

Likewise



# For Lease

CONVENIENTLY LOCATED  
WITH HIGH VISIBILITY

99 New Leicester Highway, Suite #10 Asheville, NC 28806

Likewise  
COMMERCIAL REAL ESTATE

Jessica Auge LISTING BROKER

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## OFFERING SUMMARY

LEASE PRICE	\$22/SF
BUILDING SIZE	3,022 SF
ZONING	Highway Business



## PROPERTY FEATURES

- Located on a main commercial corridor with high visibility in West Asheville at ±35,000 VPD
- Free standing building with established neighboring tenant, Axeville (mostly evening and weekend use)
- Open floorplan with two restrooms and kitchenette with full-sized appliances
- Fenced area behind the building offers an area for outdoor breaks or storage
- Ample parking is on site and shared with the neighboring Tenant
- Highway Business zoning offers flexibility on uses, including retail or office
- Tenant to pay all utilities, including Gas, Water/Sewer, and Electric







## LOCATION INFORMATION

**PIN** 9628-89-7740

**COUNTY** Buncombe

**ZONING** HB

**MAJOR ROADS** New Leicester Hwy  
.5 mile to Patton Avenue

## PROPERTY DETAILS

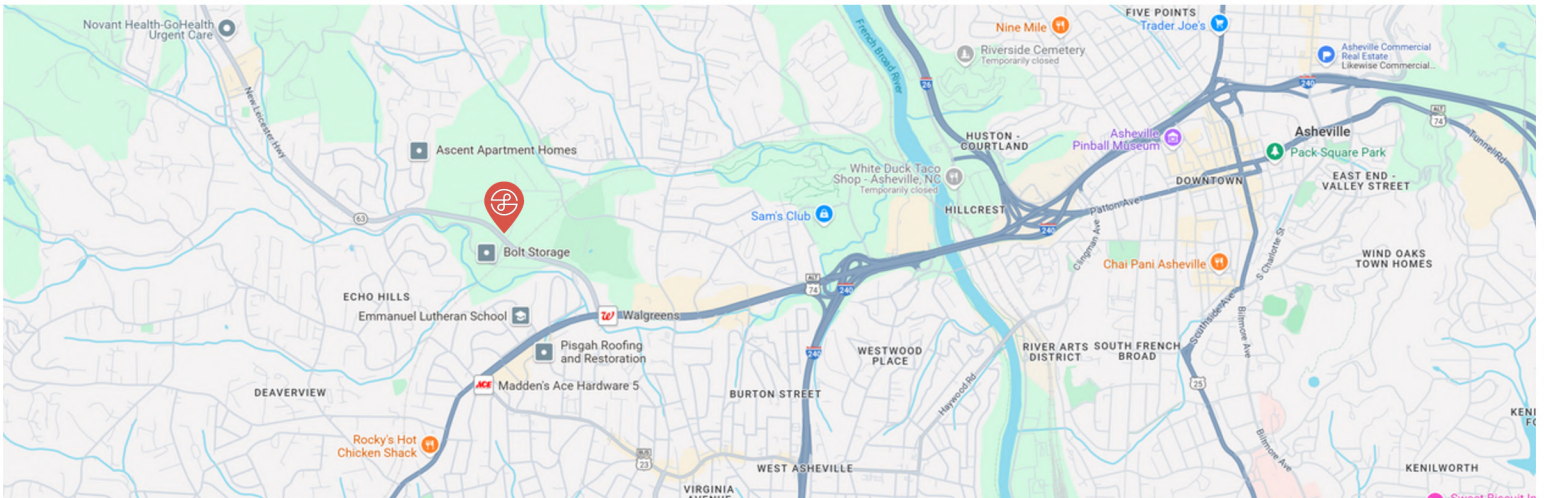
**UNIT SIZE** 3,022 SF

**YEAR BUILT** 1974

**TRAFFIC COUNT** ±35,000 VPD

**ROAD FRONTAGE** 150 FT

**FLOOD ZONE** No

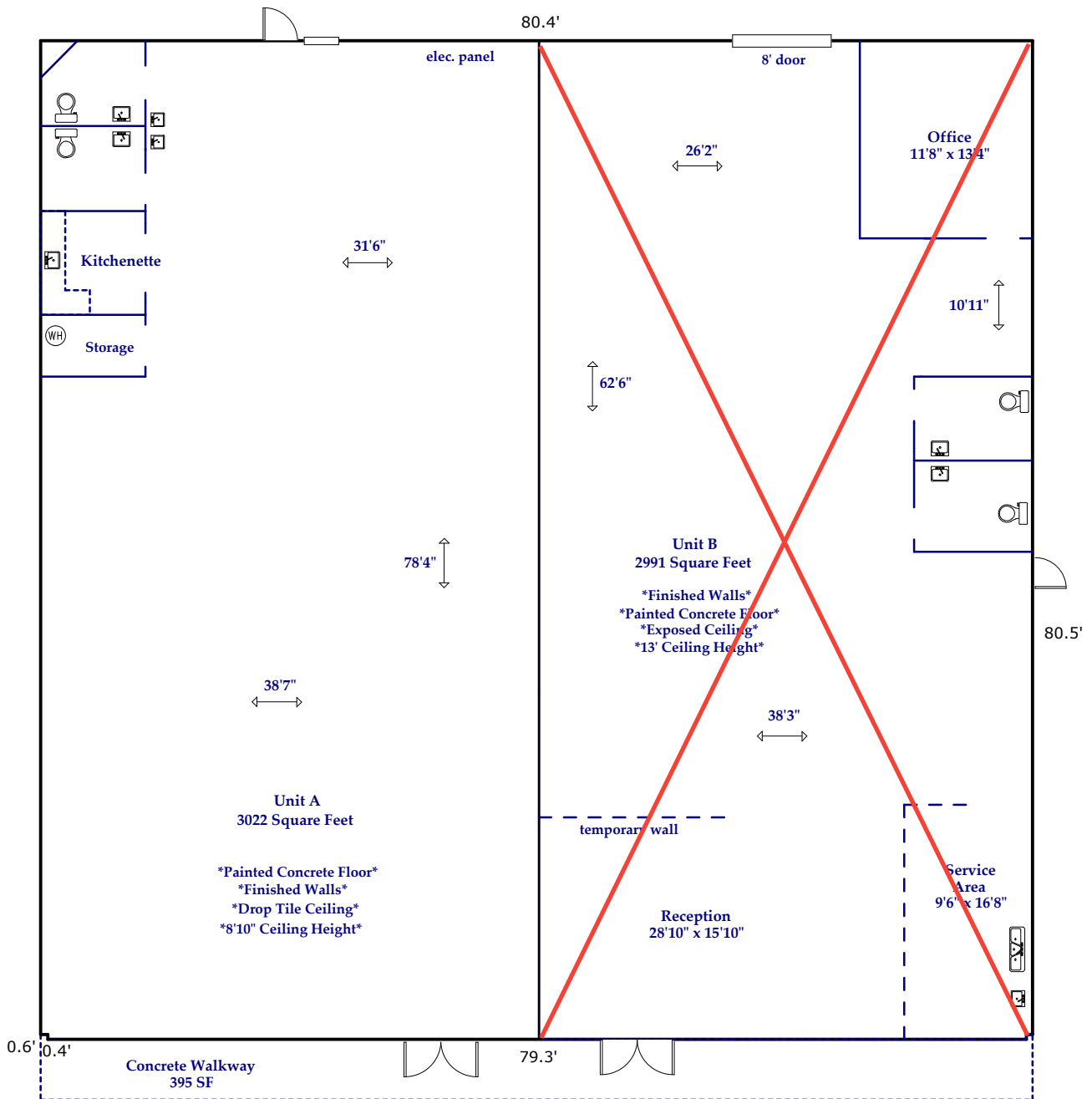


99 New Leicester Highway, Asheville

Net Leasable Area: 6013 Square Feet

Unit A: 3022 Square Feet

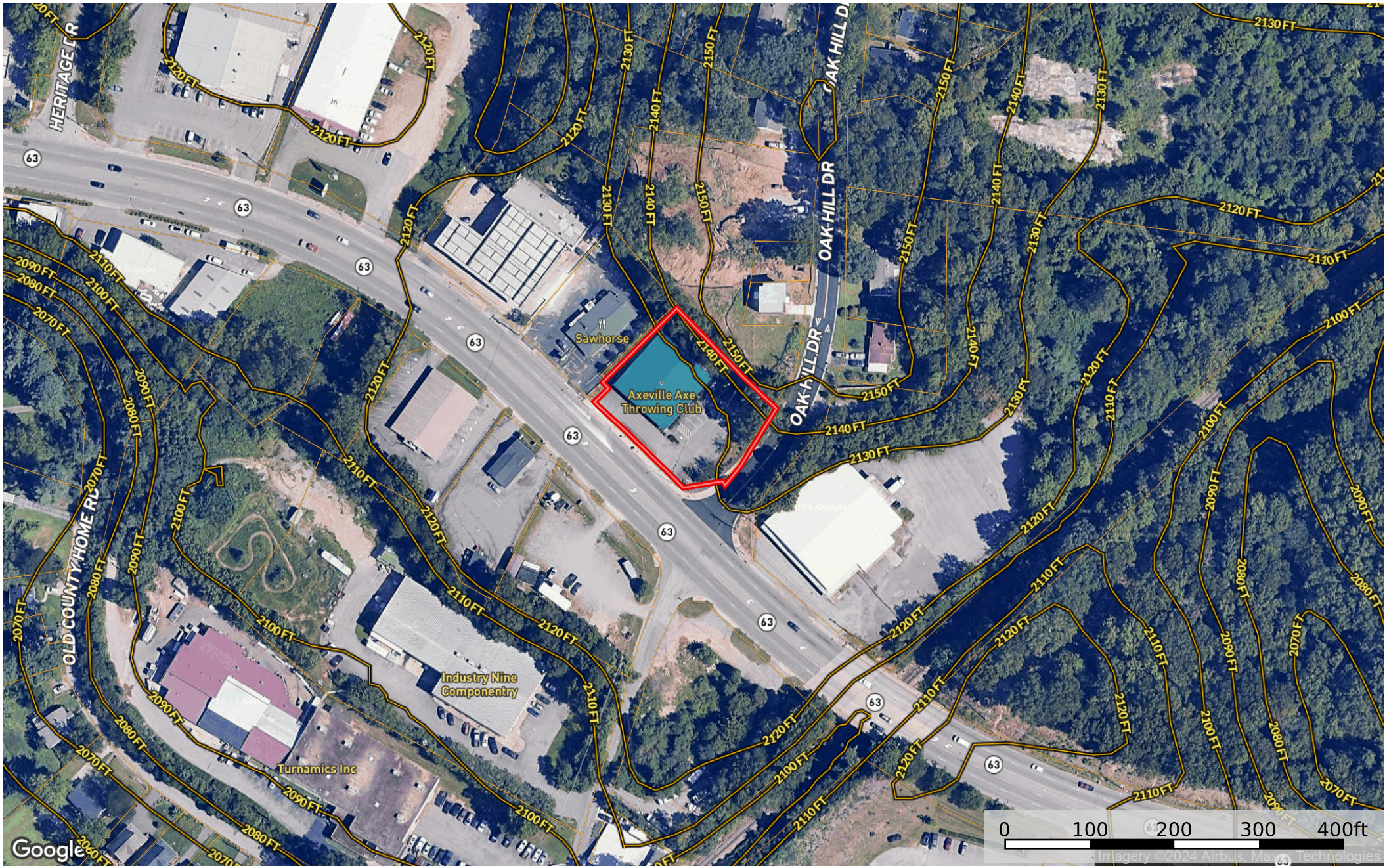
Unit B: 2991 Square Feet



Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC  
 for Likewise Real Estate Services

All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.  
 Square Footage Calculations determined following ANSI and BOMA Standards and NCREC House Measuring Square Footage Guidelines.





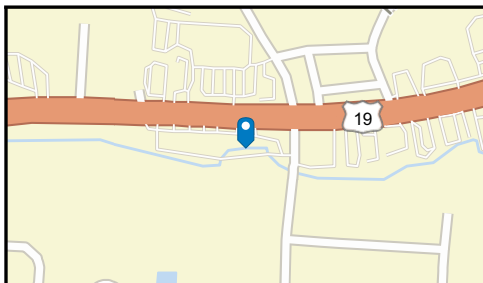
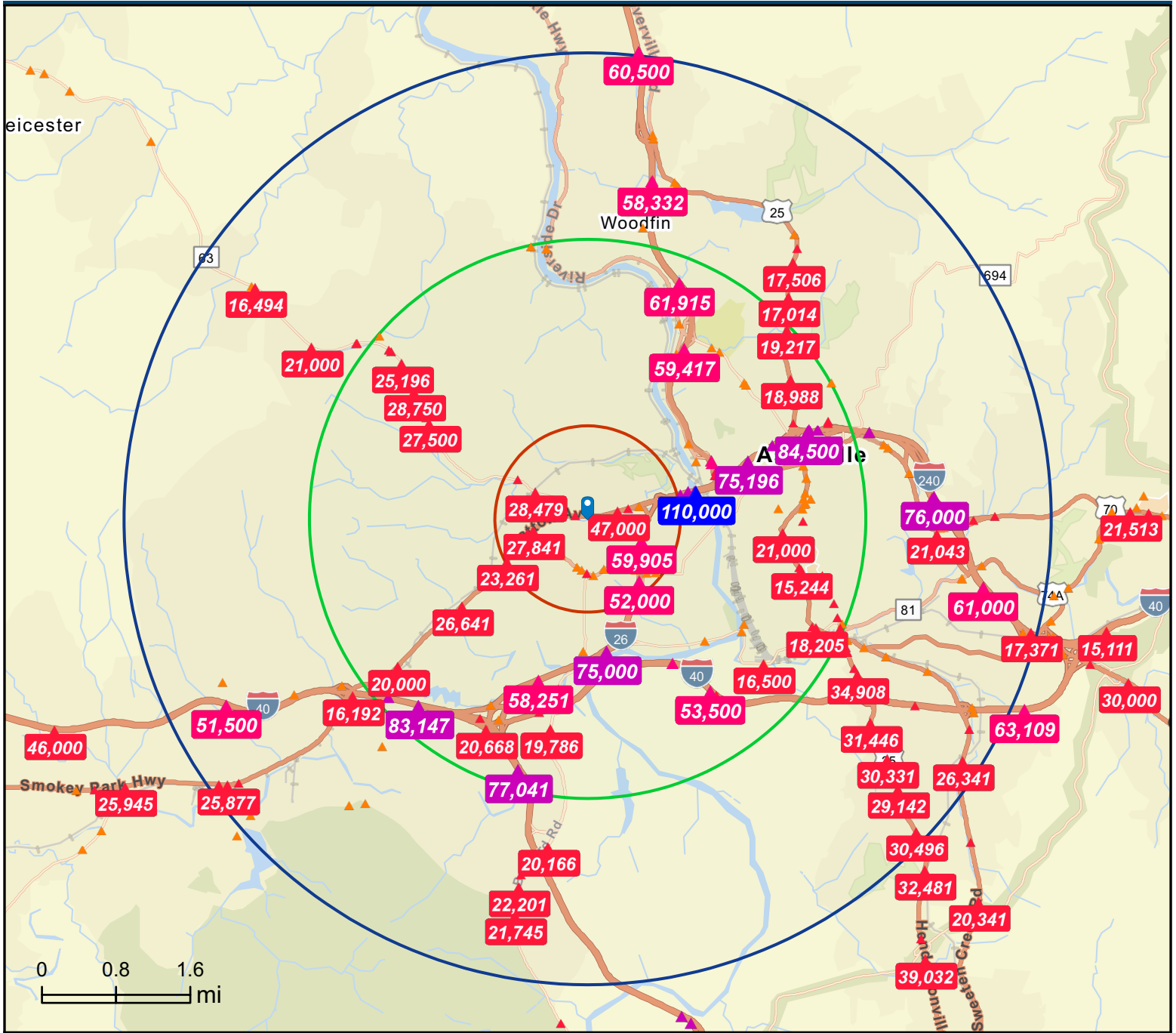
Boundary



# Traffic Count Map

1048 Patton Avenue, Asheville, North Carolina, 28806  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.58632  
Longitude: -82.59288



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

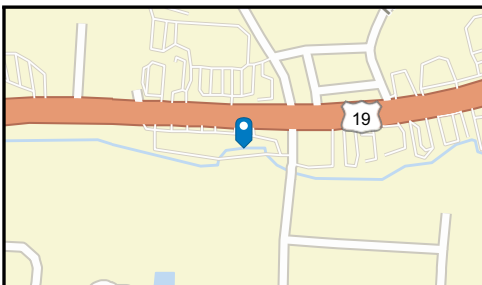
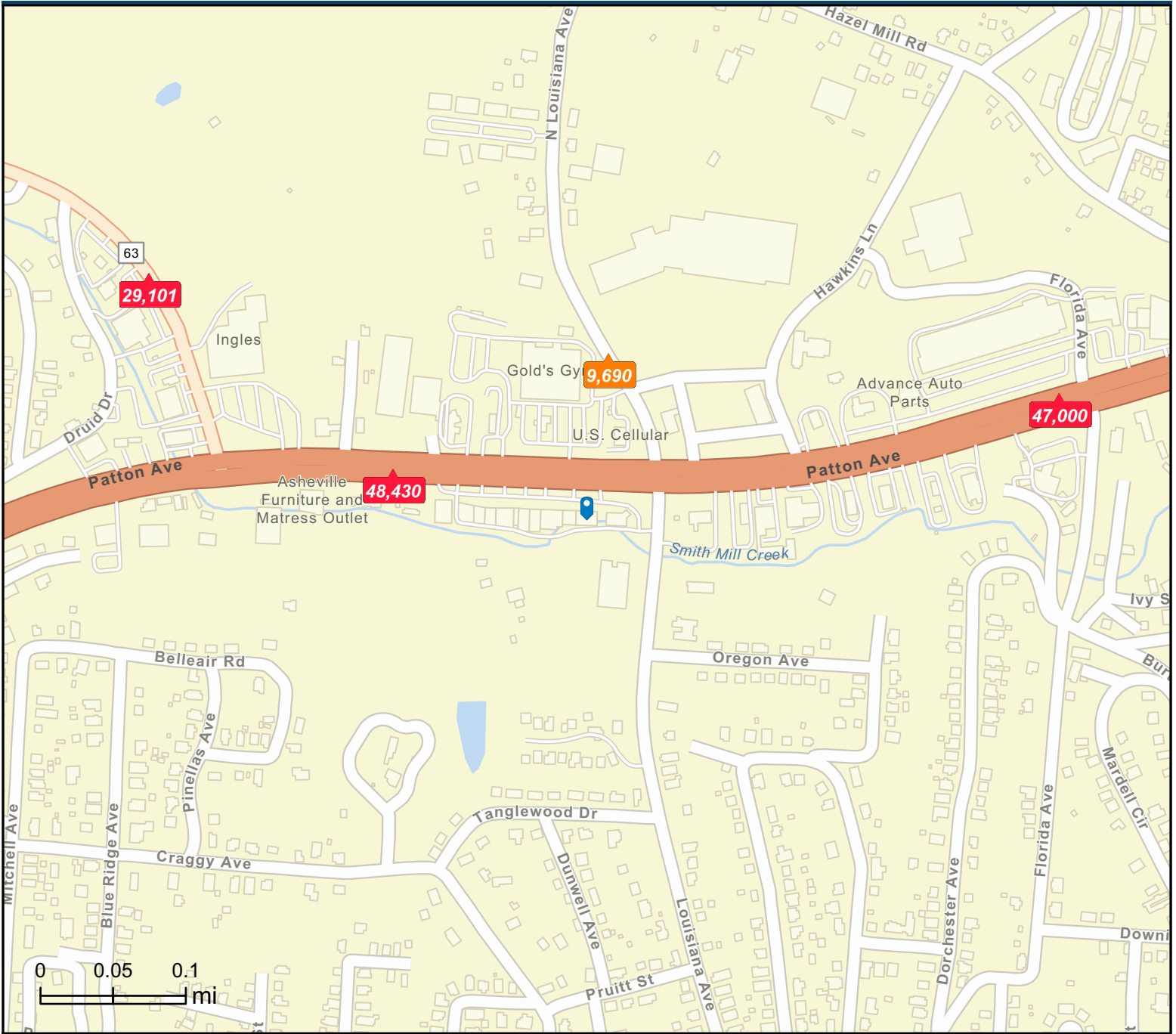


Source: ©2024 Kalibrate Technologies (Q2 2024).

# Traffic Count Map - Close Up

1048 Patton Avenue, Asheville, North Carolina, 28806  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.58632  
Longitude: -82.59288



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

1048 Patton Avenue, Asheville, North Carolina, 28806  
Ring: 3 mile radius

# Emerald City

Dominant Tapestry Segment

## KEY FACTS



52,284

Total Population



\$385,874

Median Home Value



4,655

Businesses



79,482

Daytime Population



37.3

Median Age



0.92%

2024-2029  
Pop Growth Rate



\$38,245

Per Capita Income



2.2

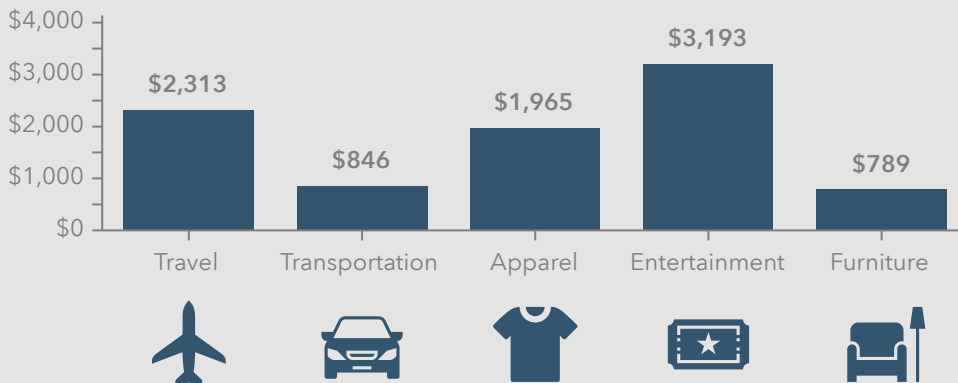
Avg Household Size



\$58,675

Median Household Income

## KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2024 Esri

Spending facts are average annual dollars per household



# Business Summary

1048 Patton Avenue, Asheville, North Carolina, 28806  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.58632  
Longitude: -82.59288

<b>Data for all businesses in area</b>	<b>1 mile</b>		<b>3 miles</b>		<b>5 miles</b>							
Total Businesses:	781		4,655		7,686							
Total Employees:	6,677		55,293		94,772							
Total Population:	8,780		52,284		103,712							
Employee/Population Ratio (per 100 Residents)	76		106		91							
<b>by SIC Codes</b>	<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	12	1.5%	58	0.9%	68	1.5%	368	0.7%	157	2.0%	871	0.9%
Construction	40	5.1%	519	7.8%	160	3.4%	2,111	3.8%	332	4.3%	3,778	4.0%
Manufacturing	23	2.9%	407	6.1%	118	2.5%	2,101	3.8%	216	2.8%	4,019	4.2%
Transportation	14	1.8%	119	1.8%	68	1.5%	699	1.3%	137	1.8%	1,378	1.5%
Communication	14	1.8%	171	2.6%	44	0.9%	682	1.2%	57	0.7%	899	0.9%
Utility	1	0.1%	2	0.0%	8	0.2%	151	0.3%	16	0.2%	487	0.5%
Wholesale Trade	21	2.7%	174	2.6%	85	1.8%	1,075	1.9%	165	2.1%	2,295	2.4%
<b>Retail Trade Summary</b>	<b>176</b>	<b>22.5%</b>	<b>1,869</b>	<b>28.0%</b>	<b>846</b>	<b>18.2%</b>	<b>9,409</b>	<b>17.0%</b>	<b>1,563</b>	<b>20.3%</b>	<b>20,628</b>	<b>21.8%</b>
Home Improvement	4	0.5%	43	0.6%	24	0.5%	565	1.0%	56	0.7%	1,049	1.1%
General Merchandise Stores	5	0.6%	132	2.0%	15	0.3%	255	0.5%	40	0.5%	1,476	1.6%
Food Stores	30	3.8%	377	5.6%	96	2.1%	1,403	2.5%	153	2.0%	2,525	2.7%
Auto Dealers & Gas Stations	16	2.0%	148	2.2%	55	1.2%	514	0.9%	114	1.5%	1,376	1.5%
Apparel & Accessory Stores	4	0.5%	18	0.3%	48	1.0%	326	0.6%	124	1.6%	1,202	1.3%
Furniture & Home Furnishings	8	1.0%	85	1.3%	39	0.8%	408	0.7%	97	1.3%	972	1.0%
Eating & Drinking Places	63	8.1%	773	11.6%	341	7.3%	4,674	8.5%	531	6.9%	8,626	9.1%
Miscellaneous Retail	47	6.0%	293	4.4%	228	4.9%	1,263	2.3%	447	5.8%	3,403	3.6%
<b>Finance, Insurance, Real Estate Summary</b>	<b>70</b>	<b>9.0%</b>	<b>484</b>	<b>7.2%</b>	<b>497</b>	<b>10.7%</b>	<b>4,279</b>	<b>7.7%</b>	<b>767</b>	<b>10.0%</b>	<b>5,978</b>	<b>6.3%</b>
Banks, Savings & Lending Institutions	15	1.9%	91	1.4%	79	1.7%	834	1.5%	121	1.6%	1,243	1.3%
Securities Brokers	10	1.3%	21	0.3%	81	1.7%	402	0.7%	117	1.5%	518	0.5%
Insurance Carriers & Agents	16	2.0%	97	1.5%	54	1.2%	366	0.7%	95	1.2%	637	0.7%
Real Estate, Holding, Other Investment Offices	29	3.7%	275	4.1%	282	6.1%	2,677	4.8%	433	5.6%	3,580	3.8%
<b>Services Summary</b>	<b>329</b>	<b>42.1%</b>	<b>2,786</b>	<b>41.7%</b>	<b>2,113</b>	<b>45.4%</b>	<b>28,793</b>	<b>52.1%</b>	<b>3,333</b>	<b>43.4%</b>	<b>48,222</b>	<b>50.9%</b>
Hotels & Lodging	3	0.4%	184	2.8%	62	1.3%	1,753	3.2%	125	1.6%	3,511	3.7%
Automotive Services	24	3.1%	107	1.6%	76	1.6%	335	0.6%	148	1.9%	651	0.7%
Movies & Amusements	25	3.2%	138	2.1%	113	2.4%	674	1.2%	188	2.4%	1,173	1.2%
Health Services	43	5.5%	523	7.8%	380	8.2%	11,035	20.0%	654	8.5%	20,061	21.2%
Legal Services	5	0.6%	20	0.3%	176	3.8%	1,169	2.1%	224	2.9%	1,378	1.5%
Education Institutions & Libraries	13	1.7%	435	6.5%	94	2.0%	3,370	6.1%	137	1.8%	4,731	5.0%
Other Services	217	27.8%	1,379	20.7%	1,213	26.1%	10,456	18.9%	1,856	24.1%	16,716	17.6%
<b>Government</b>	<b>6</b>	<b>0.8%</b>	<b>77</b>	<b>1.2%</b>	<b>152</b>	<b>3.3%</b>	<b>5,360</b>	<b>9.7%</b>	<b>192</b>	<b>2.5%</b>	<b>5,783</b>	<b>6.1%</b>
<b>Unclassified Establishments</b>	<b>75</b>	<b>9.6%</b>	<b>10</b>	<b>0.1%</b>	<b>497</b>	<b>10.7%</b>	<b>267</b>	<b>0.5%</b>	<b>752</b>	<b>9.8%</b>	<b>435</b>	<b>0.5%</b>
<b>Totals</b>	<b>781</b>	<b>100.0%</b>	<b>6,677</b>	<b>100.0%</b>	<b>4,655</b>	<b>100.0%</b>	<b>55,293</b>	<b>100.0%</b>	<b>7,686</b>	<b>100.0%</b>	<b>94,772</b>	<b>100.0%</b>

**Source:** Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



## Business Summary

1048 Patton Avenue, Asheville, North Carolina, 28806  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.58632  
Longitude: -82.59288

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	0.4%	7	0.1%	19	0.4%	52	0.1%	35	0.5%	100	0.1%
Mining	0	0.0%	1	0.0%	4	0.1%	36	0.1%	5	0.1%	39	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	64	0.1%	6	0.1%	204	0.2%
Construction	42	5.4%	529	7.9%	173	3.7%	2,259	4.1%	353	4.6%	4,004	4.2%
Manufacturing	25	3.2%	417	6.2%	118	2.5%	1,758	3.2%	219	2.8%	3,697	3.9%
Wholesale Trade	21	2.7%	174	2.6%	83	1.8%	1,066	1.9%	163	2.1%	2,286	2.4%
Retail Trade	107	13.7%	992	14.9%	477	10.2%	4,455	8.1%	982	12.8%	11,563	12.2%
Motor Vehicle & Parts Dealers	14	1.8%	140	2.1%	44	0.9%	466	0.8%	92	1.2%	1,272	1.3%
Furniture & Home Furnishings Stores	3	0.4%	58	0.9%	20	0.4%	294	0.5%	60	0.8%	659	0.7%
Electronics & Appliance Stores	4	0.5%	19	0.3%	11	0.2%	73	0.1%	24	0.3%	226	0.2%
Building Material & Garden Equipment & Supplies Dealers	4	0.5%	43	0.6%	24	0.5%	562	1.0%	54	0.7%	1,039	1.1%
Food & Beverage Stores	27	3.5%	326	4.9%	92	2.0%	1,269	2.3%	143	1.9%	2,423	2.6%
Health & Personal Care Stores	13	1.7%	58	0.9%	34	0.7%	225	0.4%	89	1.2%	846	0.9%
Gasoline Stations & Fuel Dealers	3	0.4%	11	0.2%	13	0.3%	57	0.1%	27	0.4%	154	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	7	0.9%	75	1.1%	61	1.3%	422	0.8%	152	2.0%	1,376	1.5%
Sporting Goods, Hobby, Book, & Music Stores	24	3.1%	120	1.8%	148	3.2%	743	1.3%	242	3.1%	1,434	1.5%
General Merchandise Stores	9	1.2%	141	2.1%	32	0.7%	344	0.6%	98	1.3%	2,134	2.3%
Transportation & Warehousing	11	1.4%	114	1.7%	54	1.2%	517	0.9%	101	1.3%	937	1.0%
Information	23	2.9%	245	3.7%	106	2.3%	1,580	2.9%	152	2.0%	2,050	2.2%
Finance & Insurance	41	5.2%	245	3.7%	212	4.6%	1,620	2.9%	333	4.3%	2,423	2.6%
Central Bank/Credit Intermediation & Related Activities	15	1.9%	119	1.8%	73	1.6%	838	1.5%	116	1.5%	1,250	1.3%
Securities & Commodity Contracts	11	1.4%	28	0.4%	84	1.8%	416	0.8%	120	1.6%	532	0.6%
Funds, Trusts & Other Financial Vehicles	16	2.0%	97	1.5%	54	1.2%	366	0.7%	96	1.2%	641	0.7%
Real Estate, Rental & Leasing	40	5.1%	360	5.4%	287	6.2%	2,531	4.6%	461	6.0%	3,485	3.7%
Professional, Scientific & Tech Services	57	7.3%	352	5.3%	523	11.2%	3,581	6.5%	794	10.3%	5,102	5.4%
Legal Services	6	0.8%	23	0.3%	184	4.0%	1,203	2.2%	232	3.0%	1,412	1.5%
Management of Companies & Enterprises	2	0.3%	6	0.1%	17	0.4%	92	0.2%	29	0.4%	127	0.1%
Administrative, Support & Waste Management Services	23	2.9%	152	2.3%	131	2.8%	2,206	4.0%	218	2.8%	2,958	3.1%
Educational Services	20	2.6%	455	6.8%	112	2.4%	3,343	6.0%	168	2.2%	4,757	5.0%
Health Care & Social Assistance	62	7.9%	819	12.3%	539	11.6%	13,179	23.8%	871	11.3%	23,707	25.0%
Arts, Entertainment & Recreation	18	2.3%	101	1.5%	106	2.3%	971	1.8%	179	2.3%	2,703	2.9%
Accommodation & Food Services	67	8.6%	1,006	15.1%	415	8.9%	6,578	11.9%	675	8.8%	12,370	13.1%
Accommodation	3	0.4%	184	2.8%	62	1.3%	1,753	3.2%	125	1.6%	3,511	3.7%
Food Services & Drinking Places	65	8.3%	822	12.3%	353	7.6%	4,825	8.7%	550	7.2%	8,859	9.3%
Other Services (except Public Administration)	137	17.5%	617	9.2%	627	13.5%	3,751	6.8%	999	13.0%	6,023	6.4%
Automotive Repair & Maintenance	16	2.0%	82	1.2%	59	1.3%	270	0.5%	113	1.5%	524	0.6%
Public Administration	6	0.8%	77	1.2%	155	3.3%	5,395	9.8%	195	2.5%	5,818	6.1%
Unclassified Establishments	75	9.6%	10	0.1%	495	10.6%	259	0.5%	749	9.7%	419	0.4%
<b>Total</b>	<b>781</b>	<b>100.0%</b>	<b>6,677</b>	<b>100.0%</b>	<b>4,655</b>	<b>100.0%</b>	<b>55,293</b>	<b>100.0%</b>	<b>7,686</b>	<b>100.0%</b>	<b>94,772</b>	<b>100.0%</b>

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# Key Facts

1048 Patton Avenue, Asheville, North Carolina, 28806  
Ring: 3 mile radius

## KEY FACTS

52,284

Population



2.2

Average Household Size

37.3

Median Age

\$58,675

Median Household Income

## EDUCATION

7.0%

No High School Diploma



20.3%

High School Graduate



22.9%

Some College/  
Associate's Degree



49.8%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



4,655

Total Businesses



55,293

Total Employees

## EMPLOYMENT



62.9%

White Collar



16.9%

Blue Collar



20.1%

Services



Unemployment Rate

## INCOME



\$58,675

Median Household Income



\$38,245

Per Capita Income



\$77,256

Median Net Worth

## 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.0%)

The smallest group: \$150,000 - \$199,999 (6.3%)

Indicator ▲	Value	Diff		
<\$15,000	12.4%	+4.5%		
\$15,000 - \$24,999	9.0%	+1.7%		
\$25,000 - \$34,999	6.8%	+0.5%		
\$35,000 - \$49,999	13.9%	+1.0%		
\$50,000 - \$74,999	18.0%	-1.4%		
\$75,000 - \$99,999	10.7%	-2.1%		
\$100,000 - \$149,999	14.8%	-2.1%		
\$150,000 - \$199,999	6.3%	-0.3%		
\$200,000+	8.0%	-1.9%		

Bars show deviation from Buncombe County



# Demographic and Income Profile

1048 Patton Avenue, Asheville, North Carolina, 28806  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.58632  
 Longitude: -82.59288

Summary	Census 2010	Census 2020	2024	2029
Population	45,388	50,291	52,284	54,846
Households	19,176	21,763	22,633	23,979
Families	9,359	10,370	10,645	11,198
Average Household Size	2.21	2.16	2.16	2.15
Owner Occupied Housing Units	9,207	10,178	10,946	11,745
Renter Occupied Housing Units	9,969	11,585	11,687	12,233
Median Age	34.2	36.2	37.3	39.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.96%	0.75%	0.38%
Households	1.16%	0.98%	0.64%
Families	1.02%	0.91%	0.56%
Owner HHs	1.42%	1.22%	0.97%
Median Household Income	3.42%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,804	12.4%	2,428	10.1%
\$15,000 - \$24,999	2,035	9.0%	1,590	6.6%
\$25,000 - \$34,999	1,531	6.8%	1,323	5.5%
\$35,000 - \$49,999	3,155	13.9%	3,017	12.6%
\$50,000 - \$74,999	4,076	18.0%	4,353	18.2%
\$75,000 - \$99,999	2,426	10.7%	2,764	11.5%
\$100,000 - \$149,999	3,354	14.8%	4,110	17.1%
\$150,000 - \$199,999	1,434	6.3%	2,017	8.4%
\$200,000+	1,818	8.0%	2,376	9.9%

Median Household Income	\$58,675	\$69,435
Average Household Income	\$88,283	\$104,065
Per Capita Income	\$38,245	\$45,508

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,939	6.5%	2,355	4.7%	2,401	4.6%	2,406	4.4%
5 - 9	2,443	5.4%	2,596	5.2%	2,500	4.8%	2,426	4.4%
10 - 14	2,013	4.4%	2,500	5.0%	2,430	4.6%	2,460	4.5%
15 - 19	2,870	6.3%	3,250	6.5%	3,415	6.5%	3,554	6.5%
20 - 24	4,295	9.5%	3,889	7.7%	4,134	7.9%	4,250	7.7%
25 - 34	8,866	19.5%	9,539	19.0%	9,152	17.5%	7,859	14.3%
35 - 44	6,291	13.9%	8,093	16.1%	8,669	16.6%	9,567	17.4%
45 - 54	5,539	12.2%	6,016	12.0%	6,836	13.1%	7,680	14.0%
55 - 64	4,737	10.4%	5,344	10.6%	5,360	10.3%	5,893	10.7%
65 - 74	2,780	6.1%	4,265	8.5%	4,426	8.5%	4,856	8.9%
75 - 84	1,683	3.7%	1,759	3.5%	2,228	4.3%	2,956	5.4%
85+	931	2.1%	683	1.4%	734	1.4%	938	1.7%

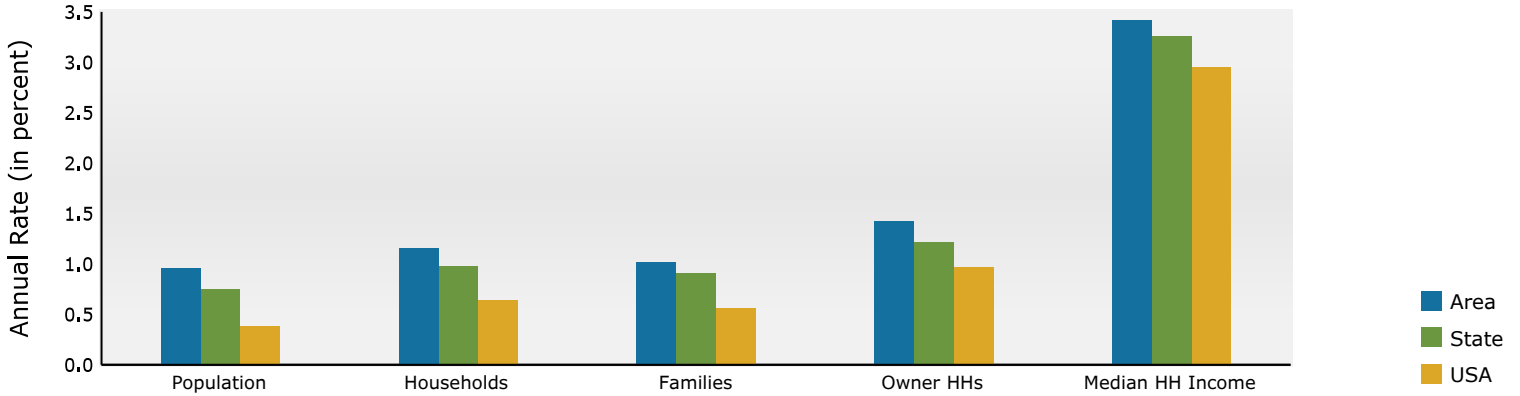
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	34,377	75.7%	36,892	73.4%	37,895	72.5%	38,927	71.0%
Black Alone	7,142	15.7%	5,808	11.5%	5,924	11.3%	6,385	11.6%
American Indian Alone	199	0.4%	254	0.5%	278	0.5%	312	0.6%
Asian Alone	362	0.8%	608	1.2%	660	1.3%	767	1.4%
Pacific Islander Alone	189	0.4%	269	0.5%	311	0.6%	351	0.6%
Some Other Race Alone	1,801	4.0%	2,654	5.3%	3,017	5.8%	3,405	6.2%
Two or More Races	1,319	2.9%	3,806	7.6%	4,198	8.0%	4,699	8.6%
Hispanic Origin (Any Race)	3,901	8.6%	4,932	9.8%	5,650	10.8%	6,390	11.7%

**Data Note:** Income is expressed in current dollars.

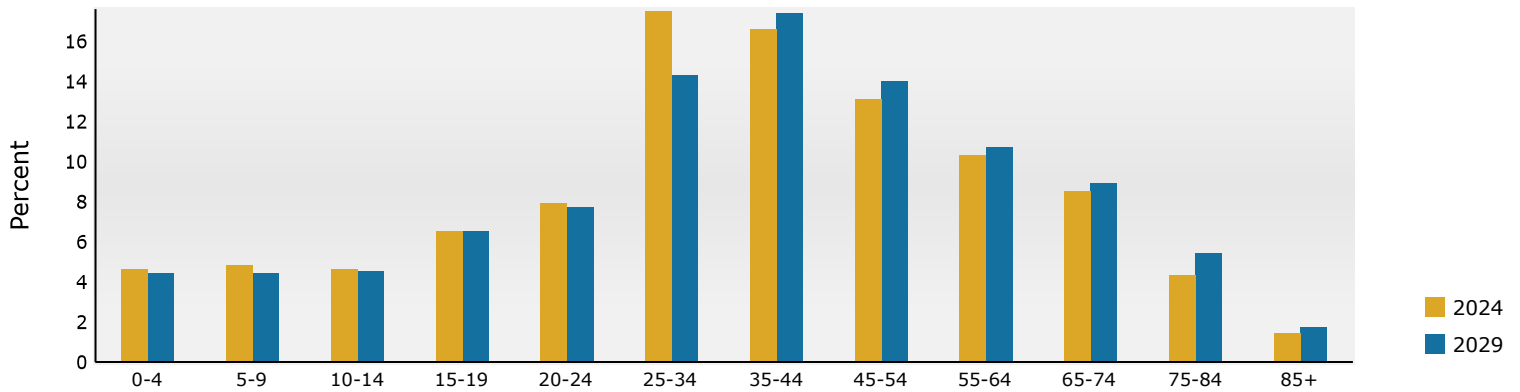
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



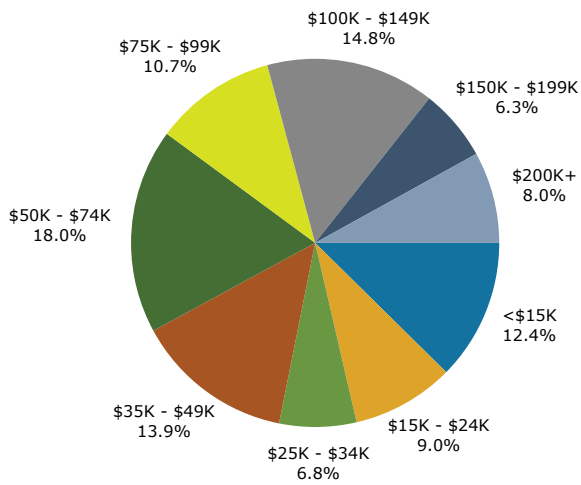
## Trends 2024-2029



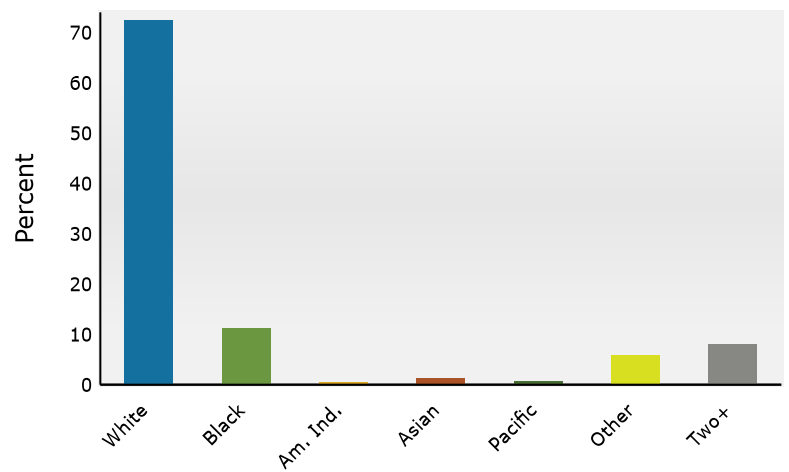
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 10.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.