,988	12.1%
Motor Vehicle & Parts Dealers	5	0.2%	34	0.1%	32	0.6%	312	0.5%	65	0.9%	628	0.8%
Furniture & Home Furnishing Stores	8	0.3%	74	0.3%	36	0.7%	290	0.5%	56	0.8%	478	0.6%
Electronics & Appliance Stores	5	0.2%	36	0.1%	15	0.3%	120	0.2%	24	0.3%	143	0.2%
Building & Garden Equipment	5	0.2%	79	0.3%	30	0.6%	608	1.0%	49	0.7%	981	1.2%
Food & Beverage Stores	38	1.6%	609	2.6%	91	1.7%	1,452	2.4%	136	1.9%	2,227	2.7%
Health & Personal Care Stores	10	0.4%	41	0.2%	62	1.2%	566	0.9%	88	1.2%	820	1.0%
Gasoline Stations	3	0.1%	13	0.1%	12	0.2%	57	0.1%	26	0.4%	114	0.1%
Clothing, Shoe and Jewellery Stores	49	2.0%	296	1.3%	119	2.3%	1,128	1.8%	143	2.0%	1,292	1.6%
Sporting Goods, Hobby & Music Stores	74	3.1%	400	1.7%	163	3.1%	1,006	1.6%	229	3.2%	1,326	1.6%
General Merchandise Stores	9	0.4%	24	0.1%	48	0.9%	1,472	2.4%	80	1.1%	1,978	2.4%
Transportation & Warehousing (48-49)	18	0.8%	271	1.1%	54	1.0%	658	1.1%	93	1.3%	946	1.1%
Truck Transportation	4	0.2%	65	0.3%	14	0.3%	139	0.2%	28	0.4%	264	0.3%
Information (51)	57	2.4%	798	3.4%	111	2.1%	1,170	1.9%	150	2.1%	1,675	2.0%
Finance & Insurance (52)	135	5.6%	973	4.1%	235	4.5%	1,471	2.4%	319	4.4%	1,966	2.4%
Central Bank/Credit & Related Activities	44	1.8%	455	1.9%	79	1.5%	715	1.2%	107	1.5%	975	1.2%
Securities & Commodity Contracts	67	2.8%	370	1.6%	101	1.9%	478	0.8%	122	1.7%	552	0.7%
Funds, Trusts & Other Financial	24	1.0%	147	0.6%	56	1.1%	278	0.5%	90	1.2%	439	0.5%
Real Estate, Rental & Leasing (53)	170	7.1%	1,529	6.5%	327	6.2%	2,906	4.7%	454	6.3%	3,474	4.2%
Professional, Scientific & Tech Services (54)	375	15.6%	2,312	9.8%	617	11.7%	3,753	6.1%	769	10.6%	4,611	5.6%
Legal Services	158	6.6%	892	3.8%	196	3.7%	1,032	1.7%	213	2.9%	1,086	1.3%



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# Business Summary Report (NAICS)

58 Broadway St, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	13	0.5%	86	0.4%	21	0.4%	112	0.2%	28	0.4%	138	0.2%
Administrative, Support & Waste Mgmt (56)	66	2.8%	617	2.6%	159	3.0%	1,197	1.9%	237	3.3%	1,707	2.1%
Educational Services (61)	47	2.0%	733	3.1%	117	2.2%	2,421	3.9%	177	2.4%	3,675	4.5%
Health Care & Social Assistance (62)	276	11.5%	2,846	12.1%	685	13.0%	16,575	26.9%	889	12.3%	21,067	25.5%
Ambulatory Health Care	172	7.2%	1,564	6.7%	455	8.7%	6,774	11.0%	606	8.4%	9,525	11.5%
Hospital	16	0.7%	500	2.1%	43	0.8%	7,258	11.8%	54	0.8%	7,787	9.4%
Nursing/Residential Care	5	0.2%	75	0.3%	24	0.5%	532	0.9%	36	0.5%	968	1.2%
Social Assistance	83	3.5%	707	3.0%	163	3.1%	2,011	3.3%	194	2.7%	2,786	3.4%
Arts, Entertainment & Recreation (71)	51	2.1%	503	2.1%	152	2.9%	2,113	3.4%	197	2.7%	3,028	3.7%
Accommodation & Food Services (72)	256	10.7%	3,959	16.9%	530	10.1%	9,360	15.2%	671	9.3%	11,398	13.8%
Accommodation	41	1.7%	945	4.0%	95	1.8%	2,711	4.4%	121	1.7%	2,983	3.6%
Food & Drinking Places	215	9.0%	3,015	12.8%	435	8.3%	6,648	10.8%	550	7.6%	8,415	10.2%
Other Services Except Public Admin (81)	295	12.3%	1,546	6.6%	675	12.8%	3,327	5.4%	970	13.4%	4,603	5.6%
Repair & Maintenance	23	1.0%	102	0.4%	81	1.5%	366	0.6%	147	2.0%	650	0.8%
Auto Repair & Maintenance	14	0.6%	68	0.3%	56	1.1%	278	0.5%	103	1.4%	473	0.6%
Personal & Laundry Service	100	4.2%	444	1.9%	244	4.6%	1,047	1.7%	341	4.7%	1,457	1.8%
Civic and Other Orgs	173	7.2%	1,000	4.3%	351	6.7%	1,914	3.1%	482	6.7%	2,496	3.0%
Public Administration (92)	117	4.9%	4,556	19.4%	155	3.0%	5,280	8.6%	185	2.5%	5,743	7.0%
Unclassified Establishments (99)	171	7.1%	37	0.2%	351	6.7%	48	0.1%	472	6.5%	61	0.1%
Total (11-99)	2,397	100.0%	23,479	100.0%	5,261	100.0%	61,648	100.0%	7,245	100.0%	82,653	100.0%



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# Business Summary Report (SIC)

58 Broadway St, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	2,397	5,261	7,245
Total Employees	23,479	61,648	82,653
Total Population	10,921	57,429	104,768
Employee/Population Ratio (per 100 )	215.0	107.3	78.9

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	23	1.0%	123	0.5%	76	1.4%	398	0.7%	146	2.0%	778	0.9%
Construction (15-17)	56	2.3%	266	1.1%	179	3.4%	1,177	1.9%	316	4.4%	3,383	4.1%
Manufacturing (20-39)	53	2.2%	872	3.7%	144	2.7%	2,151	3.5%	211	2.9%	3,442	4.2%
Transportation (40-47)	22	0.9%	288	1.2%	79	1.5%	733	1.2%	135	1.9%	1,187	1.4%
Communication (48)	14	0.6%	138	0.6%	34	0.7%	300	0.5%	53	0.7%	680	0.8%
Utility (49)	3	0.1%	49	0.2%	9	0.2%	225	0.4%	16	0.2%	519	0.6%
Wholesale Trade (50-51)	24	1.0%	218	0.9%	101	1.9%	857	1.4%	146	2.0%	1,501	1.8%
Retail Trade Summary (52-59)	428	17.9%	4,654	19.8%	1,064	20.2%	13,801	22.4%	1,478	20.4%	18,592	22.5%
Home Improvement	5	0.2%	79	0.3%	30	0.6%	608	1.0%	50	0.7%	983	1.2%
General Merchandise Stores	5	0.2%	15	0.1%	28	0.5%	1,420	2.3%	46	0.6%	1,780	2.1%
Food Stores	38	1.6%	656	2.8%	104	2.0%	1,629	2.6%	149	2.1%	2,405	2.9%
Auto Dealers & Gas Stations	8	0.3%	47	0.2%	43	0.8%	362	0.6%	88	1.2%	723	0.9%
Apparel & Accessory Stores	41	1.7%	273	1.2%	96	1.8%	977	1.6%	114	1.6%	1,105	1.3%
Furniture & Home Furnishings	17	0.7%	120	0.5%	59	1.1%	468	0.8%	95	1.3%	711	0.9%
Eating & Drinking Places	208	8.7%	2,946	12.6%	419	8.0%	6,459	10.5%	531	7.3%	8,195	9.9%
Miscellaneous Retail	106	4.4%	520	2.2%	282	5.4%	1,878	3.0%	404	5.6%	2,690	3.3%

 **Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).



# Business Summary Report (SIC)

58 Broadway St, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	322	13.4%	2,759	11.8%	557	10.6%	4,473	7.3%	757	10.4%	5,519	6.7%
Banks, Savings & Lending	46	1.9%	462	2.0%	83	1.6%	703	1.1%	113	1.6%	979	1.2%
Securities Brokers	65	2.7%	364	1.6%	98	1.9%	468	0.8%	119	1.6%	539	0.7%
Insurance Carriers & Agents	24	1.0%	147	0.6%	56	1.1%	278	0.5%	89	1.2%	435	0.5%
Real Estate, Investment Offices	187	7.8%	1,785	7.6%	321	6.1%	3,024	4.9%	436	6.0%	3,566	4.3%
Services Summary (70-89)	1,166	48.6%	9,594	40.9%	2,512	47.8%	32,274	52.4%	3,328	45.9%	41,311	50.0%
Hotels & Lodging	41	1.7%	945	4.0%	95	1.8%	2,711	4.4%	121	1.7%	2,983	3.6%
Automotive Services	18	0.8%	91	0.4%	75	1.4%	349	0.6%	134	1.9%	576	0.7%
Movies & Amusements	55	2.3%	347	1.5%	156	3.0%	896	1.4%	210	2.9%	1,179	1.4%
Health Services	180	7.5%	2,068	8.8%	500	9.5%	14,451	23.4%	666	9.2%	17,735	21.5%
Legal Services	152	6.3%	873	3.7%	190	3.6%	1,011	1.6%	206	2.8%	1,064	1.3%
Education Inst. & Libraries	42	1.8%	794	3.4%	96	1.8%	2,452	4.0%	143	2.0%	3,670	4.4%
Other Services	679	28.3%	4,476	19.1%	1,401	26.6%	10,404	16.9%	1,848	25.5%	14,104	17.1%
Government (91-97)	114	4.8%	4,475	19.1%	152	2.9%	5,198	8.4%	183	2.5%	5,664	6.8%
Unclassified Establishments (99)	173	7.2%	43	0.2%	354	6.7%	62	0.1%	475	6.6%	75	0.1%
Totals (01-99)	2,397	100.0%	23,479	100.0%	5,261	100.0%	61,648	100.0%	7,245	100.0%	82,653	100.0%