



RETAIL / OFFICE SUITE FOR LEASE



FOUR SEASONS PLAZA

1011 TUNNEL ROAD, ASHEVILLE, NC 28805

Presented By

WES REINHARDT

828.548.0090
Wes.Reinhardt@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
828.548.0090
deweypa.com

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime Street Retail / Office Opportunity – 1011 Tunnel Road, Asheville NC - Four Seasons Plaza

Discover exceptional visibility and convenience at this highly accessible location on Tunnel Road. This versatile space is ideal for retail, business services, or office use, offering a strategic position in a well-trafficked area.

- Excellent Access & Visibility: Situated on a prominent corridor with strong vehicular traffic
- Ample Parking: Generous on-site parking ensures ease for customers and staff
- Flexible Use: Perfect for a wide range of commercial uses including boutique retail, professional services, or administrative offices

Position your business for success in a location that combines convenience, exposure, and functionality.

PROPERTY HIGHLIGHTS

- Ideal for professional services user
- Abundant on-site parking
- On-site food & beverage offerings

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Unit Available:	Suite 170
Available SF:	1,690 SF



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SUITE 170



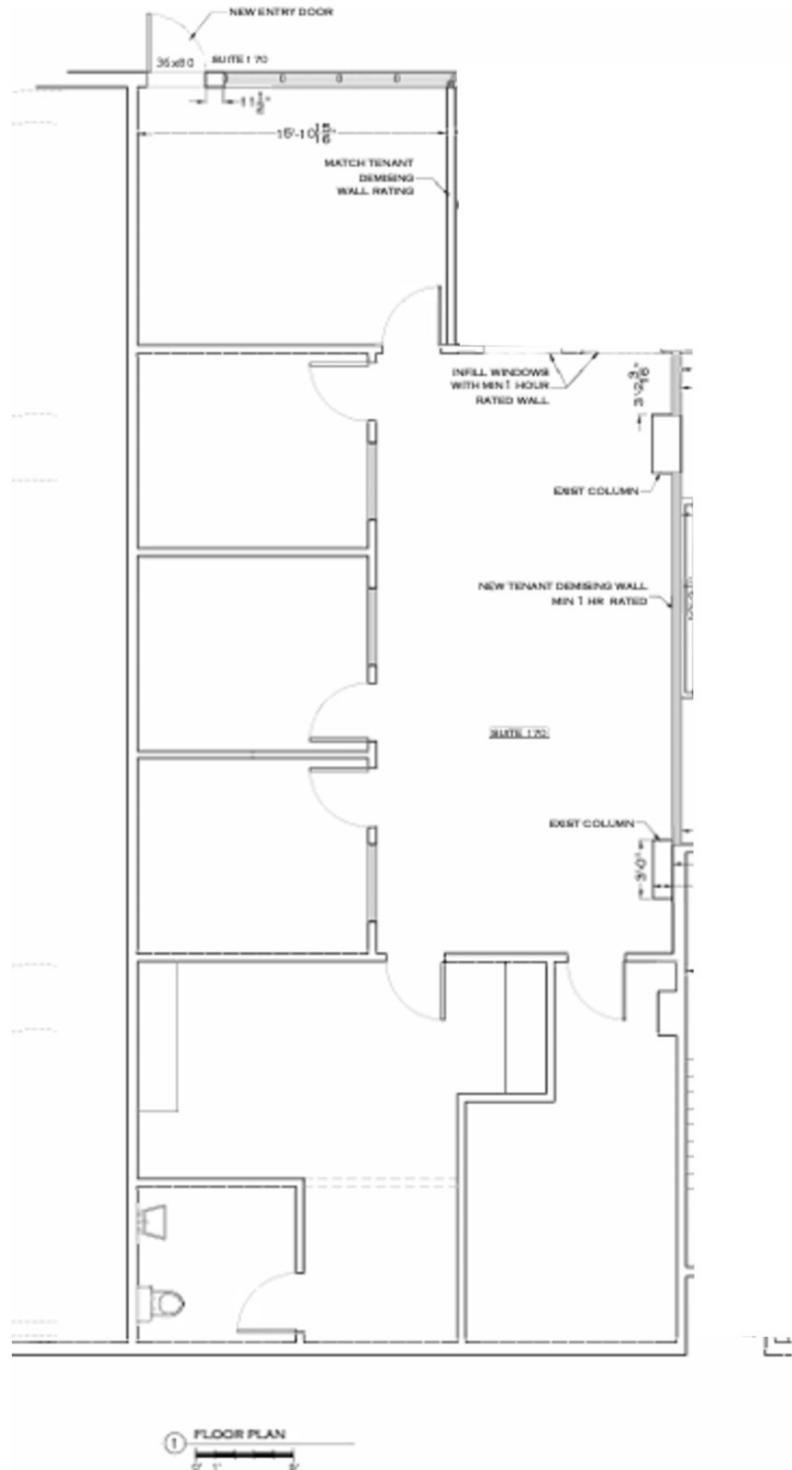
WES REINHARDT
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FLOOR PLANS



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NEIGHBORHOOD MAP



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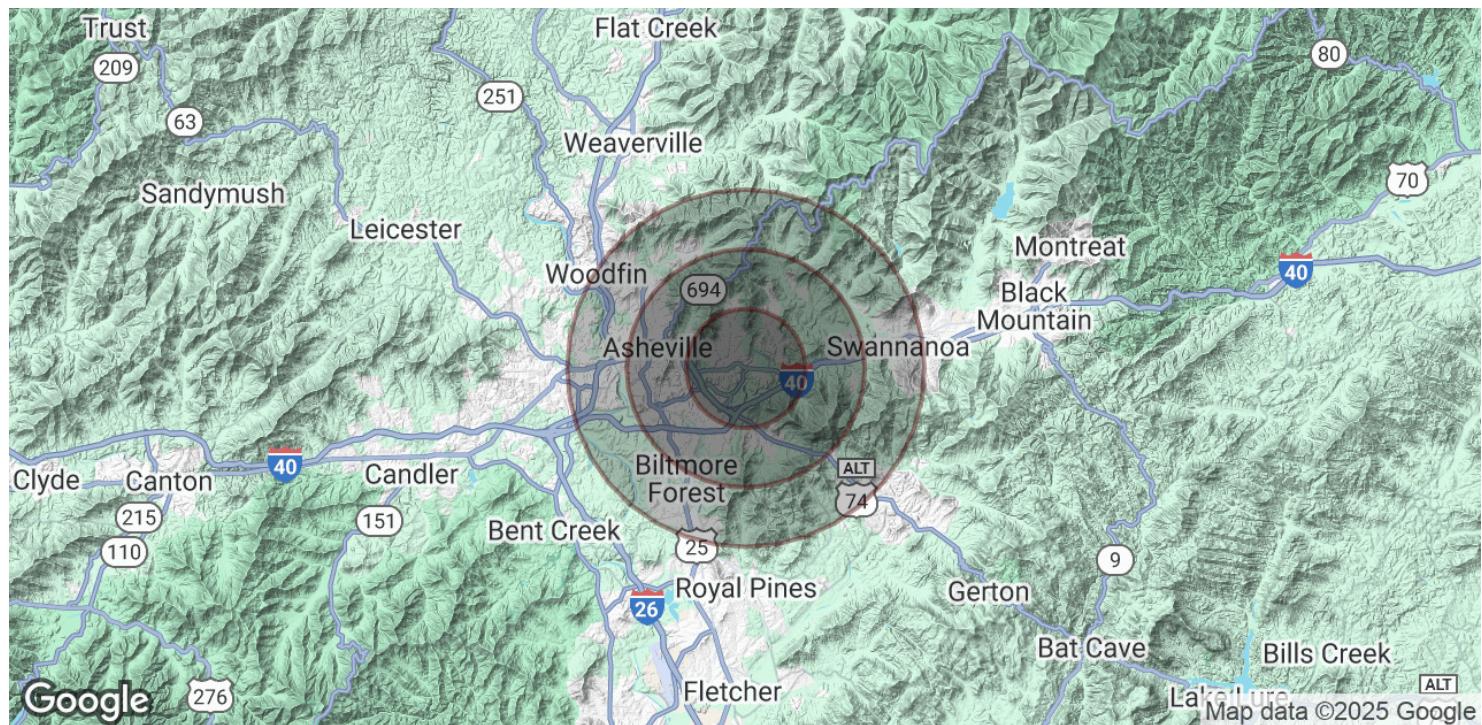
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DEMOGRAPHICS MAP & REPORT



POPULATION

	2 MILES	4 MILES	6 MILES
Total Population	15,844	51,358	99,717
Average Age	46	45	44
Average Age (Male)	44	43	43
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME

	2 MILES	4 MILES	6 MILES
Total Households	7,703	24,530	45,252
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$93,989	\$99,476	\$105,995
Average House Value	\$420,536	\$499,506	\$517,682

* Demographic data derived from 2020 ACS - US Census



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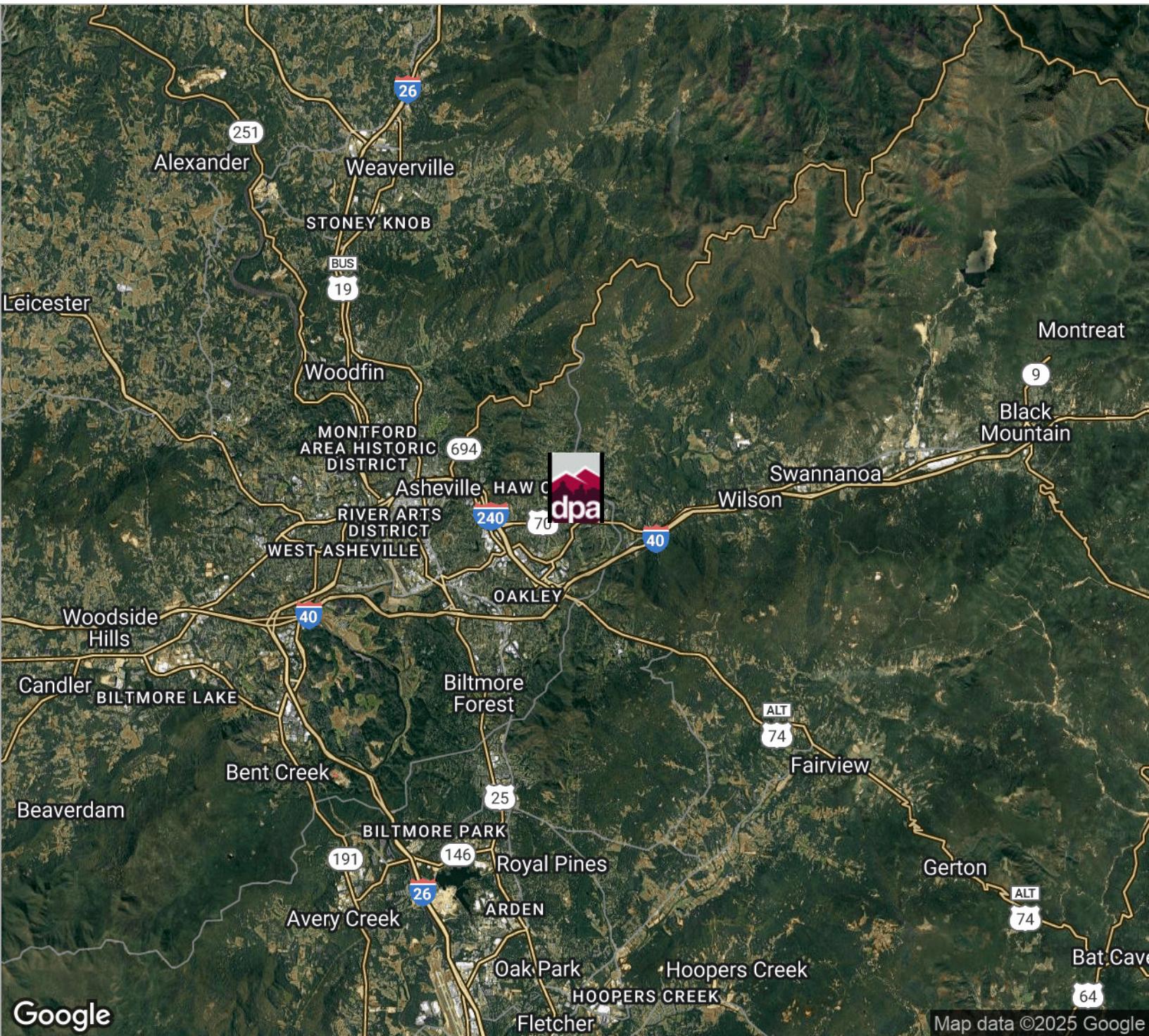


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LOCATION (AREA)



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