

For Lease

3,216 SF | \$22.50 SF/yr

579 Tunnel Rd, Asheville, NC



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300 Executive Park  
Asheville, NC 28801  
828 210 3940 tel  
[naibeveryly-hanks.com](http://naibeveryly-hanks.com)





## 579 Tunnel Rd.

Asheville, North Carolina 28805

### Property Overview

Prime standalone building available at a signalized intersection on high-traffic Tunnel Road with nearby traffic counts at over 24,000 vehicles per day. This versatile property offers excellent visibility, abundant parking, and easy access from both Tunnel Rd and Crockett Ave. Ideally suited for retail, office, or F and B service use. The building is less than half a mile from I-240 access and just minutes from downtown Asheville. A rare opportunity to lease a flexible space in one of the city's most dynamic corridors.

### Offering Summary

Lease Rate:	\$22.50 SF/yr (NNN)
Building Size:	3,216 SF
Traffic Count:	24,048
Lot Size:	0.46 Acres

### For More Information



**Jim Davis**

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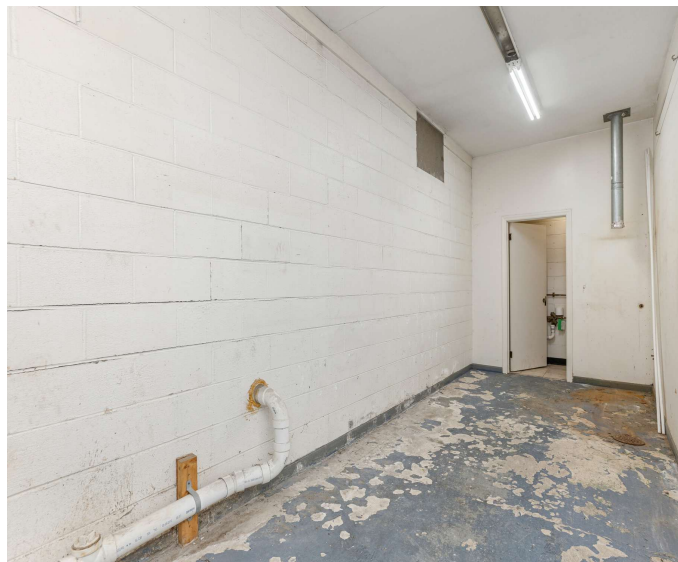
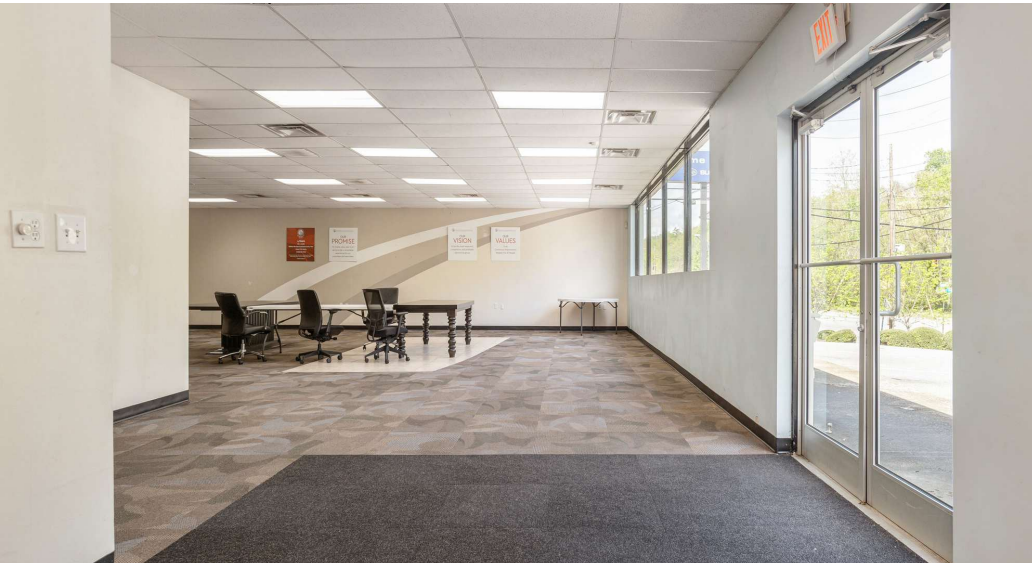
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Maxar Technologies



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Retail / Office / F&B



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	583	1,579	6,103
Average Age	45	44	45
Average Age (Male)	42	42	43
Average Age (Female)	47	46	47
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	300	799	3,113
# of Persons per HH	1.9	2	2
Average HH Income	\$71,921	\$73,067	\$85,446
Average House Value	\$379,053	\$383,545	\$423,283

Demographics data derived from AlphaMap

