

Likewise



For Lease RETAIL/OFFICE SPACE IN LEICESTER VILLAGE

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

Likewise
COMMERCIAL REAL ESTATE

Jessica Auge LISTING BROKER

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876 New Leicester Hwy #3B, Asheville, NC



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.



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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.



LOCATION INFORMATION

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

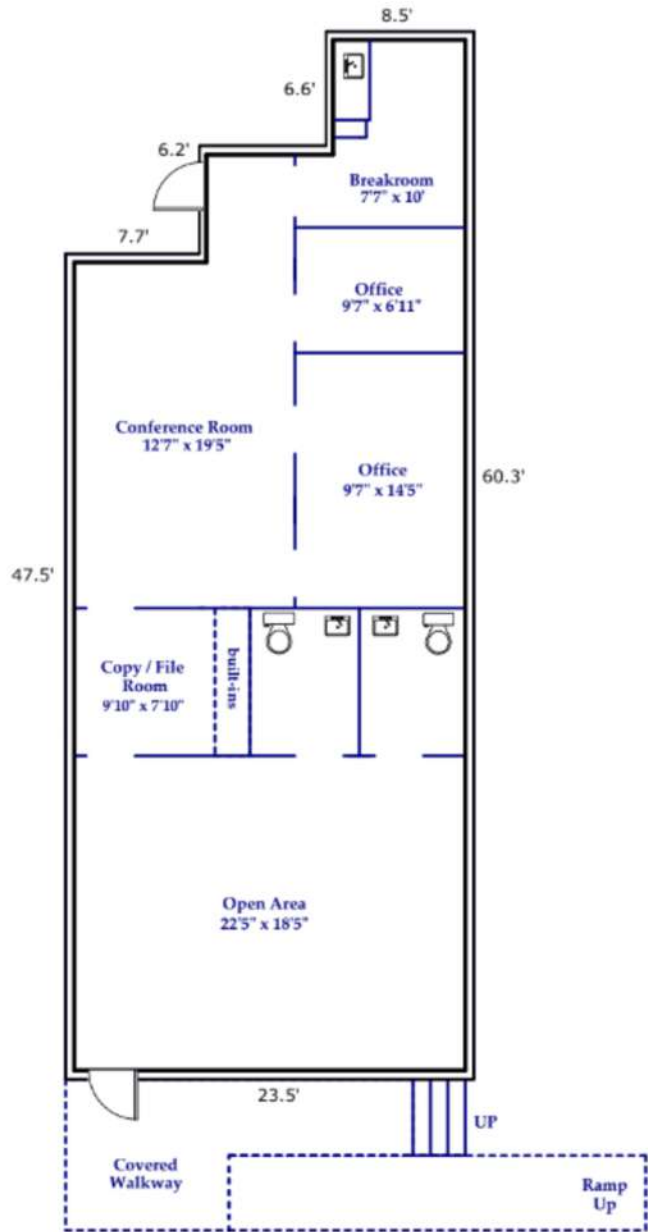
PROPERTY DETAILS

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





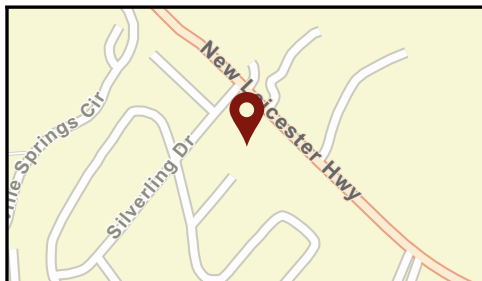
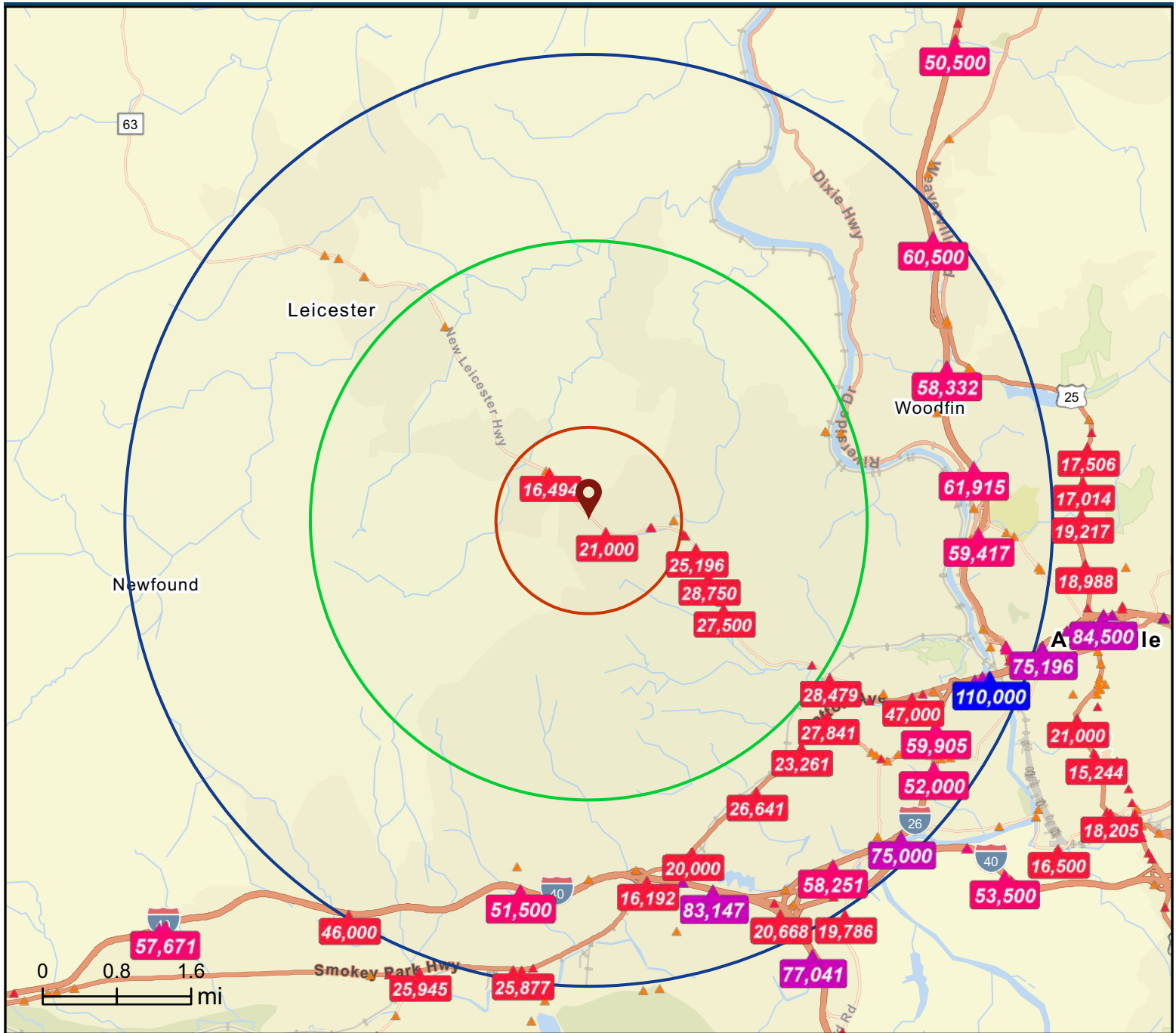
APPROXIMATE NET LEASABLE AREA: **1190 SF**



Traffic Count Map

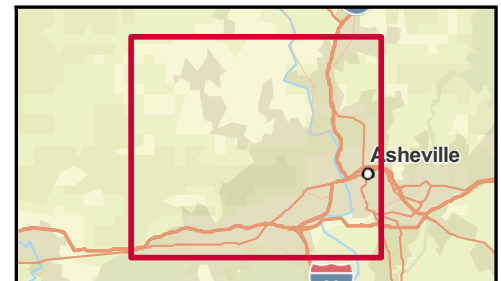
876 New Leicester Highway, Asheville, North Carolina, 28806
Rings: 1, 3, 5 mile radii

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



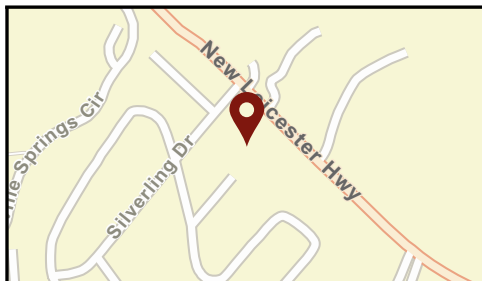
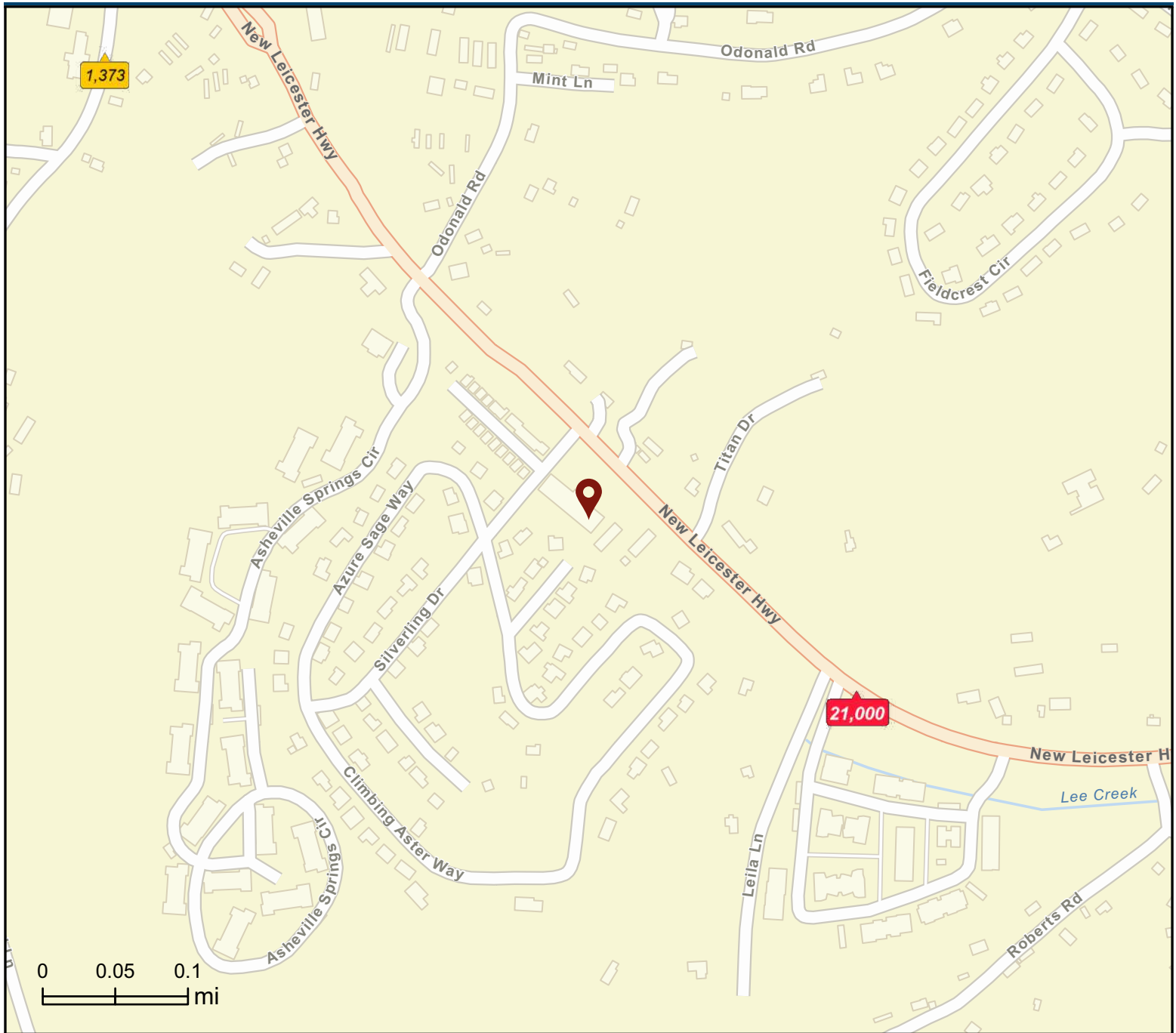
Source: ©2024 Kalibrate Technologies (Q3 2024).

February 06, 2025

Traffic Count Map - Close Up

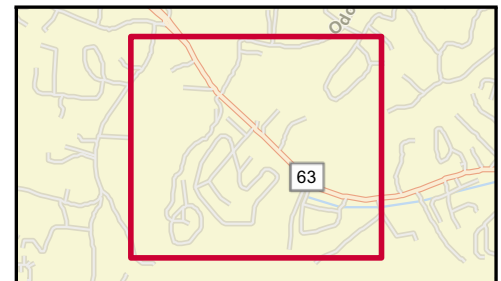
876 New Leicester Highway, Asheville, North Carolina, 28806
Rings: 1, 3, 5 mile radii

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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
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- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

February 06, 2025

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



39.1

Median
Age



1.05%

2024-2029
Pop Growth
Rate



\$38,881

Per Capita
Income



2.3

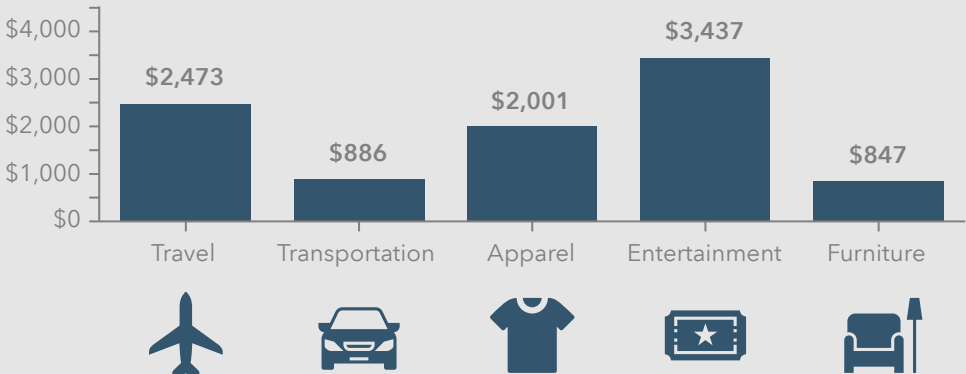
Avg Household
Size



\$63,443

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).

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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						
Total Businesses:		104		535		2,883						
Total Employees:		505		5,049		25,302						
Total Population:		4,163		24,690		74,529						
Employee/Population Ratio (per 100 Residents)		12		20		34						
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	1.9%	6	1.2%	8	1.5%	21	0.4%	26	0.9%	216	0.8%
Mining	1	1.0%	2	0.4%	2	0.4%	10	0.2%	4	0.1%	44	0.2%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.1%	167	0.7%
Construction	12	11.5%	51	10.1%	59	11.0%	1,113	22.0%	232	8.1%	2,822	11.2%
Building Construction	3	2.9%	32	6.3%	21	3.9%	509	10.1%	89	3.1%	1,072	4.2%
Heavy/Civil Eng Construction	1	1.0%	2	0.4%	6	1.1%	25	0.5%	22	0.8%	427	1.7%
Specialty Trade Contractor	9	8.7%	17	3.4%	32	6.0%	578	11.4%	121	4.2%	1,323	5.2%
Manufacturing	2	1.9%	17	3.4%	15	2.8%	219	4.3%	109	3.8%	1,602	6.3%
Wholesale Trade	4	3.9%	16	3.2%	14	2.6%	153	3.0%	79	2.7%	863	3.4%
Durable Goods	4	3.9%	16	3.2%	10	1.9%	40	0.8%	55	1.9%	389	1.5%
Nondurable Goods	0	0.0%	0	0.0%	2	0.4%	109	2.2%	21	0.7%	467	1.9%
Trade Broker	0	0.0%	0	0.0%	2	0.4%	4	0.1%	3	0.1%	7	0.0%
Retail Trade	12	11.5%	54	10.7%	63	11.8%	550	10.9%	353	12.2%	3,012	11.9%
Motor Vehicle & Parts Dealers	4	3.9%	11	2.2%	11	2.1%	45	0.9%	58	2.0%	450	1.8%
Furniture & Home Furnishings Stores	1	1.0%	15	3.0%	4	0.8%	97	1.9%	16	0.6%	145	0.6%
Electronics & Appliance Stores	0	0.0%	0	0.0%	3	0.6%	9	0.2%	11	0.4%	52	0.2%
Building Material & Garden Equipment & Supplies Dealers	1	1.0%	3	0.6%	7	1.3%	73	1.4%	26	0.9%	423	1.7%
Food & Beverage Stores	0	0.0%	0	0.0%	9	1.7%	193	3.8%	67	2.3%	859	3.4%
Health & Personal Care Stores	1	1.0%	9	1.8%	6	1.1%	53	1.1%	29	1.0%	253	1.0%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	5	0.9%	13	0.3%	17	0.6%	72	0.3%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	0	0.0%	0	0.0%	2	0.4%	7	0.1%	18	0.6%	109	0.4%
Sporting Goods, Hobby, Book, & Music Stores	3	2.9%	11	2.2%	14	2.6%	53	1.1%	79	2.7%	324	1.3%
General Merchandise Stores	1	1.0%	4	0.8%	2	0.4%	8	0.2%	33	1.1%	325	1.3%
Transportation & Warehousing	3	2.9%	12	2.4%	18	3.4%	62	1.2%	72	2.5%	468	1.9%
Truck Transportation	1	1.0%	9	1.8%	7	1.3%	30	0.6%	28	1.0%	153	0.6%
Information	0	0.0%	0	0.0%	14	2.6%	231	4.6%	62	2.1%	744	2.9%
Finance & Insurance	5	4.8%	66	13.1%	18	3.4%	161	3.2%	111	3.9%	639	2.5%
Central Bank/Credit Intermediation & Related Activities	3	2.9%	62	12.3%	10	1.9%	138	2.7%	44	1.5%	414	1.6%
Securities & Commodity Contracts	2	1.9%	4	0.8%	3	0.6%	6	0.1%	26	0.9%	79	0.3%
Funds, Trusts & Other Financial Vehicles	0	0.0%	0	0.0%	5	0.9%	17	0.3%	41	1.4%	147	0.6%
Real Estate, Rental & Leasing	11	10.6%	32	6.3%	40	7.5%	138	2.7%	164	5.7%	1,124	4.4%
Professional, Scientific & Tech Services	11	10.6%	43	8.5%	42	7.8%	192	3.8%	220	7.6%	1,121	4.4%
Legal Services	1	1.0%	3	0.6%	3	0.6%	10	0.2%	28	1.0%	94	0.4%
Management of Companies & Enterprises	1	1.0%	4	0.8%	1	0.2%	5	0.1%	7	0.2%	25	0.1%
Administrative, Support & Waste Management Services	3	2.9%	22	4.4%	17	3.2%	102	2.0%	100	3.5%	751	3.0%
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%
Amulatory 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%

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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 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



2.3

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



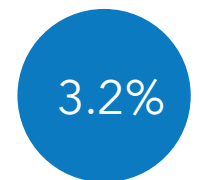
21.6%

Blue Collar



18.9%

Services



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

Demographic and Income Profile

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

Prepared by Esri
Latitude: 35.61486
Longitude: -82.64902

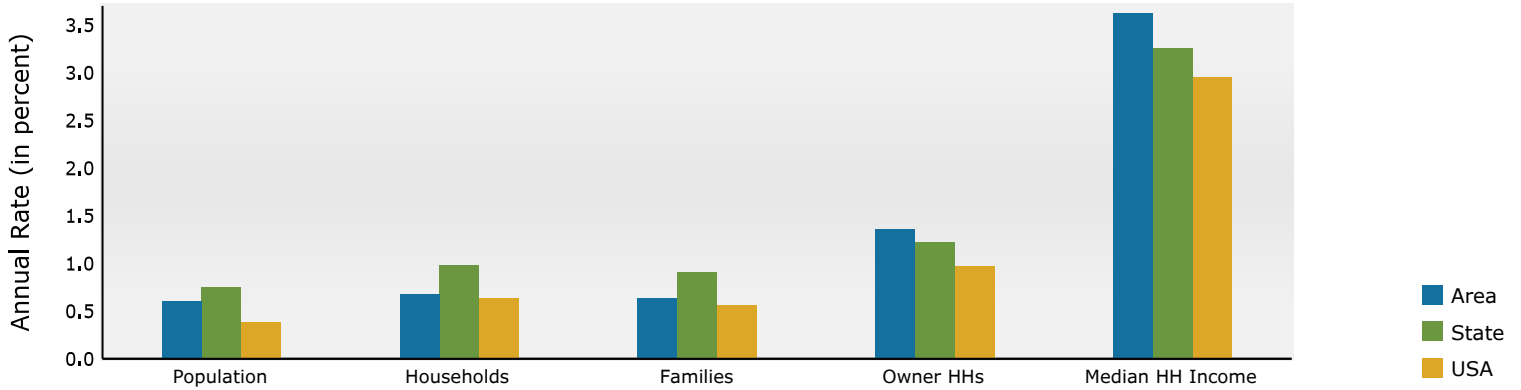
Summary	Census 2010		Census 2020		2024		2029	
Population	63,208		71,280		74,529		76,803	
Households	25,631		29,148		30,599		31,658	
Families	15,476		16,992		17,608		18,168	
Average Household Size	2.38		2.34		2.34		2.33	
Owner Occupied Housing Units	16,185		17,829		18,969		20,295	
Renter Occupied Housing 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			2024		2029			
			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	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,053	6.4%	3,579	5.0%	3,664	4.9%	3,646	4.7%
5 - 9	3,776	6.0%	3,848	5.4%	3,915	5.3%	3,741	4.9%
10 - 14	3,436	5.4%	4,002	5.6%	3,817	5.1%	3,897	5.1%
15 - 19	3,875	6.1%	4,439	6.2%	4,664	6.3%	4,598	6.0%
20 - 24	4,741	7.5%	4,613	6.5%	4,935	6.6%	5,024	6.5%
25 - 34	10,326	16.3%	11,549	16.2%	11,328	15.2%	10,074	13.1%
35 - 44	8,641	13.7%	10,758	15.1%	11,584	15.5%	12,343	16.1%
45 - 54	8,437	13.3%	8,649	12.1%	9,609	12.9%	10,450	13.6%
55 - 64	7,238	11.5%	8,427	11.8%	8,427	11.3%	8,659	11.3%
65 - 74	4,661	7.4%	6,851	9.6%	7,199	9.7%	7,784	10.1%
75 - 84	2,747	4.3%	3,294	4.6%	4,014	5.4%	4,946	6.4%
85+	1,277	2.0%	1,270	1.8%	1,373	1.8%	1,641	2.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	53,637	84.9%	56,031	78.6%	57,875	77.7%	58,530	76.2%
Black Alone	4,386	6.9%	4,450	6.2%	4,560	6.1%	4,762	6.2%
American Indian Alone	286	0.5%	348	0.5%	379	0.5%	420	0.5%
Asian Alone	512	0.8%	789	1.1%	872	1.2%	986	1.3%
Pacific Islander Alone	197	0.3%	265	0.4%	309	0.4%	346	0.5%
Some Other Race Alone	2,657	4.2%	3,933	5.5%	4,473	6.0%	5,035	6.6%
Two or More Races	1,533	2.4%	5,463	7.7%	6,061	8.1%	6,724	8.8%
Hispanic Origin (Any Race)	5,471	8.7%	7,413	10.4%	8,497	11.4%	9,544	12.4%

Data Note: Income is expressed in current dollars.

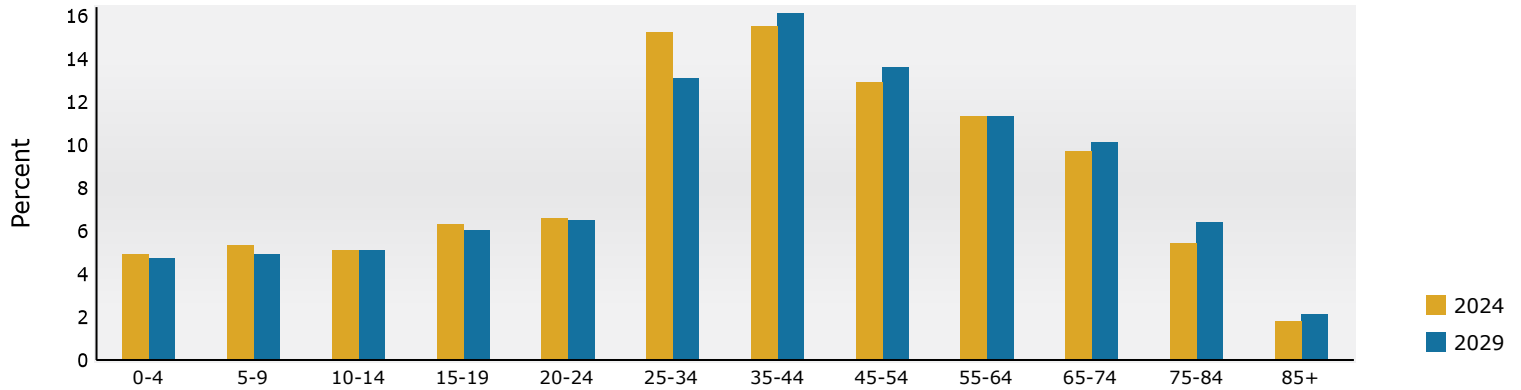
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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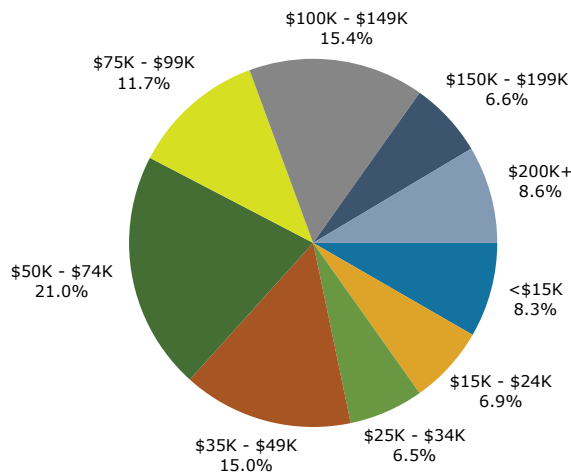
Trends 2024-2029



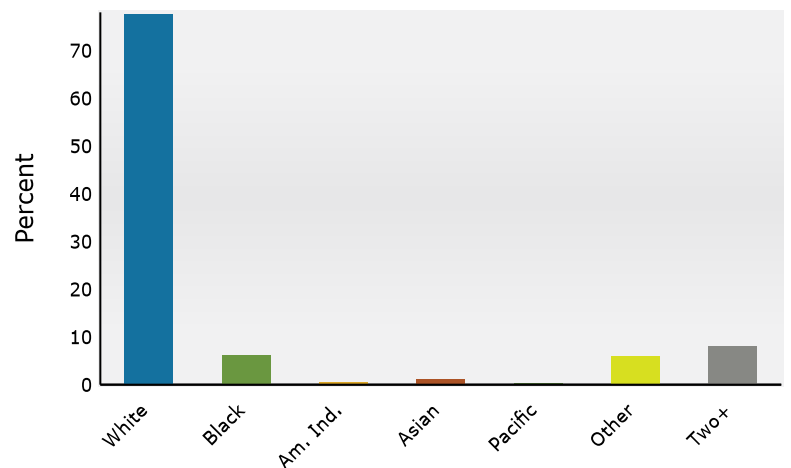
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 11.4%