

Likewise



For Lease

RETAIL/OFFICE SPACE IN
LEICESTER VILLAGE

876 New Leicester Hwy #3B, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

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I am
a child
of God



OFFERING SUMMARY

LEASE PRICE	\$1,800 MGL
UNIT SIZE	1,190 SF
ZONING	OU



PROPERTY FEATURES

- Well maintained office space in the Leicester Village shopping center in West Asheville.
- Features include an open work/reception area, 2 ADA bathrooms, copy room with built-in storage, conference area, 2 private offices, and a break room.
- Private front entrance and shared corridor to access the rear exit.
- Signage at the front of the unit as well as a podium sign near the road.
- Unit fronts New Leicester Highway with 35,000 VPD.
- Ample parking in shared lot.
- Modified Gross Lease rate, with Tenant paying for electricity and internet, and Landlord paying for water/sewer.





LOCATION INFORMATION

PIN	961958671200000
COUNTY	Buncombe
ZONING	OU
MAJOR ROADS	New Leicester Hwy. & Newfound Rd

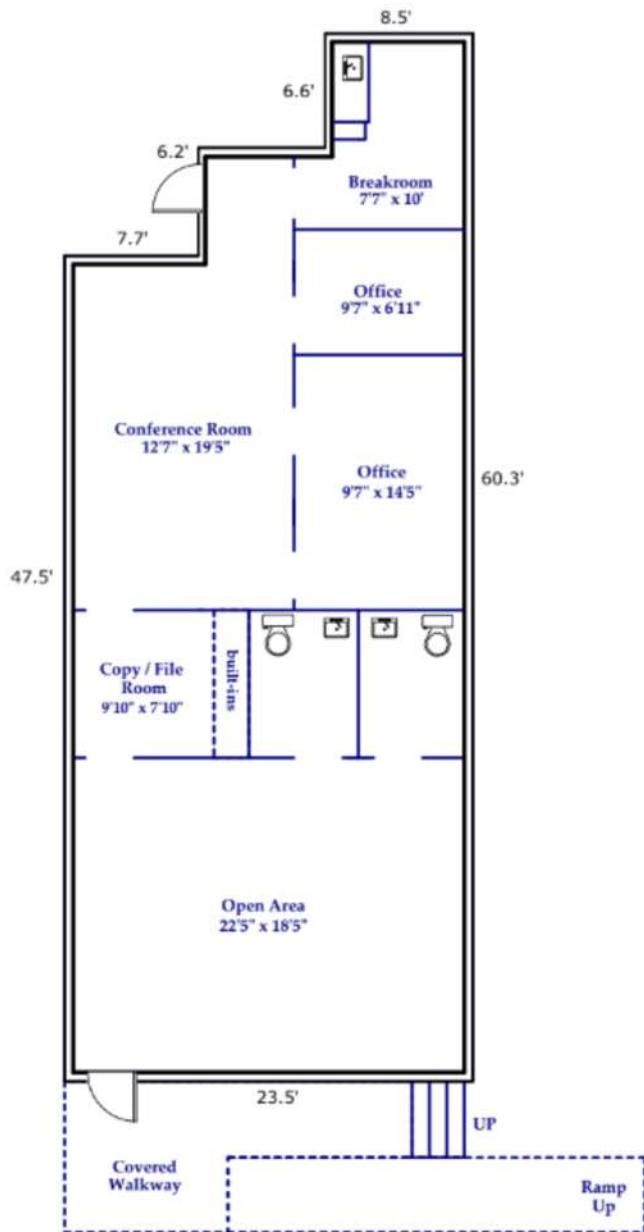
PROPERTY DETAILS

UNIT SIZE	1,190 SF
YEAR BUILT	2007
TRAFFIC COUNT	±35,000 VPD
ROAD FRONTAGE	260 FT
FLOOD ZONE	No





APPROXIMATE NET LEASABLE AREA: 1190 SF



Traffic Count Map

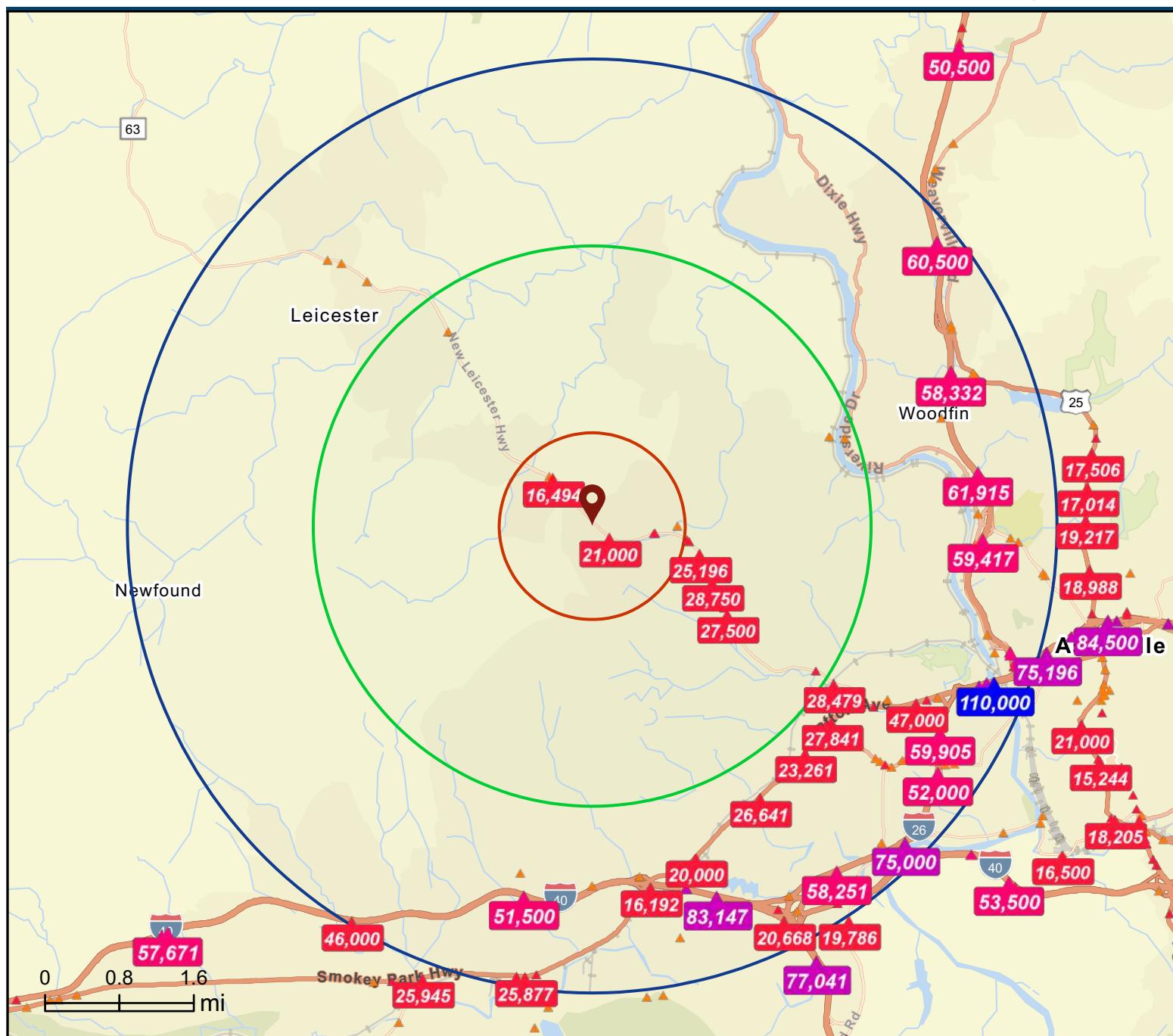
876 New Leicester Highway, Asheville, North Carolina, 28806

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.61486

Longitude: -82.64902



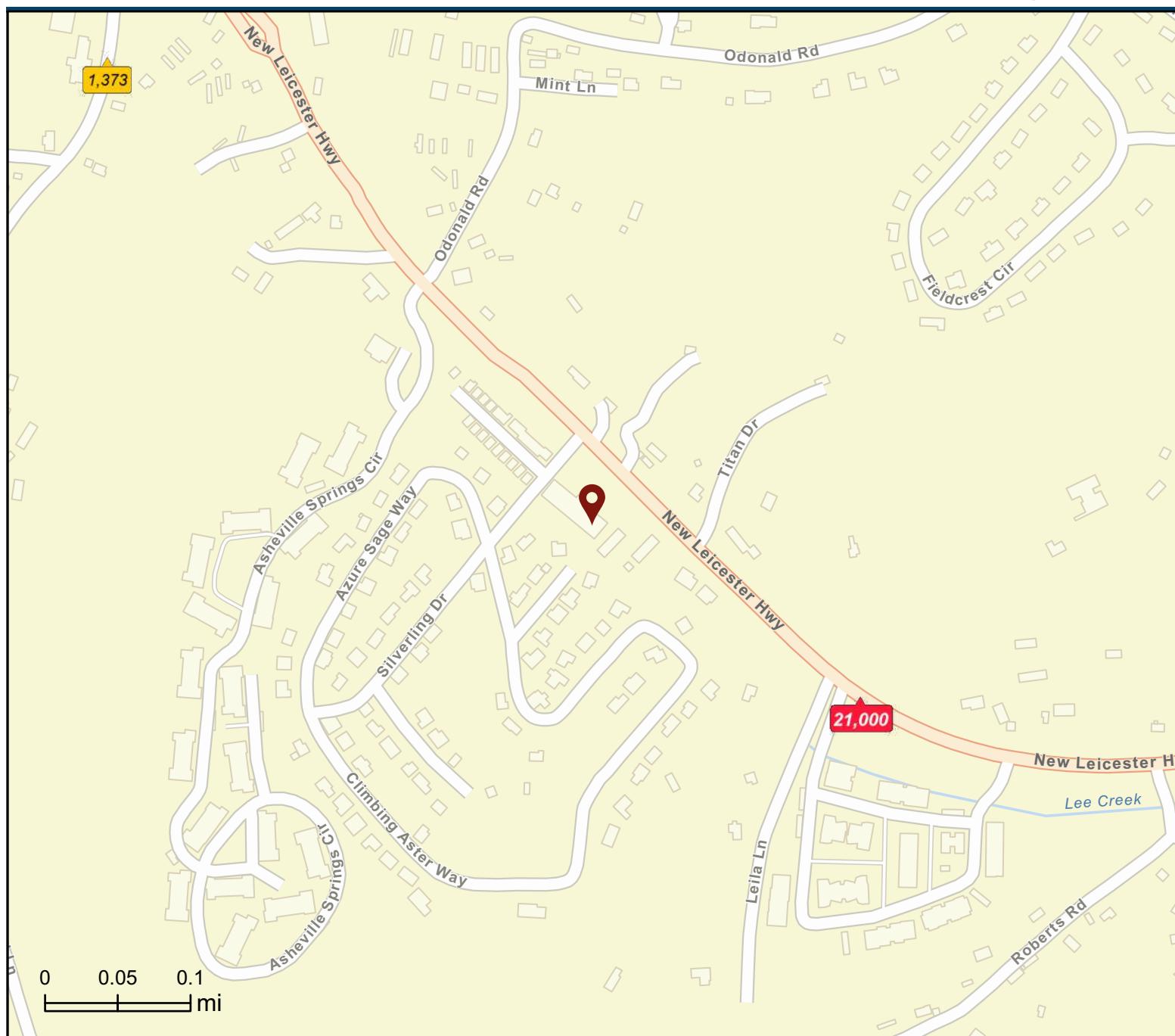
Average Daily Traffic Volume

- ▲ 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 (Q3 2024).

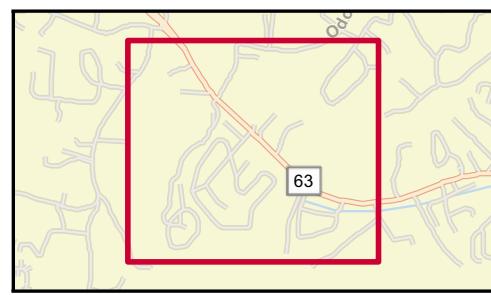
February 06, 2025



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- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

Source: ©2024 Kalibrate Technologies (Q3 2024).



876 New Leicester Highway, Asheville, North Carolina,
28806
Ring: 5 mile radius

Emerald City

Dominant Tapestry Segment

KEY FACTS



74,529

Total Population



\$367,469

Median Home Value



2,883

Businesses



66,492

Daytime Population



\$38,881

Per Capita
Income



\$63,443

Median Household
Income



39.1

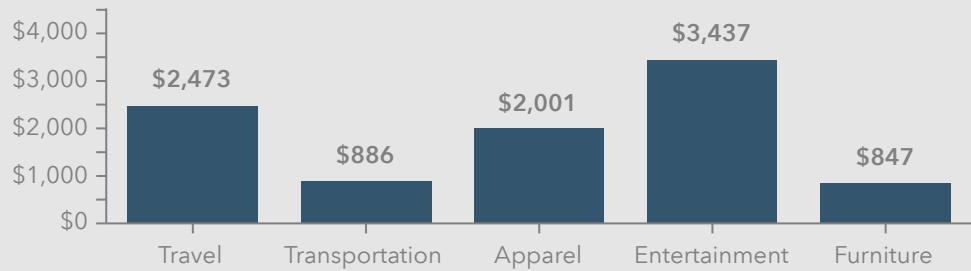
Median
Age



1.05%

2024-2029
Pop Growth
Rate

KEY SPENDING FACTS



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

© 2025 Esri

Spending facts are average annual dollars per household



Business Summary

876 New Leicester Highway, Asheville, North Carolina, 28806
 Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.61486

Longitude: -82.64902

Data for all businesses in area		1 mile				3 miles				5 miles			
		Businesses	Employees										
by NAICS Codes		Number	Percent										
Agriculture, Forestry, Fishing & Hunting		2	1.9%	6	1.2%	8	1.5%	21	0.4%	26	0.9%		
Mining		1	1.0%	2	0.4%	2	0.4%	10	0.2%	4	0.1%		
Utilities		0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.1%		
Construction		12	11.5%	51	10.1%	59	11.0%	1,113	22.0%	232	8.1%		
Building Construction		3	2.9%	32	6.3%	21	3.9%	509	10.1%	89	3.1%		
Heavy/Civil Eng Construction		1	1.0%	2	0.4%	6	1.1%	25	0.5%	22	0.8%		
Specialty Trade Contractor		9	8.7%	17	3.4%	32	6.0%	578	11.4%	121	4.2%		
Manufacturing		2	1.9%	17	3.4%	15	2.8%	219	4.3%	109	3.8%		
Wholesale Trade		4	3.9%	16	3.2%	14	2.6%	153	3.0%	79	2.7%		
Durable Goods		4	3.9%	16	3.2%	10	1.9%	40	0.8%	55	1.9%		
Nondurable Goods		0	0.0%	0	0.0%	2	0.4%	109	2.2%	21	0.7%		
Trade Broker		0	0.0%	0	0.0%	2	0.4%	4	0.1%	3	0.1%		
Retail Trade		12	11.5%	54	10.7%	63	11.8%	550	10.9%	353	12.2%		
Motor Vehicle & Parts Dealers		4	3.9%	11	2.2%	11	2.1%	45	0.9%	58	2.0%		
Furniture & Home Furnishings Stores		1	1.0%	15	3.0%	4	0.8%	97	1.9%	16	0.6%		
Electronics & Appliance Stores		0	0.0%	0	0.0%	3	0.6%	9	0.2%	11	0.4%		
Building Material & Garden Equipment & Supplies Dealers		1	1.0%	3	0.6%	7	1.3%	73	1.4%	26	0.9%		
Food & Beverage Stores		0	0.0%	0	0.0%	9	1.7%	193	3.8%	67	2.3%		
Health & Personal Care Stores		1	1.0%	9	1.8%	6	1.1%	53	1.1%	29	1.0%		
Gasoline Stations & Fuel Dealers		0	0.0%	0	0.0%	5	0.9%	13	0.3%	17	0.6%		
Clothing, Clothing Accessories, Shoe and Jewelry Stores		0	0.0%	0	0.0%	2	0.4%	7	0.1%	18	0.6%		
Sporting Goods, Hobby, Book, & Music Stores		3	2.9%	11	2.2%	14	2.6%	53	1.1%	79	2.7%		
General Merchandise Stores		1	1.0%	4	0.8%	2	0.4%	8	0.2%	33	1.1%		
Transportation & Warehousing		3	2.9%	12	2.4%	18	3.4%	62	1.2%	72	2.5%		
Truck Transportation		1	1.0%	9	1.8%	7	1.3%	30	0.6%	28	1.0%		
Information		0	0.0%	0	0.0%	14	2.6%	231	4.6%	62	2.1%		
Finance & Insurance		5	4.8%	66	13.1%	18	3.4%	161	3.2%	111	3.9%		
Central Bank/Credit Intermediation & Related Activities		3	2.9%	62	12.3%	10	1.9%	138	2.7%	44	1.5%		
Securities & Commodity Contracts		2	1.9%	4	0.8%	3	0.6%	6	0.1%	26	0.9%		
Funds, Trusts & Other Financial Vehicles		0	0.0%	0	0.0%	5	0.9%	17	0.3%	41	1.4%		
Real Estate, Rental & Leasing		11	10.6%	32	6.3%	40	7.5%	138	2.7%	164	5.7%		
Professional, Scientific & Tech Services		11	10.6%	43	8.5%	42	7.8%	192	3.8%	220	7.6%		
Legal Services		1	1.0%	3	0.6%	3	0.6%	10	0.2%	28	1.0%		
Management of Companies & Enterprises		1	1.0%	4	0.8%	1	0.2%	5	0.1%	7	0.2%		
Administrative, Support & Waste Management Services		3	2.9%	22	4.4%	17	3.2%	102	2.0%	100	3.5%		
Educational Services		1	1.0%	5	1.0%	12	2.2%	373	7.4%	87	3.0%		
											2,174	8.6%	

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.

February 06, 2025

Business Summary

876 New Leicester Highway, Asheville, North Carolina, 28806
 Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.61486

Longitude: -82.64902

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	4	3.9%	75	14.8%	34	6.4%	884	17.5%	231	8.0%	3,584	14.2%
Amubulatory Health Care	2	1.9%	64	12.7%	15	2.8%	343	6.8%	134	4.7%	1,345	5.3%
Hospital	1	1.0%	3	0.6%	2	0.4%	10	0.2%	9	0.3%	167	0.7%
Nursing/Residential Care	1	1.0%	4	0.8%	8	1.5%	466	9.2%	25	0.9%	1,078	4.3%
Social Assistance	1	1.0%	4	0.8%	9	1.7%	65	1.3%	63	2.2%	994	3.9%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%	7	1.3%	35	0.7%	66	2.3%	311	1.2%
Accommodation & Food Services	5	4.8%	51	10.1%	24	4.5%	371	7.3%	209	7.3%	3,076	12.2%
Accommodation	0	0.0%	0	0.0%	1	0.2%	14	0.3%	34	1.2%	611	2.4%
Food Services & Drinking Places	5	4.8%	51	10.1%	24	4.5%	357	7.1%	175	6.1%	2,465	9.7%
Other Services (except Public Administration)	20	19.2%	51	10.1%	87	16.3%	283	5.6%	452	15.7%	1,659	6.6%
Repair & Maintenance	6	5.8%	13	2.6%	27	5.0%	100	2.0%	107	3.7%	396	1.6%
Automotive Repair & Maintenance	5	4.8%	13	2.6%	23	4.3%	61	1.2%	83	2.9%	293	1.2%
Personal & Laundry Service	4	3.9%	14	2.8%	18	3.4%	70	1.4%	142	4.9%	522	2.1%
Civic and Other Orgs	9	8.7%	24	4.8%	41	7.7%	114	2.3%	203	7.0%	740	2.9%
Public Administration	0	0.0%	0	0.0%	9	1.7%	141	2.8%	45	1.6%	874	3.5%
Unclassified Establishments	6	5.8%	0	0.0%	50	9.3%	5	0.1%	251	8.7%	24	0.1%
Total	104	100.0%	505	100.0%	535	100.0%	5,049	100.0%	2,883	100.0%	25,302	100.0%

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

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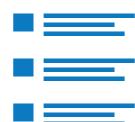
Longitude: -82.64902

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	8.7%	31	6.1%	27	5.0%	142	2.8%	85	3.0%	547	2.2%
Construction	12	11.5%	51	10.1%	55	10.3%	1,097	21.7%	219	7.6%	2,686	10.6%
Manufacturing	2	1.9%	17	3.4%	14	2.6%	208	4.1%	105	3.6%	1,598	6.3%
Transportation	4	3.9%	13	2.6%	21	3.9%	194	3.8%	90	3.1%	636	2.5%
Communication	0	0.0%	0	0.0%	12	2.2%	220	4.4%	33	1.1%	555	2.2%
Utility	0	0.0%	0	0.0%	2	0.4%	20	0.4%	10	0.3%	422	1.7%
Wholesale Trade	4	3.9%	16	3.2%	14	2.6%	153	3.0%	79	2.7%	863	3.4%
Retail Trade Summary	16	15.4%	105	20.8%	88	16.4%	924	18.3%	547	19.0%	5,578	22.1%
Home Improvement	1	1.0%	3	0.6%	7	1.3%	73	1.4%	27	0.9%	429	1.7%
General Merchandise Stores	1	1.0%	4	0.8%	2	0.4%	8	0.2%	21	0.7%	287	1.1%
Food Stores	1	1.0%	11	2.2%	7	1.3%	202	4.0%	75	2.6%	983	3.9%
Auto Dealers & Gas Stations	4	3.9%	11	2.2%	15	2.8%	56	1.1%	73	2.5%	513	2.0%
Apparel & Accessory Stores	0	0.0%	0	0.0%	2	0.4%	7	0.1%	13	0.5%	49	0.2%
Furniture & Home Furnishings	1	1.0%	15	3.0%	8	1.5%	115	2.3%	33	1.1%	220	0.9%
Eating & Drinking Places	4	3.9%	40	7.9%	23	4.3%	335	6.6%	169	5.9%	2,343	9.3%
Miscellaneous Retail	4	3.9%	20	4.0%	25	4.7%	127	2.5%	136	4.7%	754	3.0%
Finance, Insurance, Real Estate Summary	13	12.5%	95	18.8%	54	10.1%	289	5.7%	243	8.4%	1,568	6.2%
Banks, Savings & Lending Institutions	3	2.9%	62	12.3%	11	2.1%	134	2.6%	47	1.6%	384	1.5%
Securities Brokers	2	1.9%	4	0.8%	3	0.6%	6	0.1%	25	0.9%	69	0.3%
Insurance Carriers & Agents	0	0.0%	0	0.0%	5	0.9%	17	0.3%	40	1.4%	143	0.6%
Real Estate, Holding, Other Investment Offices	8	7.7%	29	5.7%	35	6.5%	132	2.6%	131	4.5%	972	3.8%
Services Summary	36	34.6%	178	35.3%	189	35.3%	1,654	32.8%	1,177	40.8%	9,951	39.3%
Hotels & Lodging	0	0.0%	0	0.0%	1	0.2%	14	0.3%	34	1.2%	611	2.4%
Automotive Services	8	7.7%	18	3.6%	30	5.6%	75	1.5%	109	3.8%	373	1.5%
Movies & Amusements	0	0.0%	0	0.0%	5	0.9%	27	0.5%	77	2.7%	378	1.5%
Health Services	3	2.9%	66	13.1%	18	3.4%	394	7.8%	149	5.2%	1,932	7.6%
Legal Services	1	1.0%	3	0.6%	3	0.6%	10	0.2%	27	0.9%	91	0.4%
Education Institutions & Libraries	1	1.0%	5	1.0%	11	2.1%	370	7.3%	71	2.5%	2,147	8.5%
Other Services	23	22.1%	85	16.8%	122	22.8%	763	15.1%	710	24.6%	4,419	17.5%
Government	0	0.0%	0	0.0%	9	1.7%	141	2.8%	45	1.6%	874	3.5%
Unclassified Establishments	6	5.8%	0	0.0%	50	9.3%	5	2.8%	251	8.7%	24	3.5%
Totals	104	100.0%	505	100.0%	535	100.0%	5,049	100.0%	2,883	100.0%	25,302	100.0%

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February 06, 2025



Key Facts

876 New Leicester Highway, Asheville, North Carolina,
28806
Ring: 5 mile radius

KEY FACTS

74,529

Population



Average Household Size

39.1

Median Age

\$63,443

Median Household Income

EDUCATION

7.4%

No High School Diploma



25.7%

High School Graduate



24.0%

Some College/Associate's Degree



42.9%

Bachelor's/Grad/Prof Degree

BUSINESS



2,883

Total Businesses



25,302

Total Employees

EMPLOYMENT



59.6%

White Collar



21.6%

Blue Collar



18.9%



Unemployment Rate

INCOME



\$63,443

Median Household Income



\$38,881

Per Capita Income



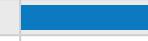
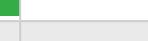
\$160,228

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.0%)

The smallest group: \$25,000 - \$34,999 (6.5%)

Indicator ▲	Value	Diff	
<\$15,000	8.3%	+0.4%	
\$15,000 - \$24,999	6.9%	-0.4%	
\$25,000 - \$34,999	6.5%	+0.2%	
\$35,000 - \$49,999	15.0%	+2.1%	
\$50,000 - \$74,999	21.0%	+1.6%	
\$75,000 - \$99,999	11.7%	-1.1%	
\$100,000 - \$149,999	15.4%	-1.5%	
\$150,000 - \$199,999	6.6%	0	
\$200,000+	8.6%	-1.3%	

Bars show deviation from

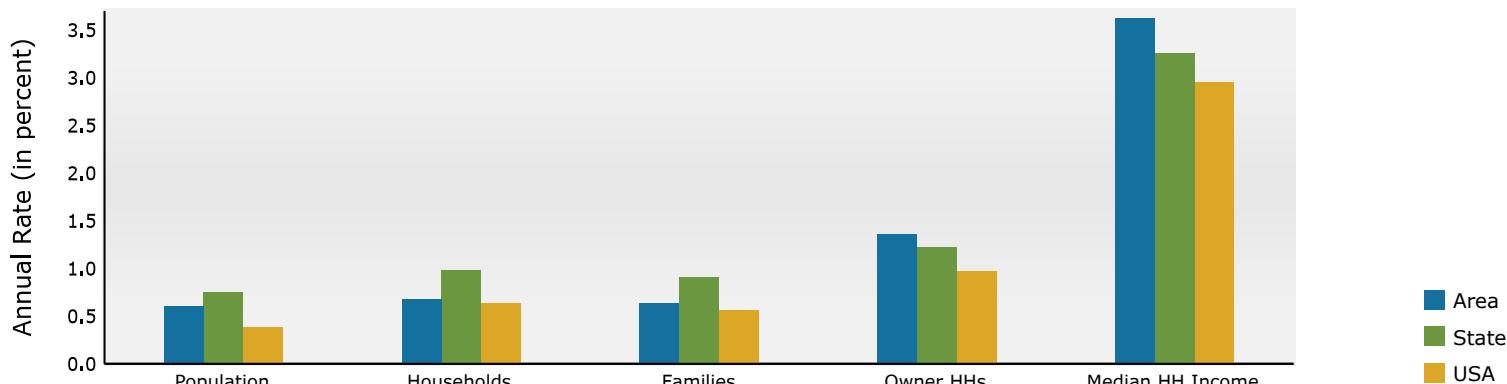
Buncombe County

Summary	Census 2010	Census 2020	2024	2029
Population	63,208	71,280	74,529	76,803
Households	25,631	29,148	30,599	31,658
Families	15,476	16,992	17,608	18,168
Average Household Size	2.38	2.34	2.34	2.33
Owner Occupied Housing Units	16,185	17,829	18,969	20,295
Renter Occupied Housing Units	9,446	11,319	11,630	11,363
Median Age	36.5	38.2	39.1	40.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.60%	0.75%	0.38%	
Households	0.68%	0.98%	0.64%	
Families	0.63%	0.91%	0.56%	
Owner HHs	1.36%	1.22%	0.97%	
Median Household Income	3.62%	3.26%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	2,547	8.3%	2,065	6.5%
\$15,000 - \$24,999	2,100	6.9%	1,451	4.6%
\$25,000 - \$34,999	2,002	6.5%	1,636	5.2%
\$35,000 - \$49,999	4,577	15.0%	4,108	13.0%
\$50,000 - \$74,999	6,413	21.0%	6,407	20.2%
\$75,000 - \$99,999	3,593	11.7%	3,898	12.3%
\$100,000 - \$149,999	4,724	15.4%	5,802	18.3%
\$150,000 - \$199,999	2,027	6.6%	2,898	9.2%
\$200,000+	2,617	8.6%	3,391	10.7%
Median Household Income	\$63,443		\$75,786	
Average Household Income	\$94,072		\$111,577	
Per Capita Income	\$38,881		\$46,245	
Population by Age	Census 2010	Census 2020	2024	2029
0 - 4	4,053	6.4%	3,579	5.0%
5 - 9	3,776	6.0%	3,848	5.4%
10 - 14	3,436	5.4%	4,002	5.6%
15 - 19	3,875	6.1%	4,439	6.2%
20 - 24	4,741	7.5%	4,613	6.5%
25 - 34	10,326	16.3%	11,549	16.2%
35 - 44	8,641	13.7%	10,758	15.1%
45 - 54	8,437	13.3%	8,649	12.1%
55 - 64	7,238	11.5%	8,427	11.8%
65 - 74	4,661	7.4%	6,851	9.6%
75 - 84	2,747	4.3%	3,294	4.6%
85+	1,277	2.0%	1,270	1.8%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
White Alone	53,637	84.9%	56,031	78.6%
Black Alone	4,386	6.9%	4,450	6.2%
American Indian Alone	286	0.5%	348	0.5%
Asian Alone	512	0.8%	789	1.1%
Pacific Islander Alone	197	0.3%	265	0.4%
Some Other Race Alone	2,657	4.2%	3,933	5.5%
Two or More Races	1,533	2.4%	5,463	7.7%
Hispanic Origin (Any Race)	5,471	8.7%	7,413	10.4%

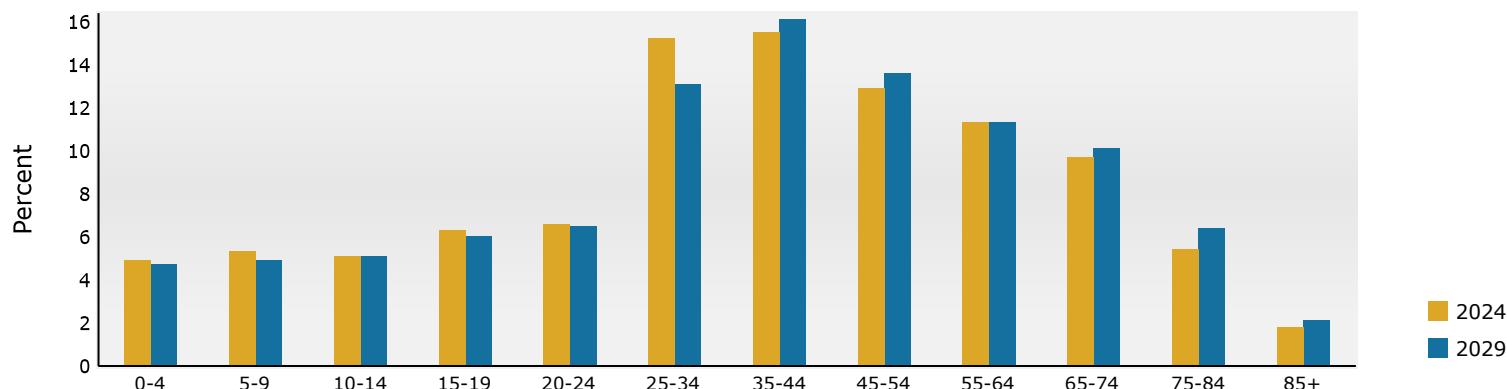
Data Note: Income is expressed in current dollars.

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

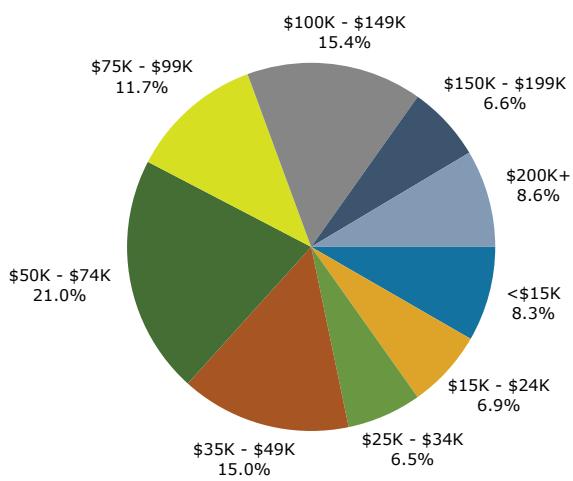
Trends 2024-2029



Population by Age



2024 Household Income



2024 Population by Race

