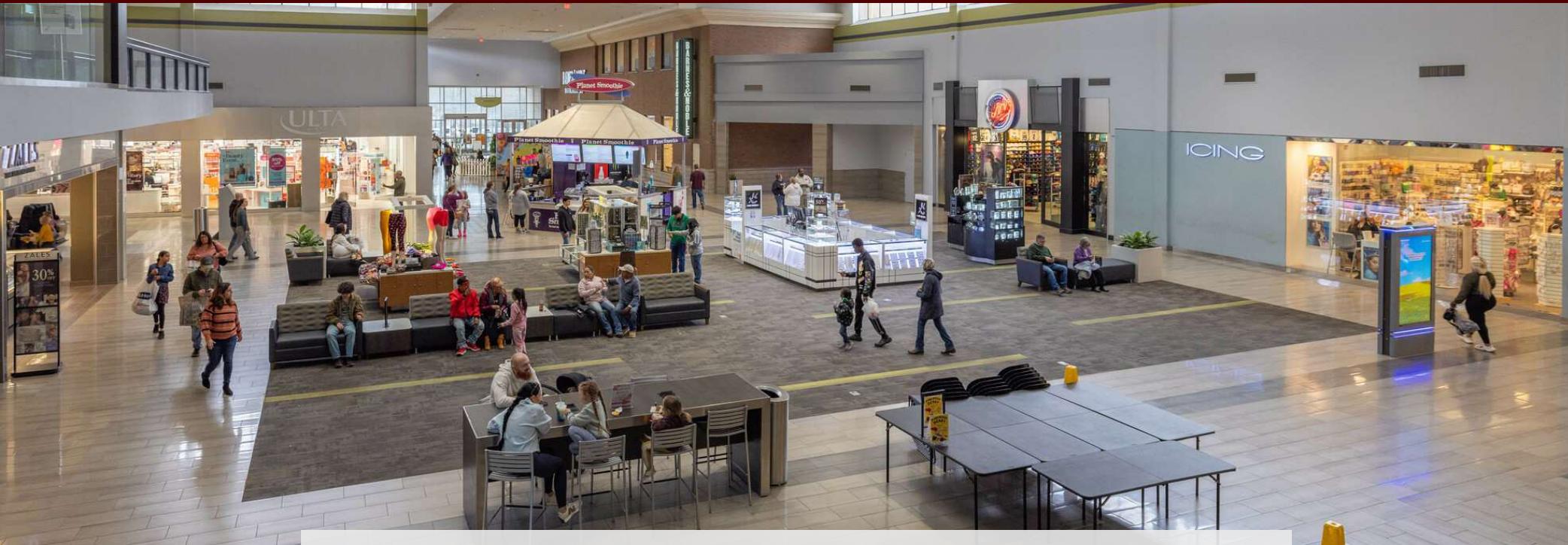


RESTAURANT, RETAIL AND FOOD COURT SPACE FOR LEASE AT THE ASHEVILLE MALL



RETAIL & FOOD COURT SUITES FOR LEASE

3 SOUTH TUNNEL ROAD, ASHEVILLE, NC 28805

Presented By

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RETAIL & RESTAURANT SPACE LEASE AT ASHEVILLE MALL | 3 SOUTH TUNNEL ROAD, ASHEVILLE, NC 28805

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	974,465 SF
Available SF:	729 - 12,044 SF

PROPERTY OVERVIEW

The Asheville Mall has a variety of retail spaces available. From kiosks with no long-term commitments, to larger retail shop spaces, there are a variety of space sizes, lease terms, and flexibility in lease duration options available. Additionally, there is one food court space currently accepting application.

Please click on "Spaces" to see current availability. Kiosks are always available; contact broker for more information. The Asheville Mall is the largest mall in Western North Carolina, located on the busiest retail corridor in Western North Carolina. The Mall has been a major retail destination in WNC for the past 50 years, with the closest competing indoor mall being located over 100 miles away!

The Mall serves regular foot traffic not only from the Asheville MSA and booming tourist population, but also 15 surrounding counties whose residents visit the area for shopping and healthcare needs. Even during the Covid years, occupancy never dropped below 84%. The Belk's location is the TOP producing Belk's in the USA. The Mall is well-managed with a team of seasoned professionals that care about the tenants and the legacy of the business.

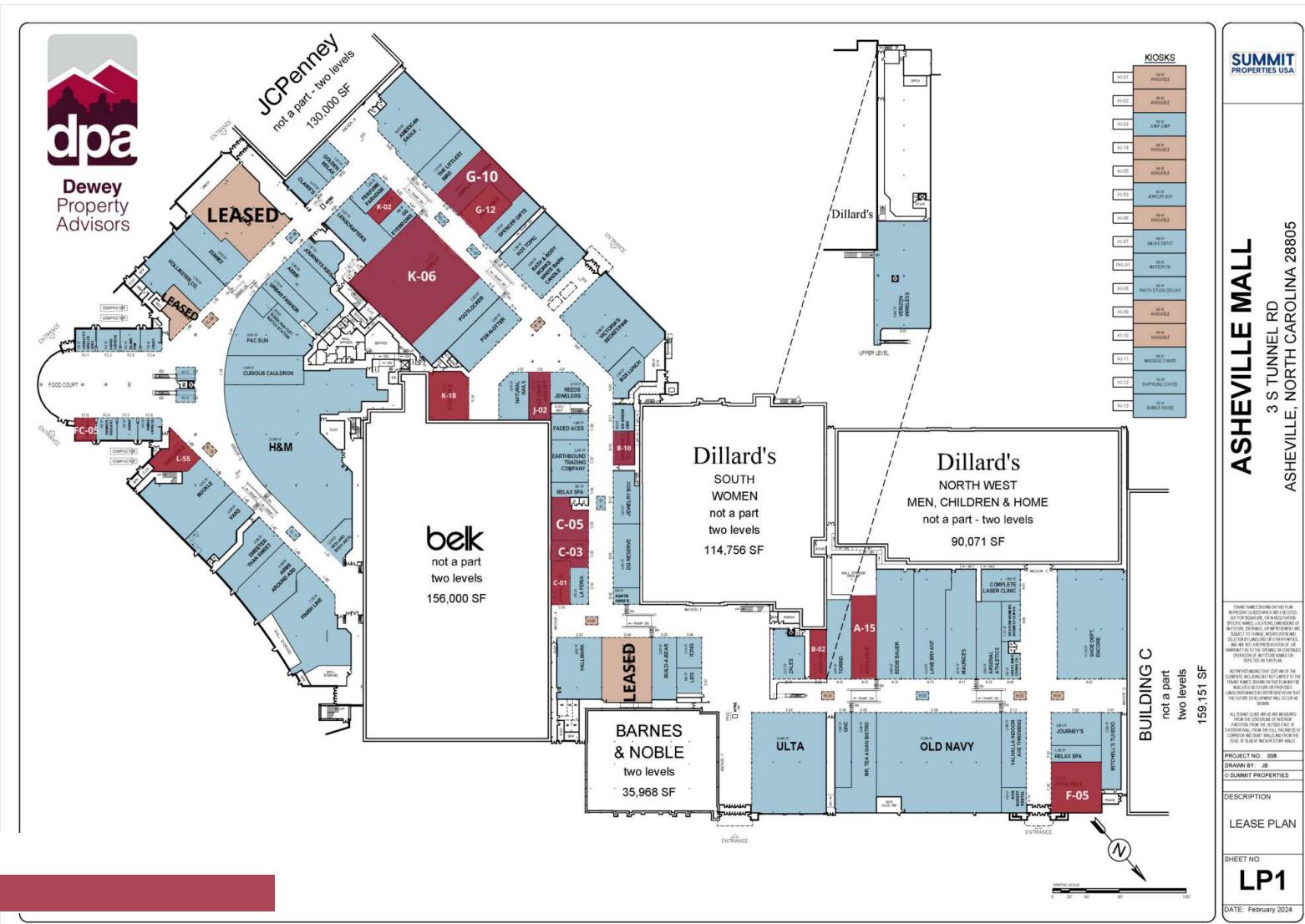


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AVAILABLE SPACES IN RED



LEGEND

Available



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LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A-15	Available	3,000 SF	Modified Gross	Negotiable
B-02	Available	1,191 SF	Modified Gross	Negotiable
B-10	Available	1,048 SF	Modified Gross	Negotiable
C-01	Available	1,195 SF	Modified Gross	Negotiable
C-03	Available	1,281 SF	Modified Gross	Negotiable
C-05	Available	1,973 SF	Modified Gross	Negotiable
FC-05	Available	729 SF	Modified Gross	Negotiable
F-05	Available	3,714 SF	Modified Gross	Negotiable
G-10	Available	3,483 SF	Modified Gross	Negotiable
G-12	Available	1,795 SF	Modified Gross	Negotiable
J-02	Available	1,473 SF	Modified Gross	Negotiable
K-02	Available	810 SF	Modified Gross	Negotiable
K-06	Available	12,044 SF	Modified Gross	Negotiable
K-18	Available	2,782 SF	Modified Gross	Negotiable
L-55	Available	1,734 SF	Modified Gross	Negotiable

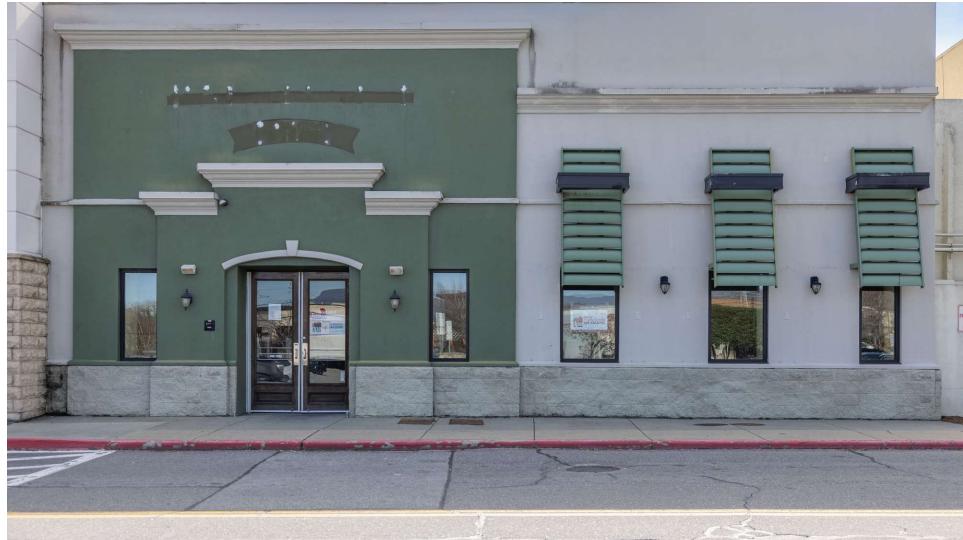


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RESTAURANT SUITE F-05 AVAILABLE



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RETAIL SUITES FOR LEASE



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FOOD COURT



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ULTA ON LEFT, BARNES & NOBLE ON RIGHT

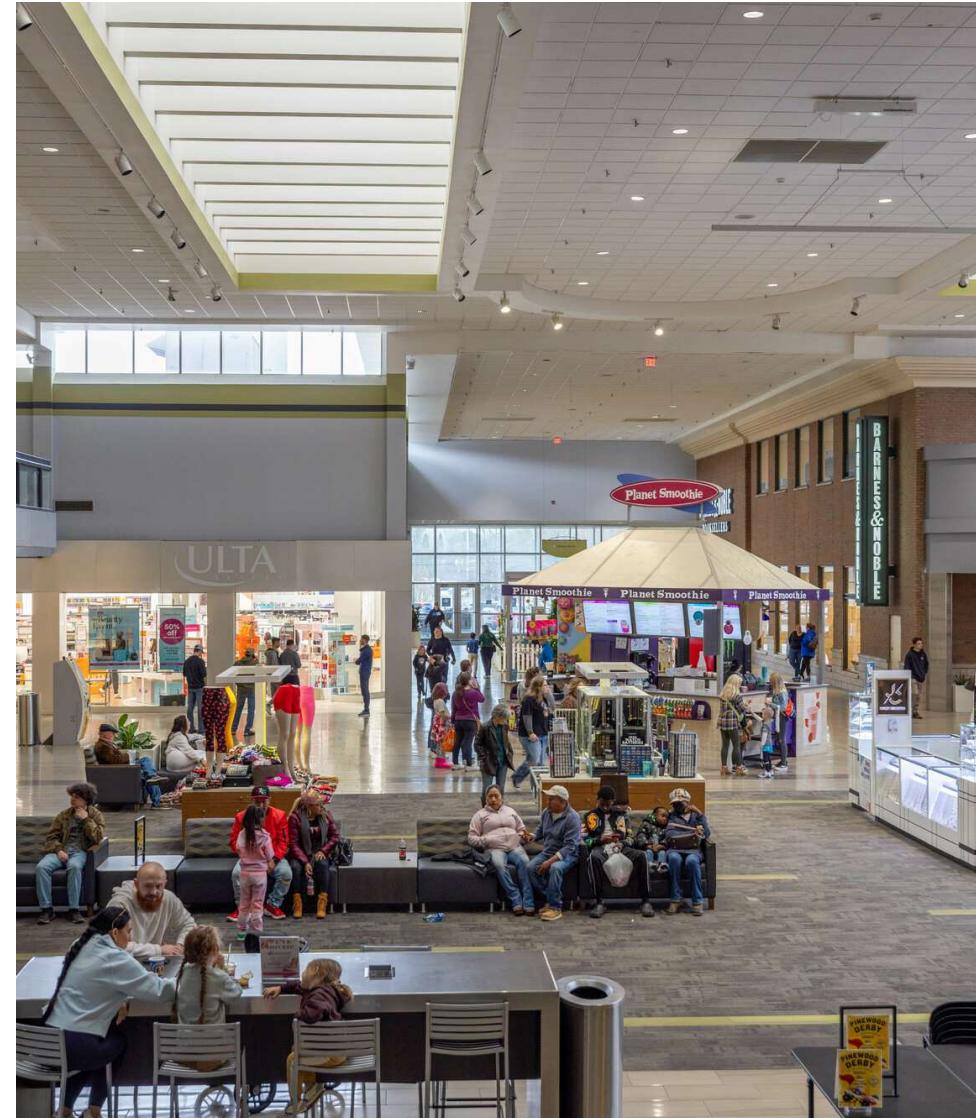


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MALL INTERIOR



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MALL EXTERIOR



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DIRECTLY OFF I-240 AT EXIT 7



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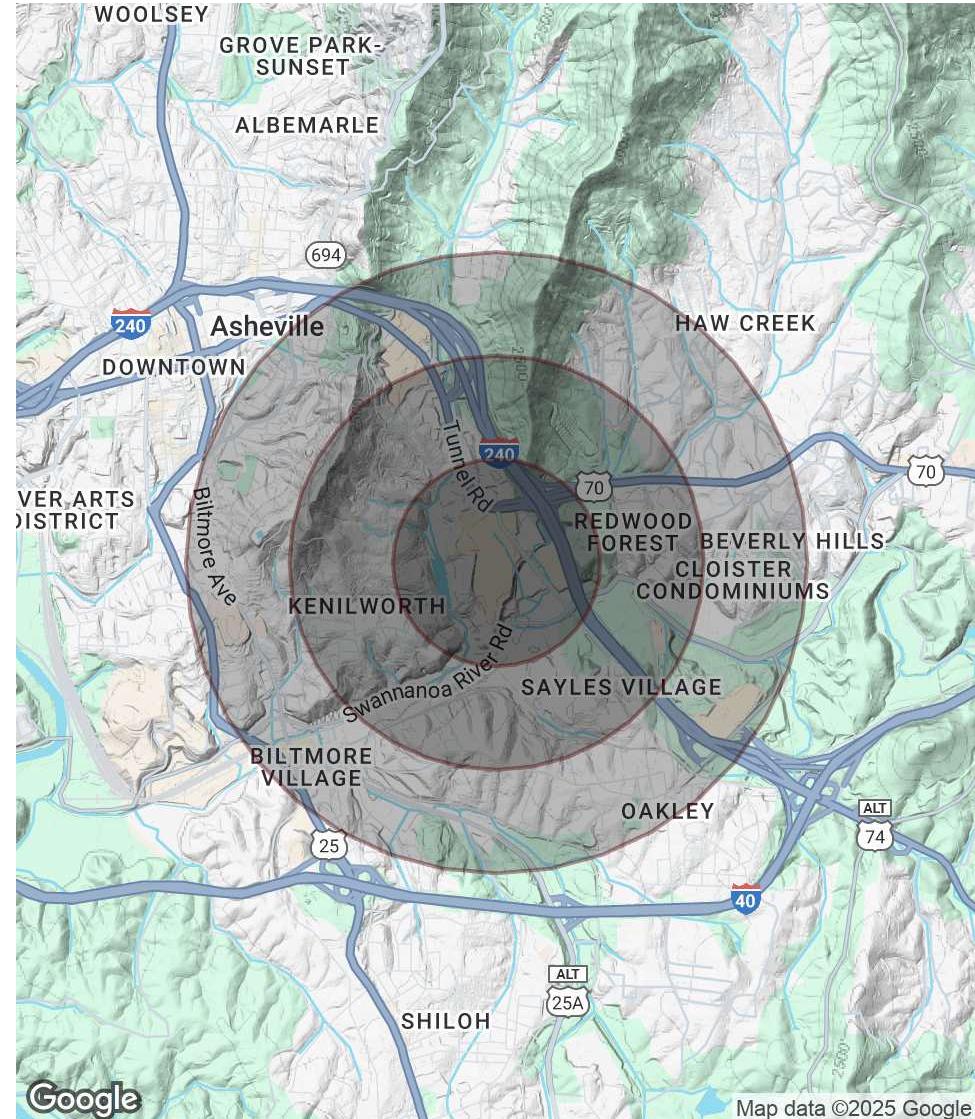
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,253	5,027	11,130
Average Age	42.1	42.1	42.1
Average Age (Male)	39.5	39.6	39.6
Average Age (Female)	43.8	43.8	43.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	614	2,684	6,296
# of Persons per HH	2.0	1.9	1.8
Average HH Income	\$71,625	\$57,819	\$54,159
Average House Value	\$342,510	\$290,596	\$277,713

2020 American Community Survey (ACS)



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