



# SWEETEN CREEK RD

**±1.70 AC FOR SALE OR GROUND LEASE**

**196 Sweeten Creek Road  
Asheville, NC 28803**



118-C W. Union Street  
Morganton, NC 28655  
828.430.8674

**Eric Engstrom, CCIM**  
828.604.7034  
EEngstrom@collettre.com

The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# 196 Sweeten Creek Road

## Property Overview

±1.70-acre commercial development opportunity located at a hard corner along the Sweeten Creek Road (US 25A) corridor in South Asheville. The property offers strong visibility, multiple points of access, and flexible development potential within one of Buncombe County's primary north-south commercial arteries. Positioned minutes from I-40, the site benefits from established surrounding commercial uses and consistent commuter traffic flow.

Sweeten Creek Road serves as a key connector between South Asheville, Arden, and Downtown Asheville, supporting daily traffic volumes of approximately 27,500± vehicles per day (AADT) in the immediate corridor.

The parcel is well-suited for retail, QSR, medical, office, automotive, service commercial, or mixed-use development (subject to zoning and municipal approvals).

## PROPERTY HIGHLIGHTS

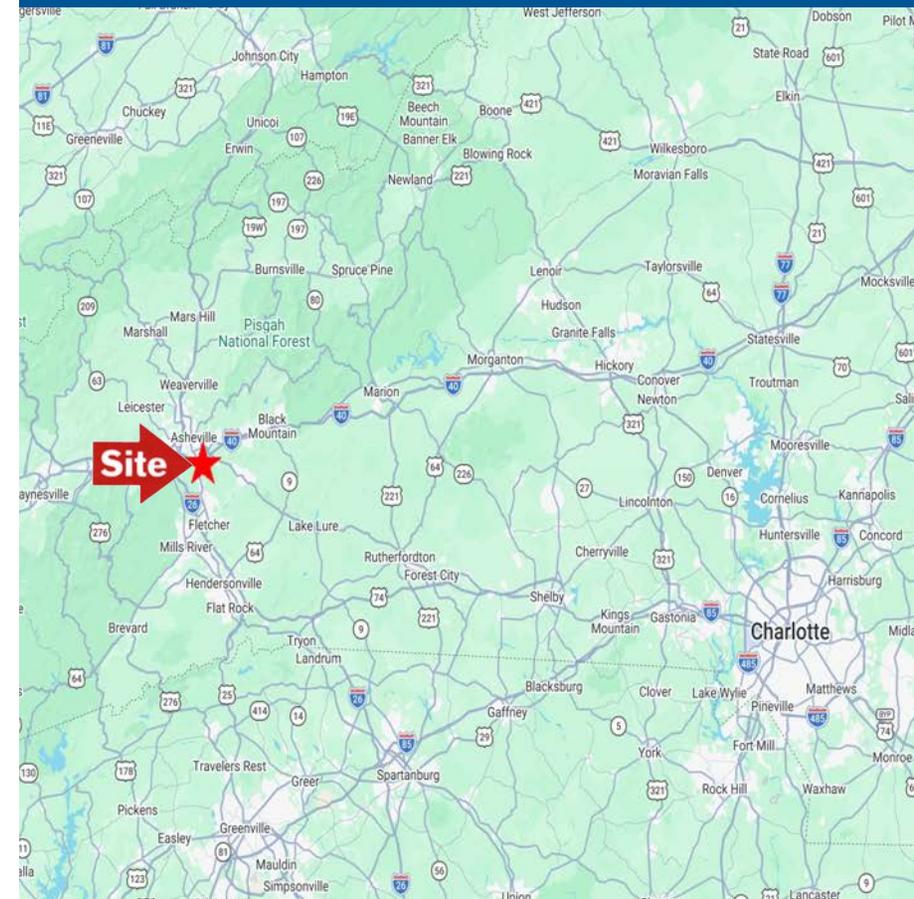
- ±1.70 Acres
- Hard Corner Location with excellent frontage and visibility
- Sweeten Creek Road Traffic Count: ±27,500 VPD
- Minutes to I-40 (Exit 51)
- Direct access to established industrial and commercial corridor
- Strong surrounding daytime population and commercial density
- Flexible commercial zoning
- Suitable for single-tenant or multi-tenant development

## DEMOGRAPHICS (2025)

	1 miles	3 miles	5 miles
Population	5,583	30,324	84,480
Daytime Pop.	2,914	21,125	63,685
Avg. HH Income	\$92,599	\$106,106	\$108,534

## TRAFFIC COUNTS

Sweeten Creek Road	27,500 VPD
I-40	68,126 VPD
Hendersonville Road	32,580 VPD



# 196 Sweeten Creek Road

Aerial - North View

Regional Medical  
Park & Surgery  
Center



# 196 Sweeten Creek Road

Aerial - South View

