

FOR LEASE



39 BANKS AVENUE, ASHEVILLE, NC 28801

TURNKEY RESTAURANT IN THE HEART OF SOUTH SLOPE, DOWNTOWN ASHEVILLE



Exceptional opportunity to lease a turnkey commercial building in the vibrant South Slope District of Downtown Asheville! Located directly across the street from James Beard Award winning Chai Pani and moments walk to Green Man Brewery, this 5,159 SF turnkey property comes with all current equipment and inventory included. Located in a bustling area known for its lively atmosphere and thriving brewing and culinary scene, the property boasts 48 feet of prime road frontage, ample street parking, and a stunning 2,250 rooftop patio with a full bar. Dumbwaiter installed for efficient food and beverage transportation between floors. Walkable to Biltmore Avenue and the sites and sounds of Downtown Asheville. Easy access to I-26 and 240. Please contact Listing Broker for showing requests.

LEASE PRICE	\$32 TICAM
BUILDING SIZE	5,159 SF
LOT SIZE	0.12 +/- ACRES

PROPERTY DETAILS

- 100% TURNKEY
- 2,250 SF ROOFTOP BAR
- FULL KITCHEN & DUMBWAITER TO ROOFTOP
- HIGHLY COVETED SOUTH SLOPE LOCATION

STACY WHEELER Broker

0: 828.222.3685 | M: (423)504-8167

stacy@carla-co.com

22 Arlington Street, Asheville, NC 28801

www.carla-co.com

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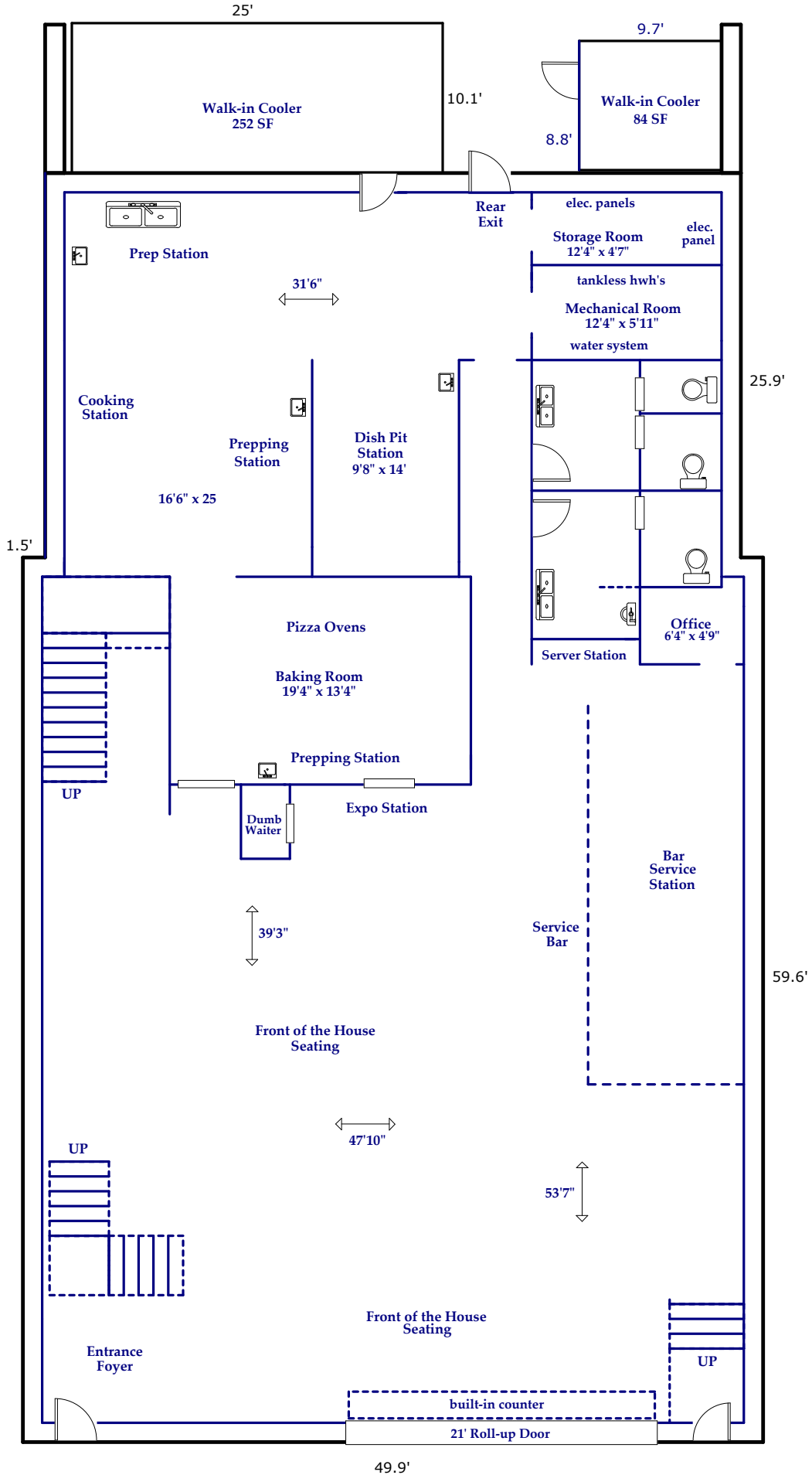


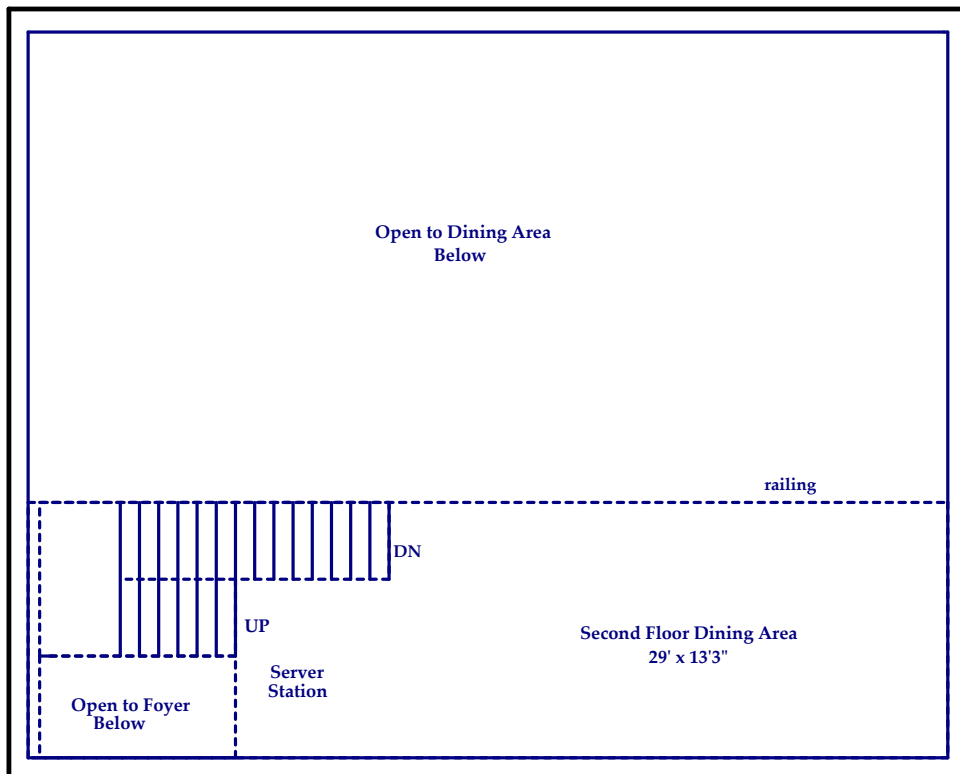
39 Banks Avenue, Asheville

Approximate Gross Building Area:
5159 Square Feet

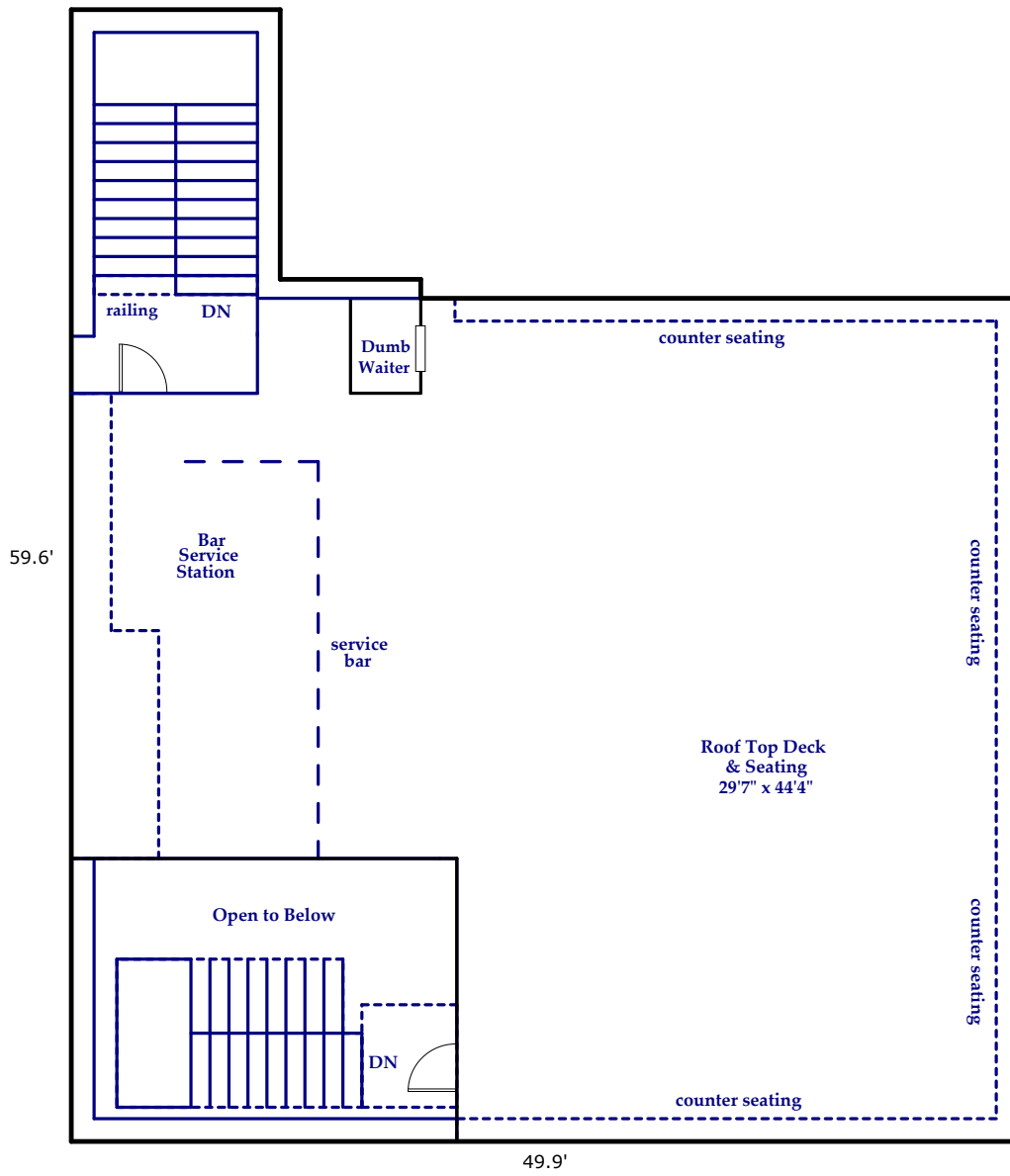
Includes Main Level, Second Floor & Walk-in Coolers

Main Level: 4524 Square Feet
Second Floor: 635 Square Feet





SECOND FLOOR
635 Square Feet



ROOF TOP
2250 Square Feet

Total Square Footage Under Roof for All Finished/Unfinished & Heated/Unheated Areas:
7409 Square Feet

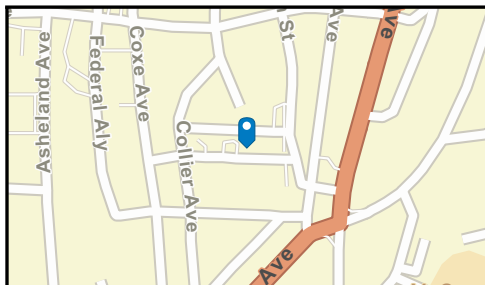
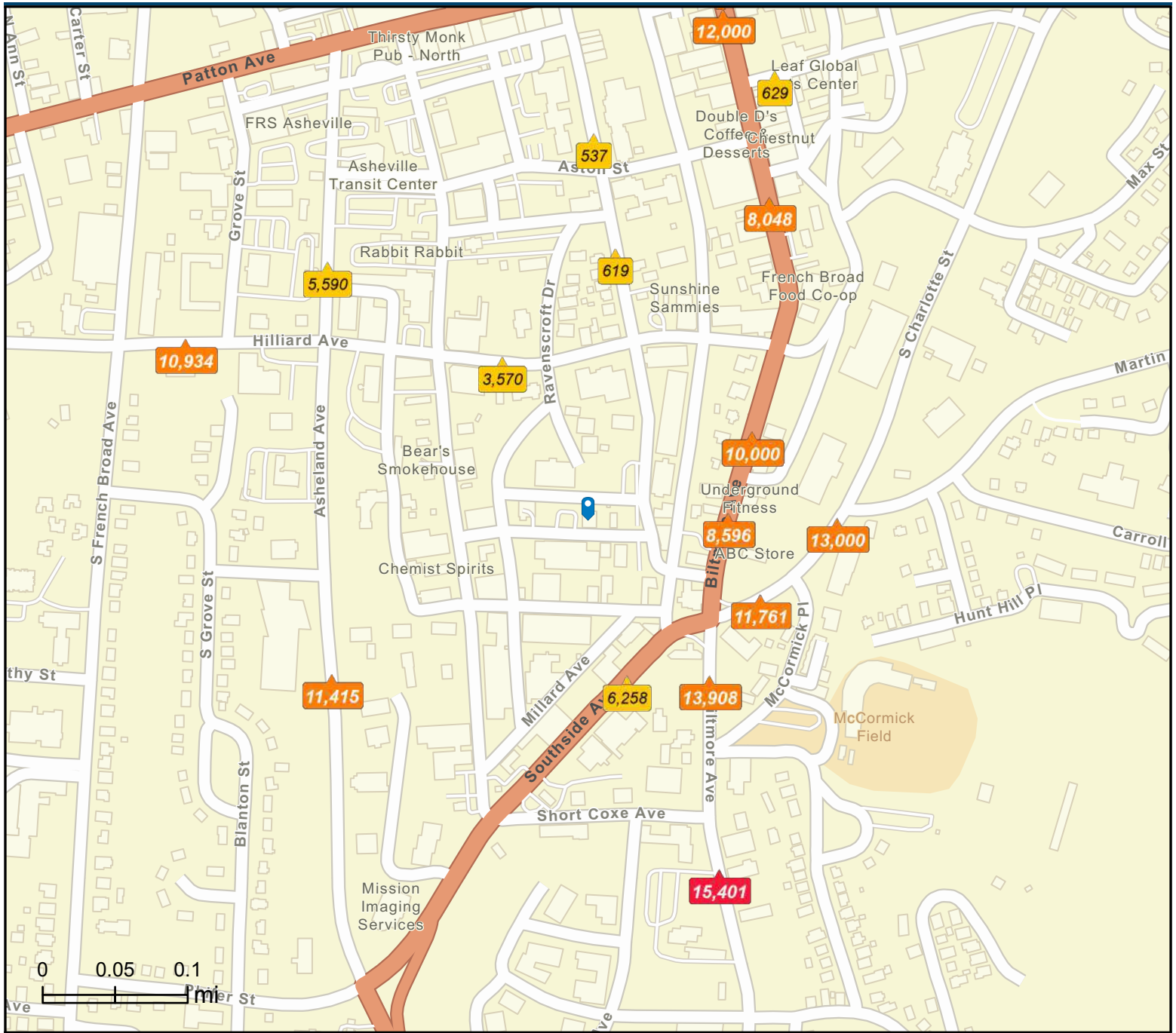
Includes Walk-in Coolers & Roof Top Level

All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.
Square Footage Calculations determined following ANSI Standards and NCREC House Measuring Square Footage Guidelines.

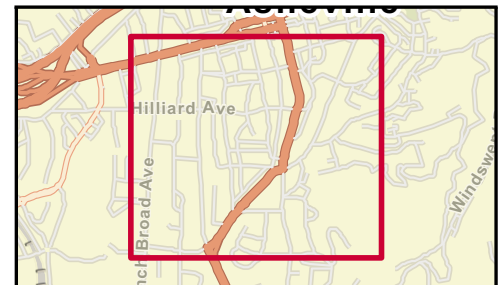
Traffic Count Map - Close Up

39 Banks Avenue, Asheville, North Carolina, 28801
Rings: 1 mile radii

Prepared by Esri
Latitude: 35.58942
Longitude: -82.55322



- 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

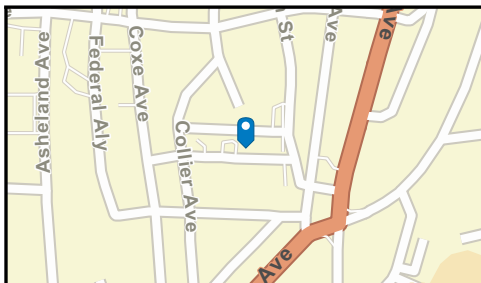
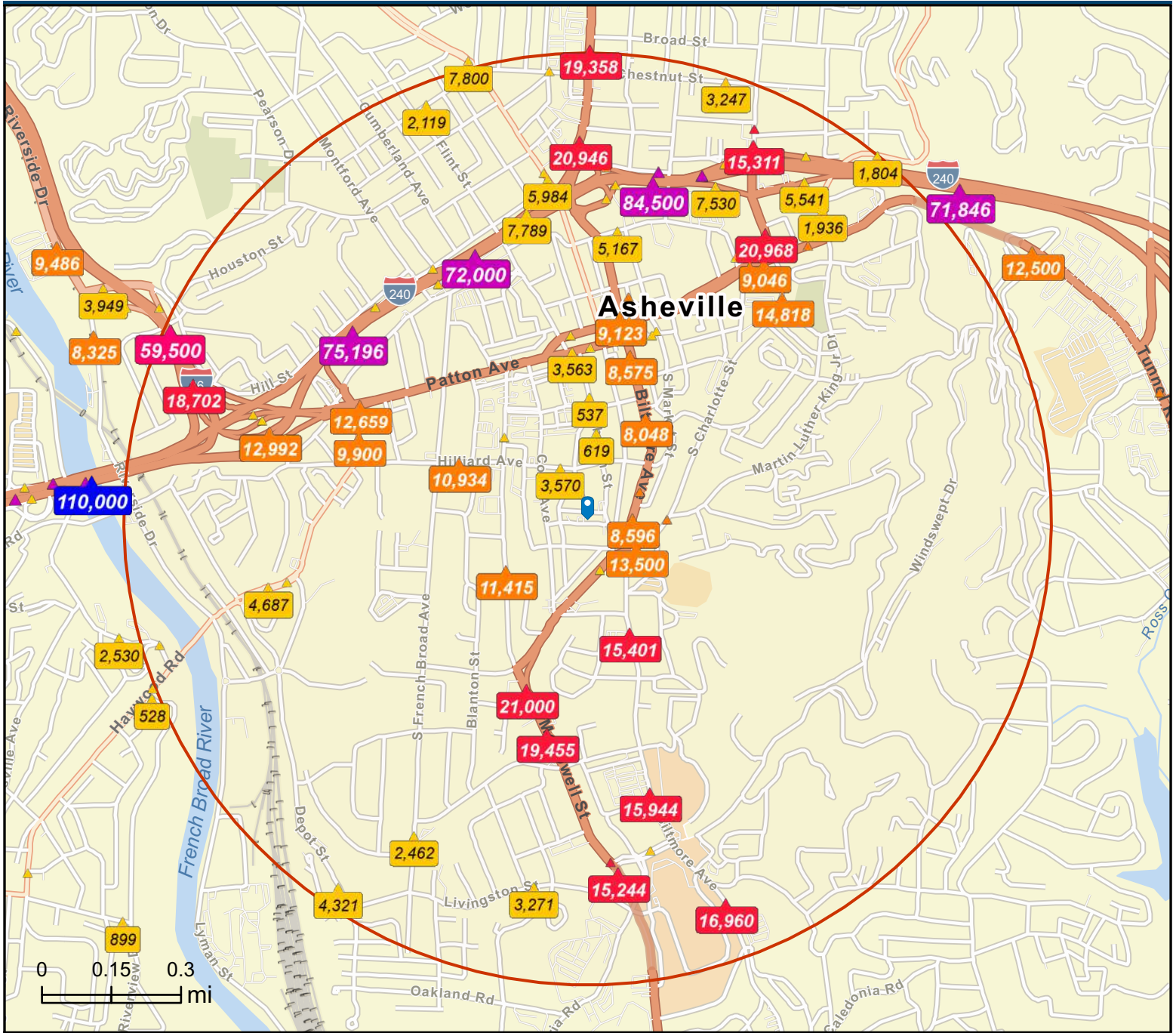


Source: ©2024 Kalibrate Technologies (Q2 2024).

Traffic Count Map

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Source: ©2024 Kalibrate Technologies (Q2 2024).

39 Banks Avenue, Asheville, North Carolina, 28801
Ring of 1 mile

Social Security Set

Dominant Tapestry Segment

KEY FACTS



9,687

Total Population



\$481,250

Median Home Value



2,413

Businesses



35,024

Daytime Population



40.2

Median Age



1.17%

2024-2029
Pop Growth Rate



\$42,040

Per Capita Income



1.8

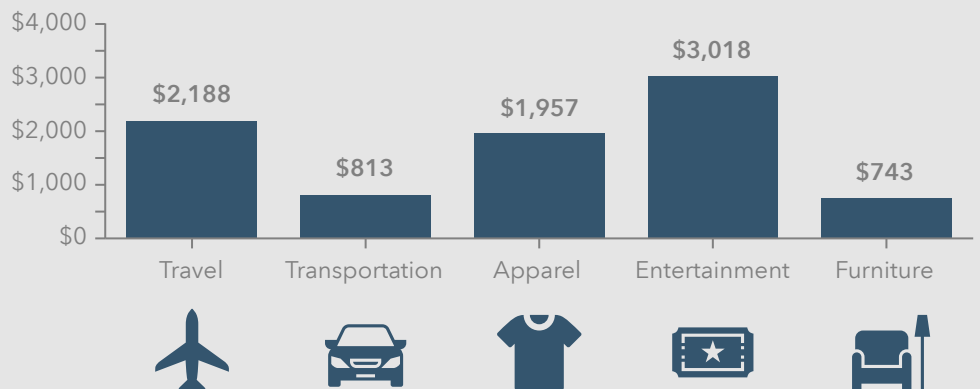
Avg Household Size



\$50,449

Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2024 Esri

Spending facts are average annual dollars per household

Business Summary

39 Banks Avenue, Asheville, North Carolina, 28801
Rings: 1 mile radii

Prepared by Esri
Latitude: 35.58942
Longitude: -82.55322

Data for all businesses in area		1 mile			
Total Businesses:		2,413			
Total Employees:		27,582			
Total Population:		9,687			
Employee/Population Ratio (per 100 Residents)		285			
by SIC Codes		Businesses		Employees	
		Number	Percent	Number	Percent
Agriculture & Mining		20	0.8%	103	0.4%
Construction		54	2.2%	350	1.3%
Manufacturing		54	2.2%	1,024	3.7%
Transportation		17	0.7%	251	0.9%
Communication		14	0.6%	172	0.6%
Utility		3	0.1%	37	0.1%
Wholesale Trade		27	1.1%	289	1.0%
Retail Trade Summary		417	17.3%	4,374	15.9%
Home Improvement		5	0.2%	174	0.6%
General Merchandise Stores		4	0.2%	20	0.1%
Food Stores		33	1.4%	506	1.8%
Auto Dealers & Gas Stations		6	0.2%	63	0.2%
Apparel & Accessory Stores		39	1.6%	266	1.0%
Furniture & Home Furnishings		18	0.7%	128	0.5%
Eating & Drinking Places		196	8.1%	2,665	9.7%
Miscellaneous Retail		114	4.7%	552	2.0%
Finance, Insurance, Real Estate Summary		297	12.3%	2,680	9.7%
Banks, Savings & Lending Institutions		44	1.8%	504	1.8%
Securities Brokers		61	2.5%	352	1.3%
Insurance Carriers & Agents		22	0.9%	150	0.5%
Real Estate, Holding, Other Investment Offices		170	7.0%	1,674	6.1%
Services Summary		1,128	46.7%	13,441	48.7%
Hotels & Lodging		33	1.4%	1,174	4.3%
Automotive Services		15	0.6%	76	0.3%
Movies & Amusements		52	2.2%	356	1.3%
Health Services		213	8.8%	4,608	16.7%
Legal Services		137	5.7%	981	3.6%
Education Institutions & Libraries		39	1.6%	1,076	3.9%
Other Services		639	26.5%	5,172	18.8%
Government		118	4.9%	4,657	16.9%
Unclassified Establishments		265	11.0%	204	0.7%
Totals		2,413	100.0%	27,582	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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

39 Banks Avenue, Asheville, North Carolina, 28801
Rings: 1 mile radii

Prepared by Esri
Latitude: 35.58942
Longitude: -82.55322

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	8	0.3%	22	0.1%
Mining	1	0.0%	4	0.0%
Utilities	2	0.1%	31	0.1%
Construction	57	2.4%	375	1.4%
Manufacturing	48	2.0%	661	2.4%
Wholesale Trade	26	1.1%	284	1.0%
Retail Trade	211	8.7%	1,649	6.0%
Motor Vehicle & Parts Dealers	6	0.2%	63	0.2%
Furniture & Home Furnishings Stores	10	0.4%	83	0.3%
Electronics & Appliance Stores	5	0.2%	39	0.1%
Building Material & Garden Equipment & Supplies Dealers	5	0.2%	174	0.6%
Food & Beverage Stores	36	1.5%	491	1.8%
Health & Personal Care Stores	10	0.4%	49	0.2%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	48	2.0%	300	1.1%
Sporting Goods, Hobby, Book, & Music Stores	81	3.4%	419	1.5%
General Merchandise Stores	9	0.4%	30	0.1%
Transportation & Warehousing	17	0.7%	159	0.6%
Information	58	2.4%	884	3.2%
Finance & Insurance	127	5.3%	1,002	3.6%
Central Bank/Credit Intermediation & Related Activities	42	1.7%	499	1.8%
Securities & Commodity Contracts	63	2.6%	353	1.3%
Funds, Trusts & Other Financial Vehicles	22	0.9%	150	0.5%
Real Estate, Rental & Leasing	157	6.5%	1,425	5.2%
Professional, Scientific & Tech Services	338	14.0%	2,432	8.8%
Legal Services	144	6.0%	1,012	3.7%
Management of Companies & Enterprises	12	0.5%	77	0.3%
Administrative, Support & Waste Management Services	53	2.2%	602	2.2%
Educational Services	43	1.8%	1,024	3.7%
Health Care & Social Assistance	306	12.7%	5,639	20.4%
Arts, Entertainment & Recreation	51	2.1%	532	1.9%
Accommodation & Food Services	234	9.7%	3,872	14.0%
Accommodation	33	1.4%	1,174	4.3%
Food Services & Drinking Places	201	8.3%	2,699	9.8%
Other Services (except Public Administration)	282	11.7%	2,023	7.3%
Automotive Repair & Maintenance	12	0.5%	56	0.2%
Public Administration	121	5.0%	4,687	17.0%
Unclassified Establishments	263	10.9%	196	0.7%
Total	2,413	100.0%	27,582	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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Key Facts

39 Banks Avenue, Asheville, North Carolina, 28801
Ring of 1 mile

KEY FACTS

9,687

Population



1.8

Average Household Size

40.2

Median Age

\$50,449

Median Household Income

EDUCATION

9.1%

No High School Diploma



20.0%

High School Graduate



21.0%

Some College/
Associate's Degree



49.9%

Bachelor's/Grad/
Prof Degree

BUSINESS



2,413

Total Businesses



27,582

Total Employees

EMPLOYMENT



66.1%

White Collar



11.6%

Blue Collar



22.2%

Services



3.9%

Unemployment Rate

INCOME



\$50,449

Median Household Income



\$42,040

Per Capita Income



\$17,052

Median Net Worth

2024 Households by income (Esri)

The largest group: <\$15,000 (23.7%)

The smallest group: \$150,000 - \$199,999 (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	23.7%	+15.8%	
\$15,000 - \$24,999	11.0%	+3.7%	
\$25,000 - \$34,999	5.8%	-0.5%	
\$35,000 - \$49,999	9.2%	-3.7%	
\$50,000 - \$74,999	13.9%	-5.5%	
\$75,000 - \$99,999	8.6%	-4.2%	
\$100,000 - \$149,999	12.9%	-4.0%	
\$150,000 - \$199,999	5.5%	-1.1%	
\$200,000+	9.4%	-0.5%	

Bars show deviation from Buncombe County

Demographic and Income Profile

39 Banks Avenue, Asheville, North Carolina, 28801
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 35.58942
 Longitude: -82.55322

Summary	Census 2010	Census 2020	2024	2029
Population	8,179	9,220	9,687	10,859
Households	3,864	4,623	4,885	5,580
Families	1,409	1,674	1,738	1,987
Average Household Size	1.86	1.81	1.81	1.79
Owner Occupied Housing Units	1,223	1,414	1,556	1,675
Renter Occupied Housing Units	2,640	3,209	3,329	3,905
Median Age	37.6	40.0	40.2	42.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	2.31%	0.75%	0.38%
Households	2.70%	0.98%	0.64%
Families	2.71%	0.91%	0.56%
Owner HHs	1.48%	1.22%	0.97%
Median Household Income	3.83%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,156	23.7%	1,095	19.6%
\$15,000 - \$24,999	537	11.0%	527	9.4%
\$25,000 - \$34,999	285	5.8%	281	5.0%
\$35,000 - \$49,999	447	9.2%	467	8.4%
\$50,000 - \$74,999	680	13.9%	806	14.4%
\$75,000 - \$99,999	420	8.6%	577	10.3%
\$100,000 - \$149,999	630	12.9%	802	14.4%
\$150,000 - \$199,999	270	5.5%	403	7.2%
\$200,000+	460	9.4%	622	11.1%

Median Household Income	\$50,449	\$60,866
Average Household Income	\$84,554	\$99,595
Per Capita Income	\$42,040	\$50,415

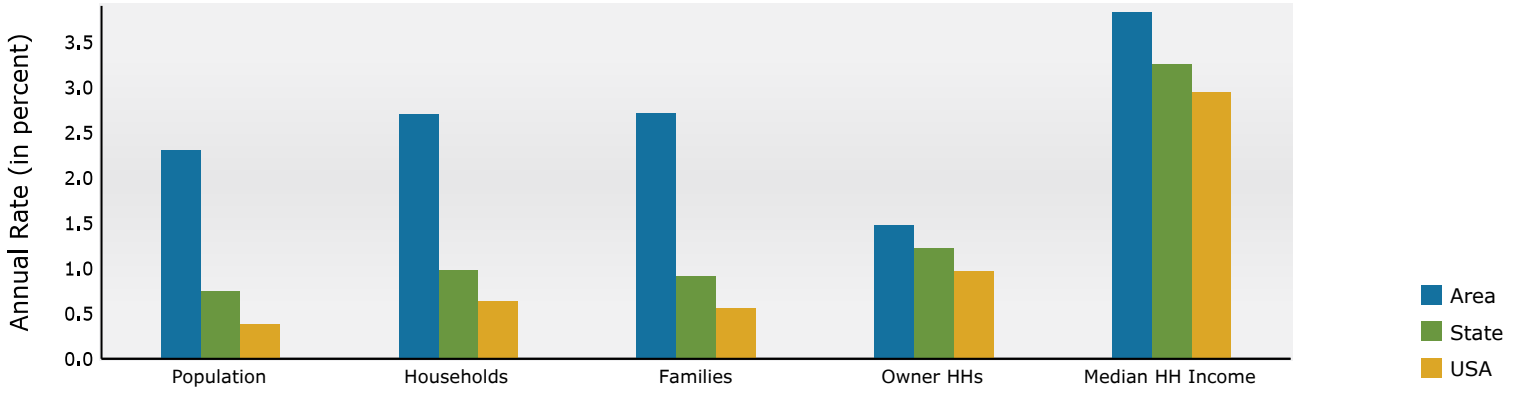
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	427	5.2%	394	4.3%	410	4.2%	441	4.1%
5 - 9	324	4.0%	387	4.2%	382	3.9%	397	3.7%
10 - 14	297	3.6%	333	3.6%	351	3.6%	380	3.5%
15 - 19	374	4.6%	293	3.2%	326	3.4%	395	3.6%
20 - 24	748	9.1%	532	5.8%	561	5.8%	621	5.7%
25 - 34	1,606	19.6%	1,911	20.7%	1,918	19.8%	1,786	16.4%
35 - 44	1,122	13.7%	1,415	15.3%	1,555	16.1%	1,933	17.8%
45 - 54	1,164	14.2%	1,165	12.6%	1,256	13.0%	1,459	13.4%
55 - 64	1,092	13.4%	1,216	13.2%	1,187	12.3%	1,328	12.2%
65 - 74	570	7.0%	1,067	11.6%	1,071	11.1%	1,147	10.6%
75 - 84	308	3.8%	400	4.3%	547	5.6%	775	7.1%
85+	147	1.8%	107	1.2%	124	1.3%	198	1.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,866	59.5%	6,071	65.8%	6,350	65.5%	7,006	64.5%
Black Alone	2,944	36.0%	2,224	24.1%	2,298	23.7%	2,617	24.1%
American Indian Alone	36	0.4%	34	0.4%	38	0.4%	44	0.4%
Asian Alone	52	0.6%	102	1.1%	115	1.2%	140	1.3%
Pacific Islander Alone	9	0.1%	57	0.6%	66	0.7%	78	0.7%
Some Other Race Alone	57	0.7%	196	2.1%	222	2.3%	263	2.4%
Two or More Races	215	2.6%	537	5.8%	599	6.2%	711	6.5%
Hispanic Origin (Any Race)	210	2.6%	413	4.5%	479	4.9%	585	5.4%

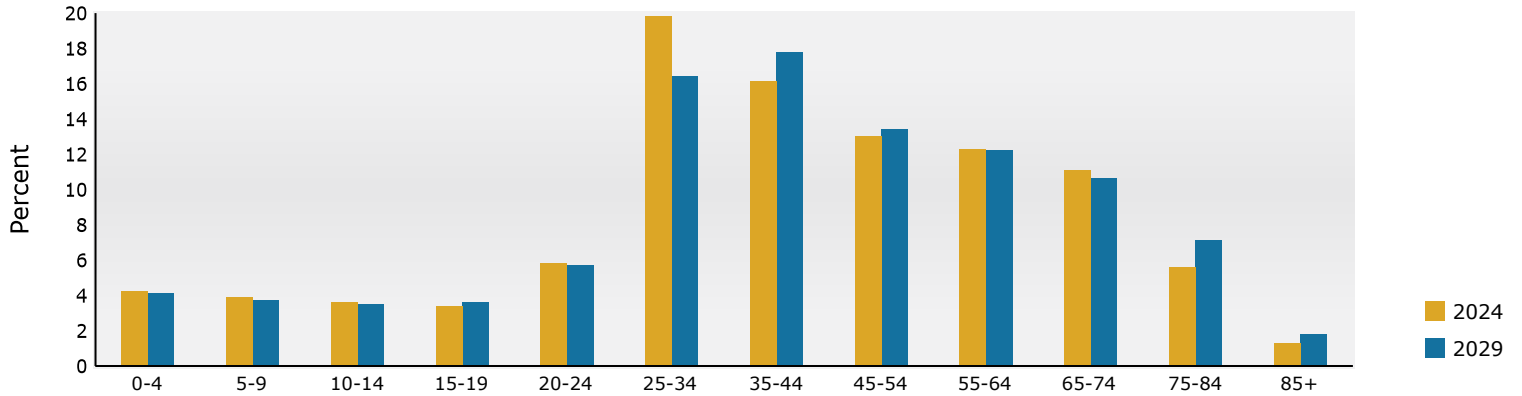
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

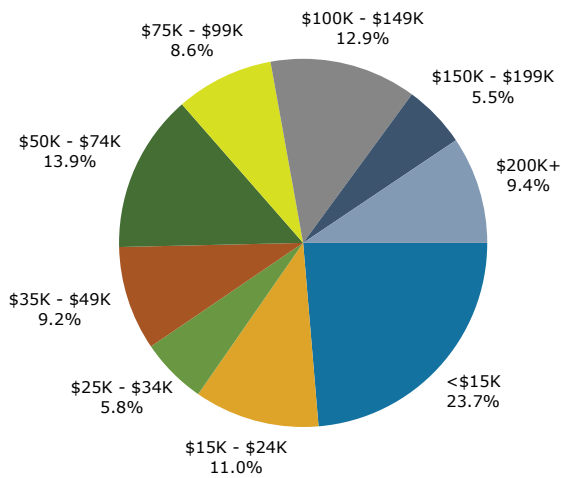
Trends 2024-2029



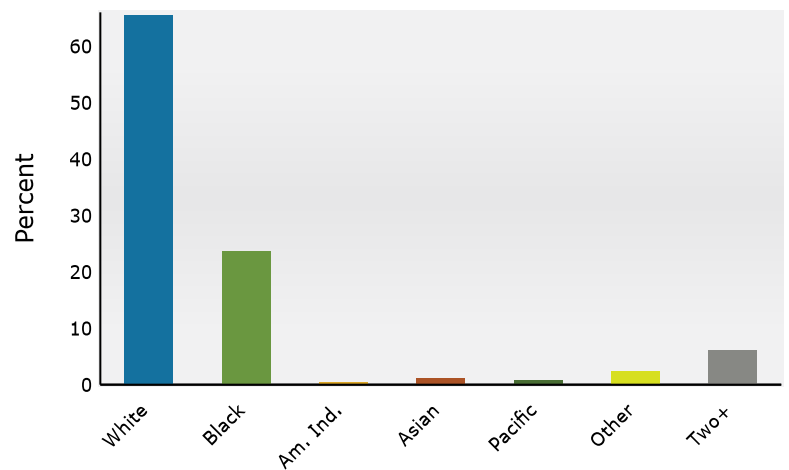
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 4.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Retail Demand by Industry

39 Banks Avenue, Asheville, North Carolina, 28801
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 35.58942
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NAICS Code	Industry Summary	Spending Potential Index	Average Amount Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	77	\$23,264.38	\$113,646,504
44-45	Retail Trade	77	\$19,802.61	\$96,735,767
722	Food Services & Drinking Places	79	\$3,461.77	\$16,910,736
NAICS Code Industry Subsector & Group				
441	Motor Vehicle & Parts Dealers	74	\$2,312.03	\$11,294,250
4411	Automobile Dealers	76	\$1,960.56	\$9,577,335
4412	Other Motor Vehicle Dealers	59	\$146.97	\$717,961
4413	Auto Parts, Accessories & Tire Stores	77	\$204.49	\$998,953
442	Furniture and Home Furnishings Stores	73	\$801.11	\$3,913,435
4421	Furniture Stores	77	\$550.23	\$2,687,885
4422	Home Furnishings Stores	66	\$250.88	\$1,225,550
443, 4431	Electronics and Appliance Stores	83	\$267.14	\$1,304,983
444	Bldg Material & Garden Equipment & Supplies Dealers	63	\$972.30	\$4,749,702
4441	Building Material and Supplies Dealers	63	\$878.53	\$4,291,614
4442	Lawn and Garden Equipment and Supplies Stores	66	\$93.77	\$458,088
445	Food and Beverage Stores	80	\$4,517.01	\$22,065,573
4451	Grocery Stores	80	\$4,229.18	\$20,659,531
4452	Specialty Food Stores	80	\$141.84	\$692,891
4453	Beer, Wine, and Liquor Stores	77	\$145.99	\$713,151
446, 4461	Health and Personal Care Stores	77	\$612.35	\$2,991,346
447, 4471	Gasoline Stations	78	\$2,834.41	\$13,846,095
448	Clothing and Clothing Accessories Stores	83	\$998.26	\$4,876,483
4481	Clothing Stores	83	\$796.09	\$3,888,917
4482	Shoe Stores	83	\$187.65	\$916,687
4483	Jewelry, Luggage, and Leather Goods Stores	79	\$14.51	\$70,879
451	Sporting Goods, Hobby, Musical Instrument, and Book	79	\$371.05	\$1,812,597
4511	Sporting Goods, Hobby, and Musical Instrument Stores	78	\$294.47	\$1,438,469
4512	Book Stores and News Dealers	84	\$76.59	\$374,128
452	General Merchandise Stores	79	\$3,500.33	\$17,099,136
4522	Department Stores	82	\$315.62	\$1,541,826
4523	Gen. Merch. Stores, incl. Warehouse Clubs,	79	\$3,184.71	\$15,557,310
453	Miscellaneous Store Retailers	75	\$452.62	\$2,211,031
4531	Florists	65	\$19.99	\$97,649
4532	Office Supplies, Stationery, and Gift Stores	79	\$75.76	\$370,099
4533	Used Merchandise Stores	76	\$61.39	\$299,887
4539	Other Miscellaneous Store Retailers	75	\$295.48	\$1,443,396
454	Nonstore Retailers	77	\$2,164.00	\$10,571,136
4541	Electronic Shopping and Mail-Order Houses	78	\$1,893.13	\$9,247,958
4542	Vending Machine Operators	82	\$32.37	\$158,130
4543	Direct Selling Establishments	68	\$238.49	\$1,165,048
722	Food Services & Drinking Places	79	\$3,461.77	\$16,910,736
7223	Special Food Services	80	\$12.53	\$61,211
7224	Drinking Places (Alcoholic Beverages)	84	\$88.84	\$433,959
7225	Restaurants and Other Eating Places	79	\$3,360.40	\$16,415,566

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri 2024/2029 Consumer Spending databases are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.