

# FOR LEASE



347 DEPOT STREET, #2, ASHEVILLE, NC 28801

SECOND FLOOR SPACE IN RIVER ARTS DISTRICT



Beautiful office space for lease with parking in the vibrant River Arts District! This 2,499 SF second-floor suite boasts high ceilings and an abundance of natural light. The unit has a private entrance and on-site parking with assigned spaces. Zoned RAD-SHP, this space could be used for office, retail, showroom or food service. Located in a thriving area known for its artistic energy and bustling activity, this space offers easy access to I-240 and Haywood Rd.

LEASE PRICE	\$23.5 NNN
SIZE	2,499 SF
LOT SIZE	0.15 +/- ACRES

## PROPERTY DETAILS

- CENTRALLY LOCATED IN RIVER ARTS DISTRICT
- DESIGNATED PARKING
- AMPLE NATURAL LIGHT & HIGH CEILINGS
- ZONED RAD-SHP
- EASY ACCESS TO I-240 & HAYWOOD RD

CARLA BARNARD Broker

0: 828.222.3685 | M: (828) 575-0272

carla@carla-co.com

22 Arlington Street, Asheville, NC 28801

www.carla-co.com

# 347 DEPOT STREET, #2, ASHEVILLE, NC 28801

## SECOND FLOOR SPACE IN RIVER ARTS DISTRICT



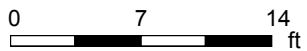
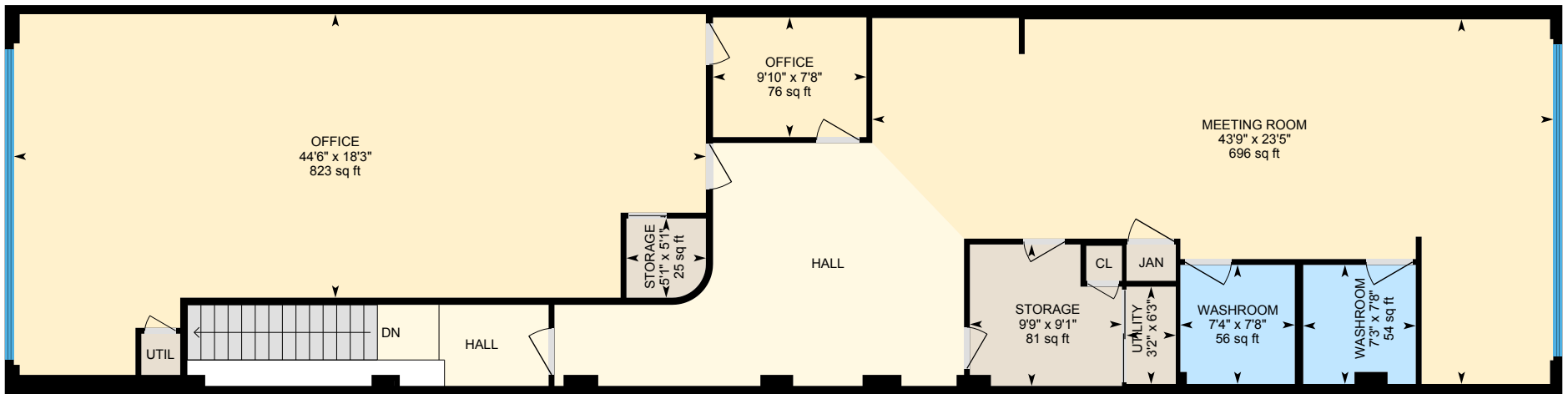
# 347 DEPOT STREET, #2, ASHEVILLE, NC 28801

## SECOND FLOOR SPACE IN RIVER ARTS DISTRICT



# 347 Depot St - Suite 201, Asheville, NC

Main Floor Finished Area 2451.37 sq ft  
Unfinished Area 2.98 sq ft



PREPARED: 2024/06/27

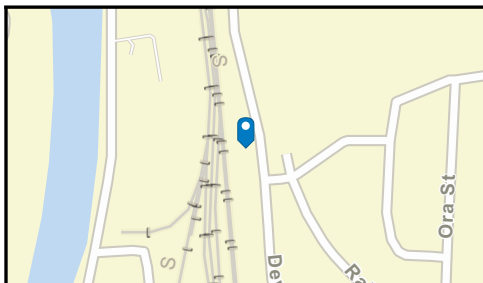
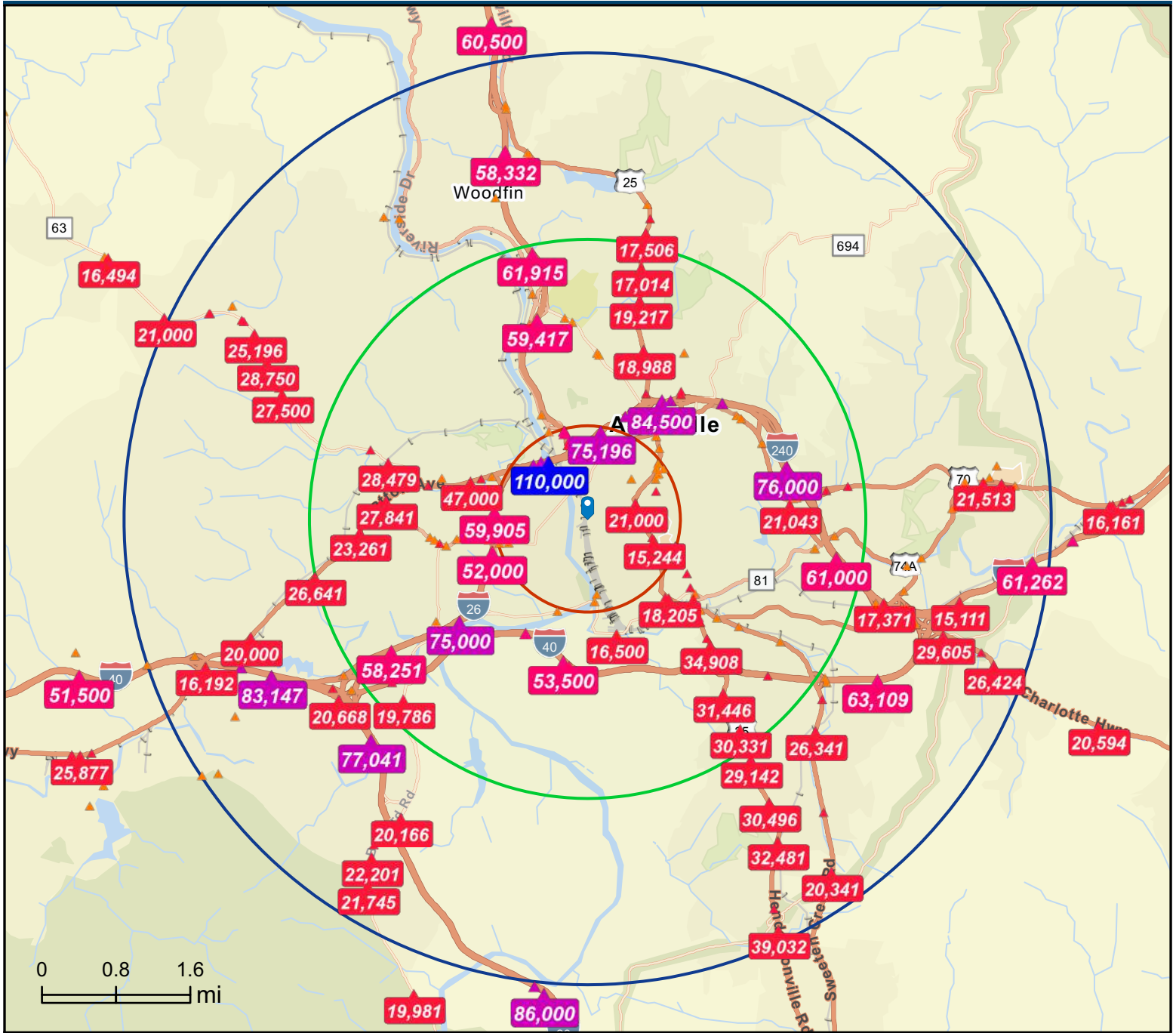


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

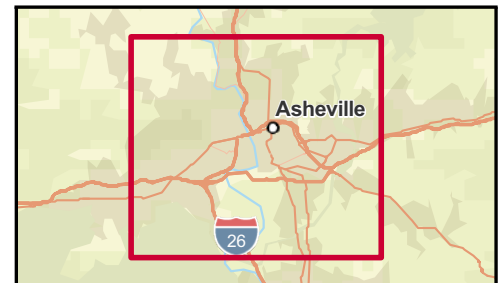
# Traffic Count Map

347 Depot Street, Asheville, North Carolina, 28801  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.58167  
Longitude: -82.56474



- 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

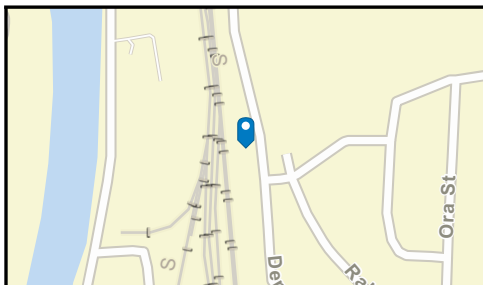
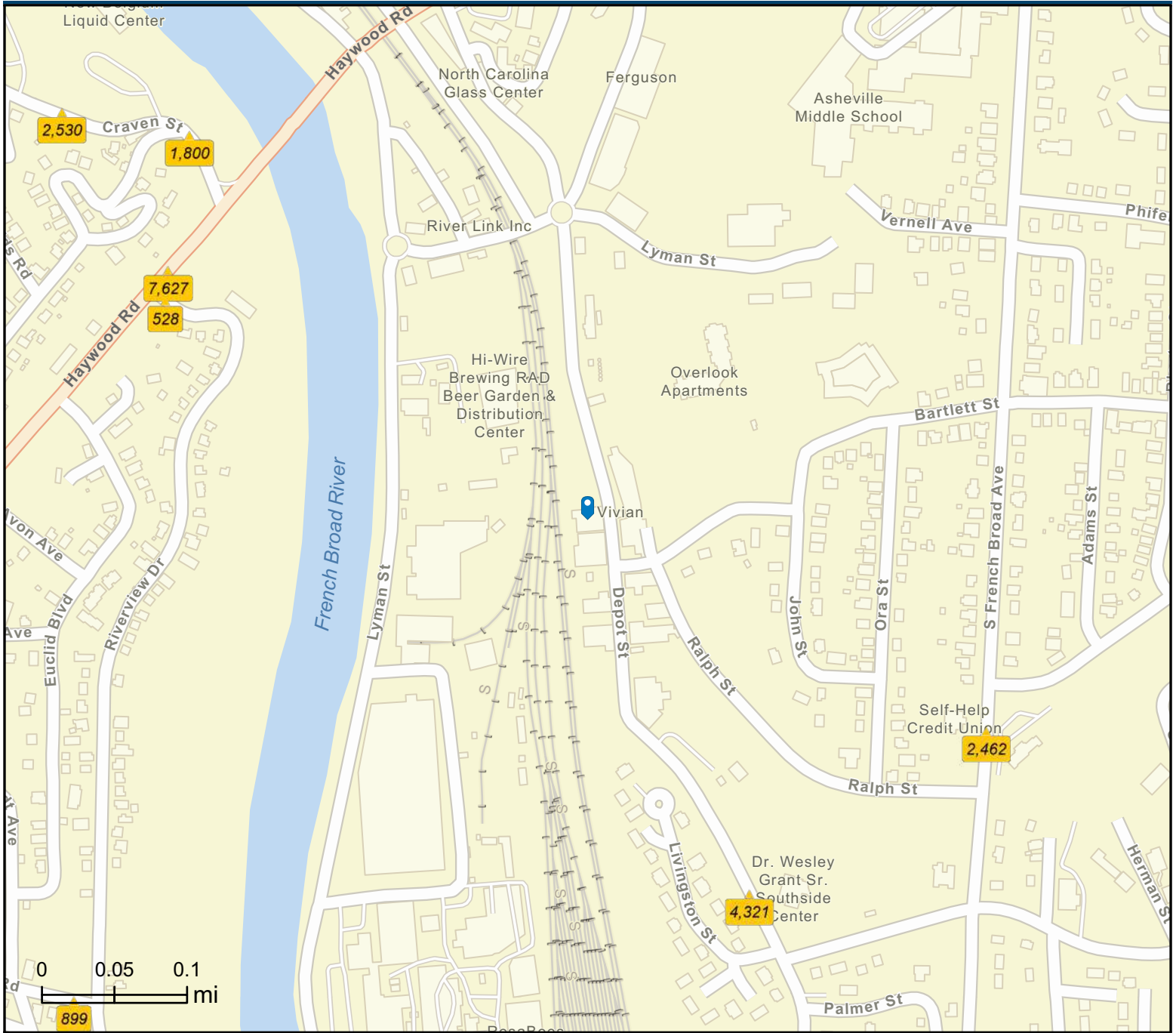


Source: ©2024 Kalibrate Technologies (Q2 2024).

# Traffic Count Map - Close Up

347 Depot Street, Asheville, North Carolina, 28801  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.58167  
Longitude: -82.56474



- 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).

# Executive Summary - Call Outs

347 Depot Street, Asheville, North Carolina, 28801 (1 mile)  
347 Depot Street, Asheville, North Carolina, 28801  
Ring of 1 mile

Prepared by Esri  
Latitude: 35.58167  
Longitude: -82.56474

347 Depot Street, Asheville, North Carolina, 28801  
Ring of 1 mile

## Metro Fusion

Dominant Tapestry Segment

## KEY FACTS



8,720

Total Population



\$435,618

Median Home Value



1,030

Businesses



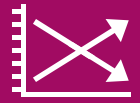
20,870

Daytime Population



39.0

Median Age



1.25%

2024-2029  
Pop Growth Rate



\$37,448

Per Capita Income



2.1

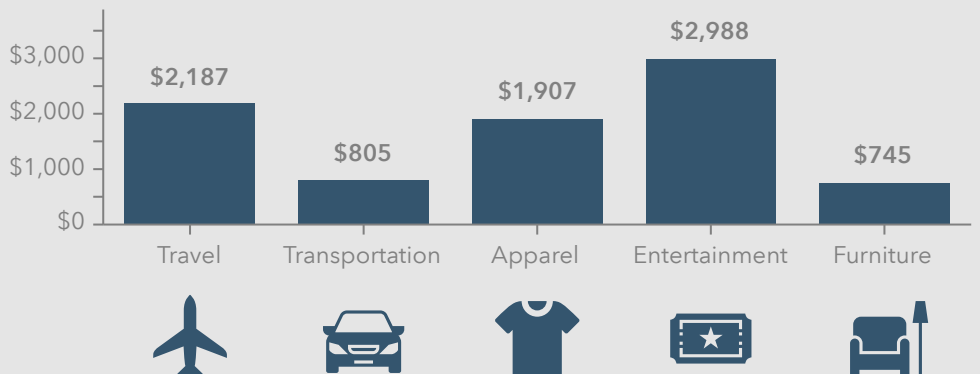
Avg Household Size



\$52,280

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

347 Depot Street, Asheville, North Carolina, 28801  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.58167  
Longitude: -82.56474

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		1,030		5,447		7,911						
Total Employees:		12,881		67,723		98,178						
Total Population:		8,720		55,264		106,867						
Employee/Population Ratio (per 100 Residents)		148		123		92						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	1.1%	54	0.4%	78	1.4%	405	0.6%	160	2.0%	921	0.9%
Construction	37	3.6%	244	1.9%	175	3.2%	1,942	2.9%	334	4.2%	3,861	3.9%
Manufacturing	32	3.1%	569	4.4%	147	2.7%	2,441	3.6%	219	2.8%	4,141	4.2%
Transportation	13	1.3%	71	0.6%	74	1.4%	854	1.3%	140	1.8%	1,400	1.4%
Communication	4	0.4%	51	0.4%	39	0.7%	471	0.7%	59	0.7%	874	0.9%
Utility	2	0.2%	26	0.2%	8	0.1%	69	0.1%	16	0.2%	488	0.5%
Wholesale Trade	22	2.1%	250	1.9%	102	1.9%	1,080	1.6%	167	2.1%	2,189	2.2%
Retail Trade Summary	162	15.7%	1,569	12.2%	1,078	19.8%	13,516	20.0%	1,607	20.3%	21,631	22.0%
Home Improvement	7	0.7%	196	1.5%	33	0.6%	619	0.9%	57	0.7%	1,063	1.1%
General Merchandise Stores	1	0.1%	39	0.3%	27	0.5%	1,155	1.7%	41	0.5%	1,716	1.7%
Food Stores	16	1.6%	195	1.5%	103	1.9%	1,407	2.1%	158	2.0%	2,696	2.7%
Auto Dealers & Gas Stations	9	0.9%	60	0.5%	54	1.0%	486	0.7%	107	1.4%	1,348	1.4%
Apparel & Accessory Stores	6	0.6%	37	0.3%	95	1.7%	911	1.3%	130	1.6%	1,249	1.3%
Furniture & Home Furnishings	6	0.6%	68	0.5%	59	1.1%	650	1.0%	102	1.3%	978	1.0%
Eating & Drinking Places	74	7.2%	794	6.2%	404	7.4%	6,286	9.3%	550	7.0%	8,954	9.1%
Miscellaneous Retail	43	4.2%	181	1.4%	304	5.6%	2,002	3.0%	462	5.8%	3,627	3.7%
Finance, Insurance, Real Estate Summary	103	10.0%	1,464	11.4%	547	10.0%	4,604	6.8%	798	10.1%	6,198	6.3%
Banks, Savings & Lending Institutions	16	1.6%	146	1.1%	80	1.5%	779	1.2%	120	1.5%	1,228	1.3%
Securities Brokers	16	1.6%	64	0.5%	95	1.7%	457	0.7%	123	1.6%	551	0.6%
Insurance Carriers & Agents	6	0.6%	39	0.3%	57	1.0%	405	0.6%	102	1.3%	715	0.7%
Real Estate, Holding, Other Investment Offices	66	6.4%	1,215	9.4%	315	5.8%	2,963	4.4%	453	5.7%	3,704	3.8%
Services Summary	509	49.4%	7,583	58.9%	2,494	45.8%	36,673	54.2%	3,444	43.5%	50,147	51.1%
Hotels & Lodging	8	0.8%	325	2.5%	92	1.7%	2,591	3.8%	129	1.6%	3,539	3.6%
Automotive Services	13	1.3%	77	0.6%	73	1.3%	325	0.5%	143	1.8%	640	0.7%
Movies & Amusements	24	2.3%	185	1.4%	139	2.6%	886	1.3%	204	2.6%	1,282	1.3%
Health Services	134	13.0%	3,455	26.8%	506	9.3%	15,957	23.6%	694	8.8%	21,040	21.4%
Legal Services	32	3.1%	169	1.3%	199	3.7%	1,285	1.9%	224	2.8%	1,377	1.4%
Education Institutions & Libraries	21	2.0%	913	7.1%	92	1.7%	3,168	4.7%	140	1.8%	4,646	4.7%
Other Services	277	26.9%	2,459	19.1%	1,393	25.6%	12,461	18.4%	1,909	24.1%	17,623	18.0%
Government	26	2.5%	937	7.3%	152	2.8%	5,305	7.8%	198	2.5%	5,844	6.0%
Unclassified Establishments	109	10.6%	63	0.5%	552	10.1%	361	0.5%	769	9.7%	484	0.5%
Totals	1,030	100.0%	12,881	100.0%	5,447	100.0%	67,723	100.0%	7,911	100.0%	98,178	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

347 Depot Street, Asheville, North Carolina, 28801  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.58167  
Longitude: -82.56474

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	4	0.4%	13	0.1%	21	0.4%	65	0.1%	32	0.4%	94	0.1%
Mining	0	0.0%	0	0.0%	2	0.0%	26	0.0%	6	0.1%	43	0.0%
Utilities	1	0.1%	25	0.2%	2	0.0%	31	0.0%	6	0.1%	202	0.2%
Construction	39	3.8%	265	2.1%	186	3.4%	2,083	3.1%	355	4.5%	4,081	4.2%
Manufacturing	32	3.1%	524	4.1%	145	2.7%	2,103	3.1%	223	2.8%	3,817	3.9%
Wholesale Trade	22	2.1%	250	1.9%	100	1.8%	1,071	1.6%	165	2.1%	2,180	2.2%
Retail Trade	83	8.1%	735	5.7%	644	11.8%	6,925	10.2%	1,008	12.7%	12,245	12.5%
Motor Vehicle & Parts Dealers	7	0.7%	54	0.4%	44	0.8%	436	0.6%	85	1.1%	1,241	1.3%
Furniture & Home Furnishings Stores	5	0.5%	57	0.4%	35	0.6%	399	0.6%	64	0.8%	656	0.7%
Electronics & Appliance Stores	1	0.1%	10	0.1%	17	0.3%	190	0.3%	24	0.3%	225	0.2%
Building Material & Garden Equipment & Supplies Dealers	7	0.7%	196	1.5%	33	0.6%	619	0.9%	55	0.7%	1,054	1.1%
Food & Beverage Stores	14	1.4%	167	1.3%	98	1.8%	1,340	2.0%	149	1.9%	2,654	2.7%
Health & Personal Care Stores	6	0.6%	35	0.3%	59	1.1%	420	0.6%	96	1.2%	896	0.9%
Gasoline Stations & Fuel Dealers	2	0.2%	6	0.0%	12	0.2%	87	0.1%	27	0.3%	157	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	8	0.8%	41	0.3%	120	2.2%	1,070	1.6%	159	2.0%	1,431	1.5%
Sporting Goods, Hobby, Book, & Music Stores	31	3.0%	127	1.0%	180	3.3%	1,098	1.6%	248	3.1%	1,515	1.5%
General Merchandise Stores	2	0.2%	42	0.3%	46	0.8%	1,267	1.9%	101	1.3%	2,416	2.5%
Transportation & Warehousing	11	1.1%	75	0.6%	57	1.0%	620	0.9%	98	1.2%	947	1.0%
Information	19	1.8%	239	1.9%	113	2.1%	1,516	2.2%	155	2.0%	2,055	2.1%
Finance & Insurance	36	3.5%	245	1.9%	230	4.2%	1,664	2.5%	343	4.3%	2,517	2.6%
Central Bank/Credit Intermediation & Related Activities	13	1.3%	138	1.1%	75	1.4%	788	1.2%	114	1.4%	1,232	1.3%
Securities & Commodity Contracts	17	1.7%	67	0.5%	98	1.8%	471	0.7%	127	1.6%	566	0.6%
Funds, Trusts & Other Financial Vehicles	6	0.6%	39	0.3%	57	1.0%	405	0.6%	102	1.3%	718	0.7%
Real Estate, Rental & Leasing	65	6.3%	1,186	9.2%	324	5.9%	2,848	4.2%	478	6.0%	3,603	3.7%
Professional, Scientific & Tech Services	102	9.9%	772	6.0%	612	11.2%	4,007	5.9%	806	10.2%	5,319	5.4%
Legal Services	33	3.2%	172	1.3%	207	3.8%	1,319	1.9%	232	2.9%	1,411	1.4%
Management of Companies & Enterprises	4	0.4%	19	0.1%	20	0.4%	99	0.1%	30	0.4%	131	0.1%
Administrative, Support & Waste Management Services	24	2.3%	221	1.7%	149	2.7%	1,785	2.6%	234	3.0%	3,027	3.1%
Educational Services	21	2.0%	911	7.1%	115	2.1%	3,151	4.7%	178	2.3%	4,688	4.8%
Health Care & Social Assistance	178	17.3%	4,067	31.6%	680	12.5%	18,301	27.0%	912	11.5%	24,569	25.0%
Arts, Entertainment & Recreation	25	2.4%	192	1.5%	134	2.5%	2,227	3.3%	193	2.4%	3,473	3.5%
Accommodation & Food Services	86	8.3%	1,145	8.9%	510	9.4%	9,035	13.3%	698	8.8%	12,718	13.0%
Accommodation	8	0.8%	325	2.5%	92	1.7%	2,591	3.8%	129	1.6%	3,539	3.6%
Food Services & Drinking Places	78	7.6%	821	6.4%	418	7.7%	6,444	9.5%	569	7.2%	9,179	9.3%
Other Services (except Public Administration)	142	13.8%	995	7.7%	698	12.8%	4,483	6.6%	1,023	12.9%	6,123	6.2%
Automotive Repair & Maintenance	11	1.1%	60	0.5%	55	1.0%	258	0.4%	109	1.4%	522	0.5%
Public Administration	26	2.5%	940	7.3%	155	2.8%	5,340	7.9%	201	2.5%	5,879	6.0%
Unclassified Establishments	109	10.6%	61	0.5%	549	10.1%	345	0.5%	766	9.7%	468	0.5%
<b>Total</b>	<b>1,030</b>	<b>100.0%</b>	<b>12,881</b>	<b>100.0%</b>	<b>5,447</b>	<b>100.0%</b>	<b>67,723</b>	<b>100.0%</b>	<b>7,911</b>	<b>100.0%</b>	<b>98,178</b>	<b>100.0%</b>

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.

# Key Facts

347 Depot Street, Asheville, North Carolina, 28801 (1 mile)

347 Depot Street, Asheville, North Carolina, 28801

Ring of 1 mile

Prepared by Esri

Latitude: 35.58167

Longitude: -82.56474

## Key Facts

347 Depot Street, Asheville, North Carolina, 28801  
Ring of 1 mile

### KEY FACTS

8,720

Population



2.1

Average Household Size

39.0

Median Age

\$52,280

Median Household Income

### EDUCATION

11.0%

No High School Diploma



20.3%

High School Graduate



18.7%

Some College/  
Associate's Degree



50.0%

Bachelor's/Grad/  
Prof Degree

### BUSINESS



1,030

Total Businesses



12,881

Total Employees

### EMPLOYMENT



68.5%

White Collar



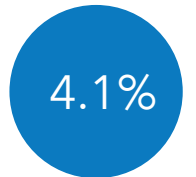
11.5%

Blue Collar



20.0%

Services



4.1%

Unemployment Rate

### INCOME



\$52,280

Median Household Income



\$37,448

Per Capita Income



\$20,616

Median Net Worth

### 2024 Households by income (Esri)

The largest group: <\$15,000 (24.5%)

The smallest group: \$150,000 - \$199,999 (4.8%)

Indicator ▲	Value	Diff		
<\$15,000	24.5%	+16.6%		
\$15,000 - \$24,999	9.4%	+2.1%		
\$25,000 - \$34,999	5.0%	-1.3%		
\$35,000 - \$49,999	9.4%	-3.5%		
\$50,000 - \$74,999	13.4%	-6.0%		
\$75,000 - \$99,999	9.8%	-3.0%		
\$100,000 - \$149,999	14.7%	-2.2%		
\$150,000 - \$199,999	4.8%	-1.8%		
\$200,000+	9.0%	-0.9%		

Bars show deviation from Buncombe County

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

# Demographic and Income Profile

347 Depot Street, Asheville, North Carolina, 28801  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 35.58167  
 Longitude: -82.56474

Summary	Census 2010	Census 2020	2024	2029
Population	7,321	8,272	8,720	9,886
Households	3,093	3,641	3,896	4,566
Families	1,482	1,646	1,724	1,979
Average Household Size	2.19	2.10	2.08	2.03
Owner Occupied Housing Units	1,241	1,442	1,597	1,723
Renter Occupied Housing Units	1,852	2,199	2,299	2,843
Median Age	34.5	37.9	39.0	41.1

Trends: 2024-2029 Annual Rate	Area	State	National
Population	2.54%	0.75%	0.38%
Households	3.22%	0.98%	0.64%
Families	2.80%	0.91%	0.56%
Owner HHs	1.53%	1.22%	0.97%
Median Household Income	4.30%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	955	24.5%	918	20.1%
\$15,000 - \$24,999	365	9.4%	374	8.2%
\$25,000 - \$34,999	196	5.0%	202	4.4%
\$35,000 - \$49,999	366	9.4%	382	8.4%
\$50,000 - \$74,999	523	13.4%	617	13.5%
\$75,000 - \$99,999	381	9.8%	530	11.6%
\$100,000 - \$149,999	572	14.7%	733	16.1%
\$150,000 - \$199,999	187	4.8%	303	6.6%
\$200,000+	350	9.0%	506	11.1%

Median Household Income	\$52,280	\$64,520
Average Household Income	\$83,718	\$100,002
Per Capita Income	\$37,448	\$46,198

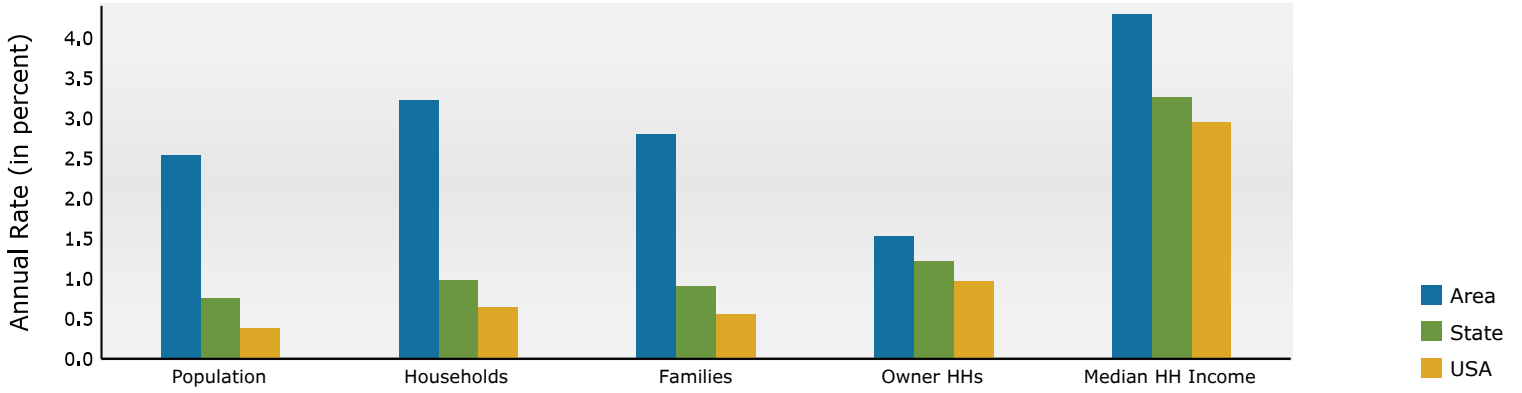
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	551	7.5%	472	5.7%	476	5.5%	495	5.0%
5 - 9	404	5.5%	459	5.5%	469	5.4%	462	4.7%
10 - 14	339	4.6%	385	4.7%	425	4.9%	470	4.8%
15 - 19	376	5.1%	292	3.5%	351	4.0%	444	4.5%
20 - 24	594	8.1%	396	4.8%	434	5.0%	546	5.5%
25 - 34	1,474	20.1%	1,668	20.2%	1,540	17.7%	1,377	13.9%
35 - 44	1,024	14.0%	1,481	17.9%	1,611	18.5%	1,849	18.7%
45 - 54	969	13.2%	1,094	13.2%	1,259	14.4%	1,553	15.7%
55 - 64	822	11.2%	967	11.7%	973	11.2%	1,164	11.8%
65 - 74	405	5.5%	724	8.8%	776	8.9%	920	9.3%
75 - 84	246	3.4%	242	2.9%	308	3.5%	472	4.8%
85+	118	1.6%	90	1.1%	98	1.1%	134	1.4%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,159	56.8%	5,280	63.8%	5,562	63.8%	6,231	63.0%
Black Alone	2,799	38.2%	2,084	25.2%	2,142	24.6%	2,439	24.7%
American Indian Alone	33	0.5%	23	0.3%	27	0.3%	34	0.3%
Asian Alone	22	0.3%	72	0.9%	82	0.9%	104	1.1%
Pacific Islander Alone	6	0.1%	64	0.8%	73	0.8%	85	0.9%
Some Other Race Alone	79	1.1%	170	2.1%	191	2.2%	229	2.3%
Two or More Races	223	3.0%	578	7.0%	642	7.4%	764	7.7%
Hispanic Origin (Any Race)	284	3.9%	400	4.8%	463	5.3%	569	5.8%

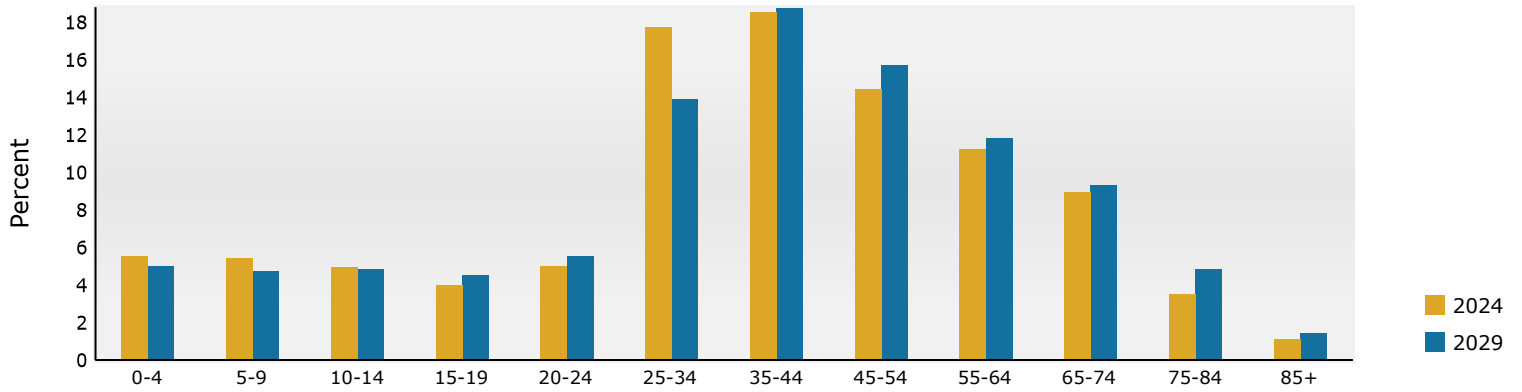
**Data Note:** Income is expressed in current dollars.

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

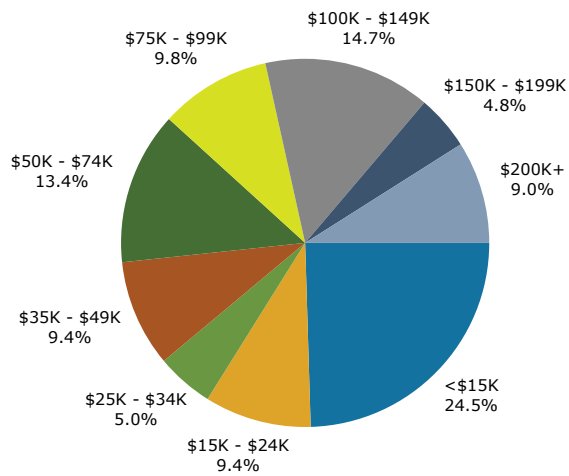
## Trends 2024-2029



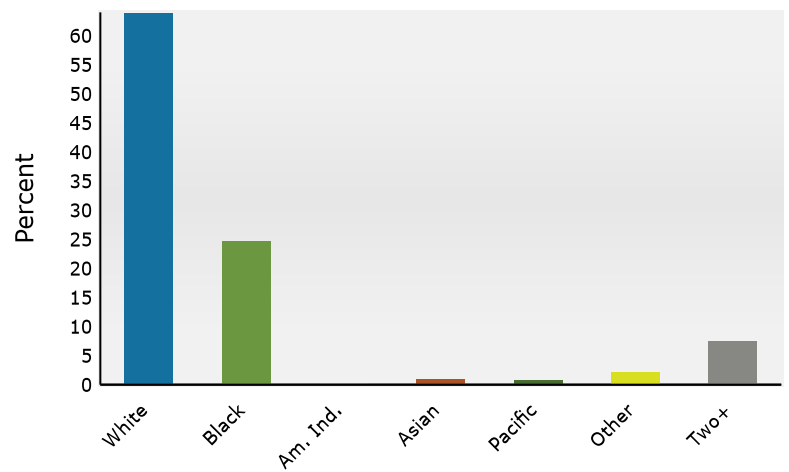
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 5.3%

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



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