

**±0.95 AC AVAILABLE
FOR SALE OR LEASE**

**STRONG HIGHWAY & RIVER FRONTAGE
HIGH VISIBILITY & FULL ACCESS**



452 Riverside Dr
ASHEVILLE, NC 28801

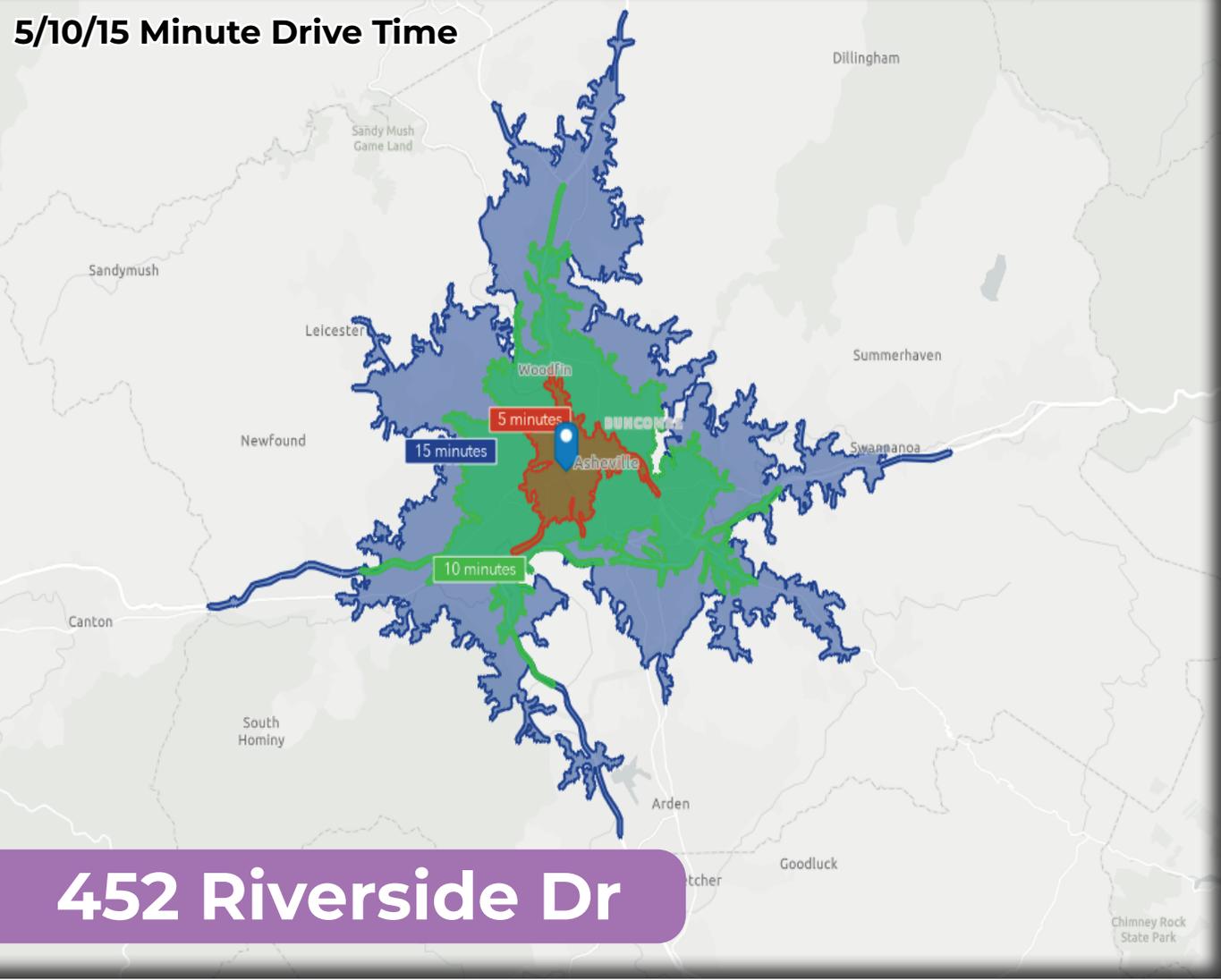
AVAILABLE FOR SALE OR LEASE - CONTACT FOR PRICING

ALEX BAUCOM | (828)-850-7160 | alex@chambers-group.com

IAN WHETSEL | (828)-850-7160 | ian@chambers-group.com



5/10/15 Minute Drive Time



452 Riverside Dr

PROPERTY DETAILS

ADDRESS

452 Riverside Dr
Asheville, NC 28801

SIZE

±0.95 AC
Additional ±1.5 AC Adjacent Parcel Available

PROPERTY TYPE

Vacant Land

CURRENT ZONING

RAD-RIV:
River Arts District (River)

Table of Permitted Uses



TRAFFIC COUNTS

9,900 VPD (Riverside Dr)
69,000 VPD (I-26)

MARKET PROFILE

The Asheville, NC, market is a diverse \$29 billion economy driven by healthcare, manufacturing, tourism, and a strong, growing real estate sector. Known for a vibrant downtown, it features a bustling, producer-only City Market for local goods, while facing high housing costs and rapid, gentrification. Key employers include Mission Health and Biltmore Company.

- Excellent Highway Frontage Along Riverside Dr
- Waterfront Visibility/Access Along French Broad River
- Full Access to Riverside Dr
- Convenient Access To/From I-26

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Asheville, NC Market Aerial



THE FRESH MARKET
ingles

MATTRESS FIRM
PAPA JOHN'S

ACE
Hardware

UNITED STATES
POSTAL SERVICE
McDonald's

Advance Auto Parts
Valvoline
ASHVILLE BREWING
MOE'S SOUTHWEST GRILL
Red Bull
Starbucks
AUTOBELL

OMNI
GROVE PARK INN

ZILICOAH
BEER COMPANY



University of North Carolina Asheville

GINGERS
REVENGE
ASHEVILLE ART SUPPLY
BLUE RIDGE SIGN SUPPLY
french broad CHOCOLATE
REVOLVE Art Studio
UNC Asheville STEAM Studio
Sunnyside Trading Co
Strength Ratio
Assabet Strings
Grainger Industrial Supply

Harris Teeter
WHOLE FOODS MARKET
TRADER JOE'S
NAPA
FIVE GUYS

Harratt's CHEROKEE CENTER ASHEVILLE
mellow MUSHROOM
the Y
Hilton Garden Inn Asheville Downtown
Elevation Lofts Hotel
Packs Tavern
Rosetta's Kitchen
The Crow & Quill
Asheville Proper
Shakey's

SAM'S CLUB

SITE



EARTH FARE
COUNTRY INN & SUITES
crumbl cookies
The UPS Store

Asheville



452 Riverside Dr Site Aerial



Riverside Dr 9,900 VPD

I-26 69,000 VPD

±1.5 AC Available

SITE

Hill St Access from I-26 Nouthbound

Access to I-26 Southbound

French Bread River

Hillcrest Apartments

Atkinson St

Riverside Dr

Atkinson St



SITE PHOTOS & FLOOD DATA



Highway Frontage & Site Entrance



Site view from I-26 Northbound Exit (Hill St)



Highway Frontage & Site Entrance

