

RETAIL SPACE IN BILTMORE VILLAGE



3

KITCHIN PLACE

ASHEVILLE, NC

FOR LEASE

2,155 SF
\$42/SF/YR (NNN)

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All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

High Foot-Traffic Retail Space Near Biltmore Estate

2,155 square feet retail building located in the popular Biltmore Village. Surrounded by multiple national retailers and desirable restaurants. The building is conveniently situated in an area with high foot-traffic. It is positioned in a sought-after area for tourists to shop and eat. In close proximity to the Biltmore Estate which brings in 1.4 million visitors a year (calculated prior to 2020). Formerly used by White House Black Market, making it an appropriate space for a variety of retail users. Adjacent to Tempur-Pedic and Jos. A. Banks.

Offered at \$42/SF/YR NNN

LOCATION DESCRIPTION

Biltmore Village is the one of the most desirable shopping districts in Asheville, and is home to national retailers, famous local boutiques, restaurants, hotels and entertainment. All of this sits at the gate of the Biltmore Estate, America's largest home and North Carolina's most-visited tourist attraction. Asheville is an international tourist destination with over 10 million visitors a year. Kitchin Place is in the heart of the foot traffic of the Village.

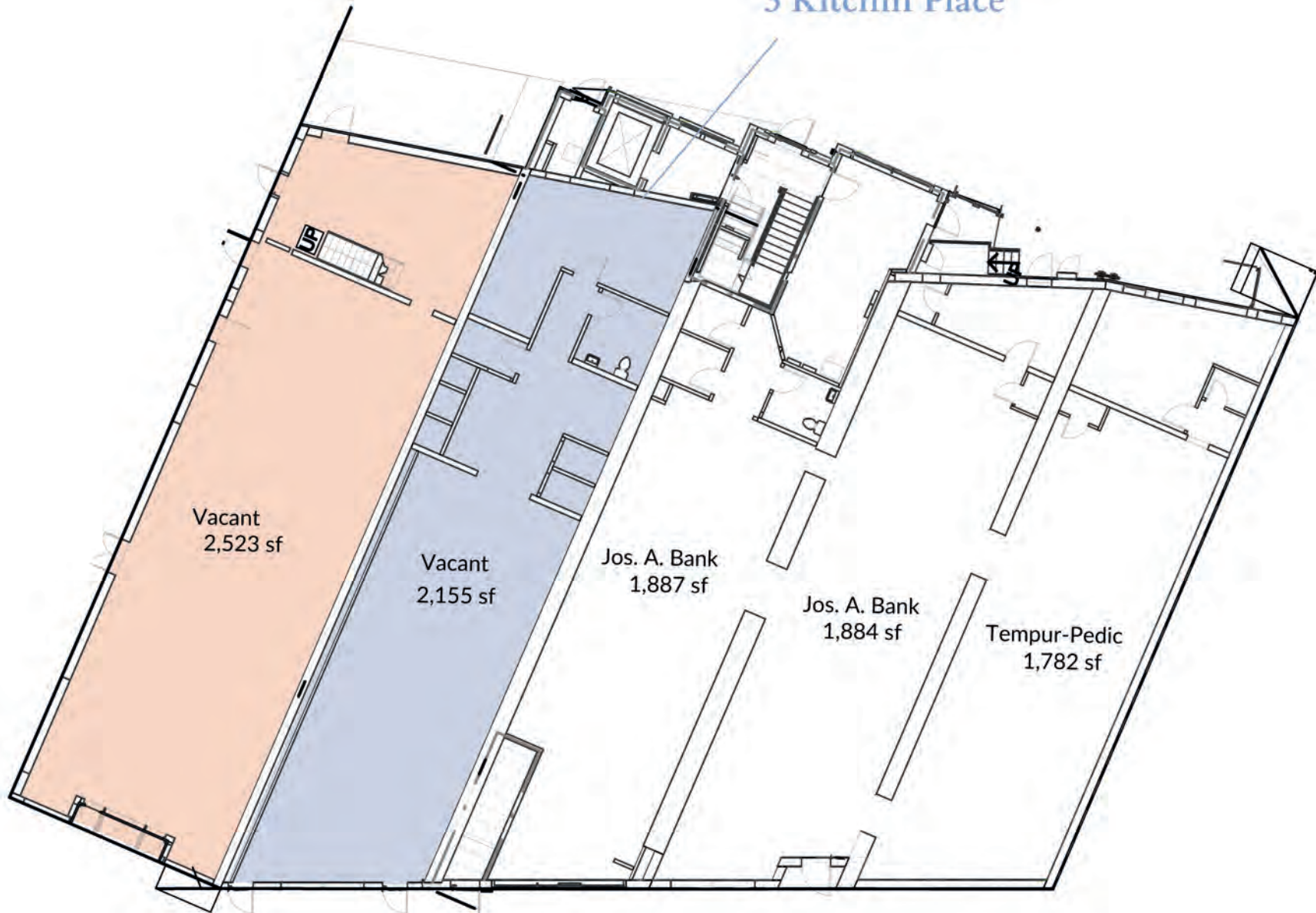
FEATURES

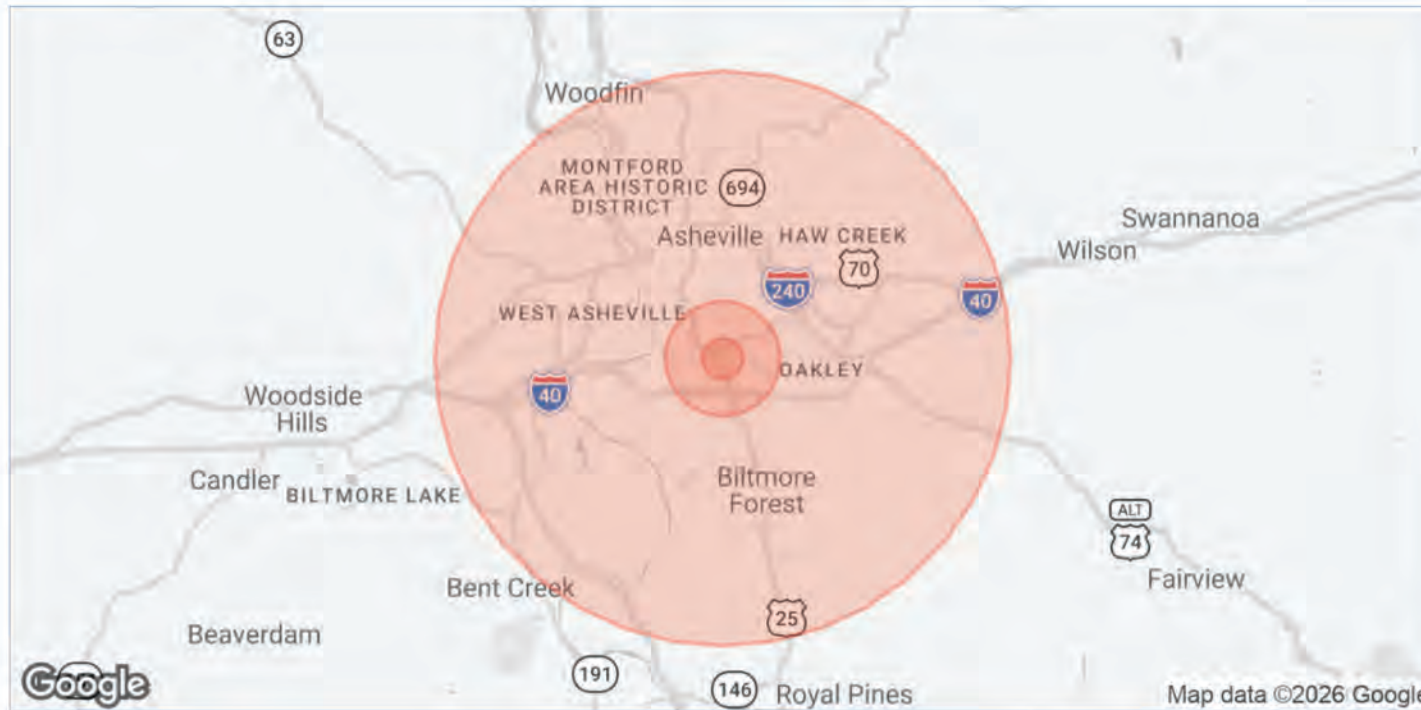
- Geographic center of Biltmore Village
- Historic property
- Rare opportunity due to infrequent turnover in The Village
- Neighbors Tempur-Pedic and Jos. A. Banks
- Tourist Destination In Close Proximity To The Biltmore Estate
- High Foot Traffic Area With Easy Street Parking
- Walkable To Grand Bohemian Hotel





3 Kitchin Place





POPULATION	0.35 MILES	1 MILE	5 MILES
Total Population	492	4,302	96,254
Average Age	44.9	42.4	42.1
Average Age (Male)	42.9	38.8	40.2
Average Age (Female)	46.2	45.7	43.5
HOUSEHOLDS & INCOME	0.35 MILES	1 MILE	5 MILES
Total Households	226	1,792	38,782
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$91,117	\$90,620	\$95,452
Average House Value	\$452,476	\$424,894	\$445,710

LOCATION MAP

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Jason Burk, CCIM is a seasoned commercial real estate professional with over two decades of experience. Since entering the industry in 1999, he's gained a diverse skill set spanning both development and brokerage. Specializing in retail, Jason excels in tenant and land-lord representation, site location, shopping center investment sales, restaurant and medical leasing, and land transactions. He also offers expertise in industrial and office transactions when needed.

Jason's real estate journey began at Landex, Inc. in Charlotte, NC, where he worked on a project anchored by Concord Mills Mall. He later joined Alliance Development Group, focusing on single-tenant restaurant projects. In 2009, his work in Asheville shifted to the sale, leasing, and disposition of distressed assets with Whitney Commercial Real Estate. By 2014, Jason became part of the executive team at Biltmore Farms, serving as Director of Leasing, overseeing more than 1.6 million square feet of retail and office space. His role also included strategic planning for 3,000 acres of company holdings, including the renowned Biltmore Park Town Square—an award-winning mixed-use development.

Jason returned to Whitney Commercial Real Estate in 2019 to build the only dedicated retail team in Western North Carolina with Eric Engstrom. In 2024, Jason proudly celebrated 12 years with Whitney.

Originally from South Carolina, Jason, along with his wife, Hope, and children, Laila and Jack Wesley, relocated to Black Mountain in 2009. Outside of work, he enjoys spending quality time with his family, whether it's backpacking, fishing, or boating. Jason holds a degree in Real Estate and Urban Analysis from Appalachian State University and is a proud recipient of the prestigious CCIM.

TRANSACTION HIGHLIGHTS:

AFC URGENT CARE	NORVELL PROPERTIES
ALAN'S PAWN	OREILLY'S
ALG SENIOR LIVING	PAPA'S & BEER
APRICOT LANE	PNC BANK
BACKYARD BURGER	POPEYE'S
BEVERLY HANKS MTGE	PROGRESSIVE INSURANCE
BILTMORE PROPERTY GRP	RANGE URGENT CARE
CLEAN JUICE	REGAL THEATER
CLUB PILATES	REICH, LLC
EARTHFARE	REALTY INCOME-REIT
FJALLRAVEN	RBC CAPITAL MARKETS
FRESH MARKET	SASSAFRAS
GREAT CLIPS	SAW SOFTMILL
HYDRATE MEDICAL	STANTON OPTICAL
ICI CHARTER SCHOOL	STARBUCK'S
KMART	SUBWAY
LENSCRAFTERS	TD BANK
LUELLA'S BBQ	UNC SCHOOL OF MEDICINE
MADISON CAPITAL GROUP	UPM RAFLATEC
MATTRESS WAREHOUSE	WICKER CAPITAL
MISSION HOSPITAL	WNC OUTDOOR COLLECTIVE
MOORE FOOT & ANKLE	WALGREENS