

# 164-168 TUNNEL ROAD

1,460 SF RETAIL SPACE FOR LEASE

Asheville, NC 28805





## PROPERTY DETAILS

|                       |                                                              |
|-----------------------|--------------------------------------------------------------|
| <b>Lease Rate</b>     | \$25 SF/yr (NNN)                                             |
| <b>Available SF</b>   | 1,460 SF                                                     |
| <b>Available Unit</b> | #20                                                          |
| <b>Address</b>        | 164-168 Tunnel Road,<br>Asheville NC 28805                   |
| <b>Traffic Counts</b> | 20,000 VPD on frontage<br>71,000 VPD on I-240<br>at the exit |

## PROPERTY DESCRIPTION

Now available for lease at 168 Tunnel Rd, Unit 20 offers approximately 1,460 square feet in one of Asheville's most active commercial corridors. Located along Tunnel Road, the property benefits from exceptional visibility, strong traffic exposure, and convenient access to downtown Asheville, I-240, and surrounding residential communities. Nearby national and regional retailers, restaurants, hotels, and service providers help drive consistent consumer activity throughout the area, including businesses such as Wingstop and Firehouse Subs. The suite is currently occupied and offers a functional footprint ideal for retail, office, medical, salon, wellness, or specialty service users. The strip center provides ample shared parking, storefront visibility, and signage opportunities along one of Asheville's primary retail corridors.

### Jay Lurie

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Olive Garden  
ITALIAN KITCHEN

LONGHORN  
STEAKHOUSE

DANCING BEAR TOYS Ltd.

164-168 Tunnel Road

FIREHOUSE SUBS OCTOPUS GARDEN CHERRY NAIL BAR WING-STOP

71,000 VPD

ROOMS  
TO GO

CARRABBA'S  
ITALIAN GRILL

COOK OUT

chili's

ASHEVILLE  
MALL

Asheville Market

DSW WHOLE FOODS MARKET TREK BICYCLE STORE Hollywood Fred ARHAUS

BARNES  
& NOBLE

five  
BELOW

T.K. MAXX



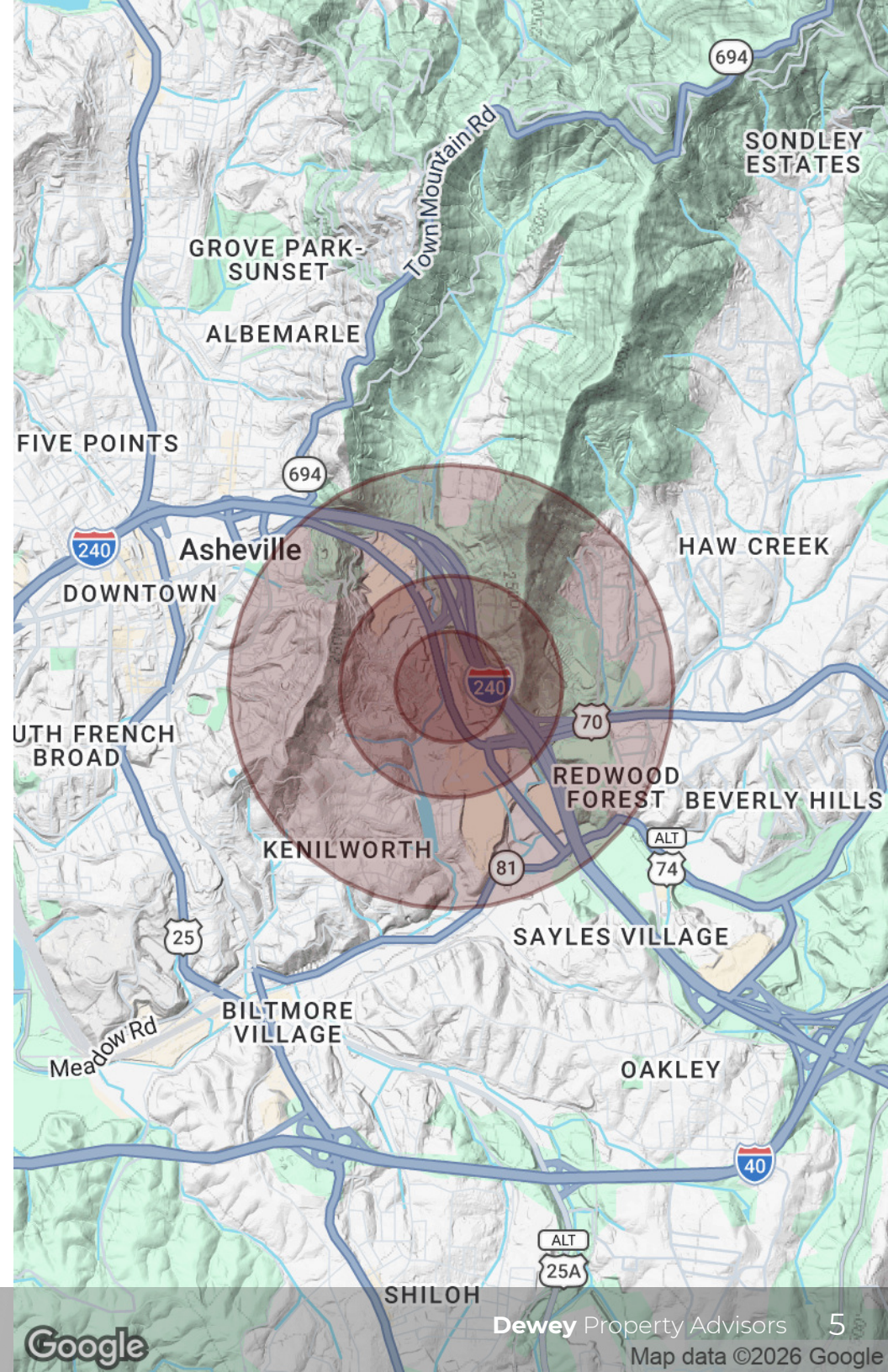


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 202        | 1,037     | 4,845  |
| Average Age          | 43.4       | 40.7      | 39.6   |
| Average Age (Male)   | 39.7       | 39.0      | 39.4   |
| Average Age (Female) | 45.5       | 41.7      | 39.9   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 83         | 403       | 1,978     |
| # of Persons per HH | 2.4        | 2.6       | 2.4       |
| Average HH Income   | \$96,761   | \$91,818  | \$85,915  |
| Average House Value | \$455,492  | \$431,698 | \$423,704 |

2023 American Community Survey (ACS)





**Dewey** Property Advisors

# RETAIL CENTER FOR LEASE

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