

DOWNTOWN ASHEVILLE HOT SPOT
**HIGH FOOT TRAFFIC
TRENDY RETAIL**



74

PATTON AVENUE

ASHEVILLE, NC

RETAIL

+/-3,618 SF

CALL FOR RATE



JASON BURK | CCIM
COMMERCIAL BROKER
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PRIME DOWNTOWN ASHEVILLE RETAIL SPACE

Bold Design Meets High Visibility

Position your concept at the center of Asheville's thriving downtown scene, where over 20 million visitors a year come for vibrant food, shopping, culture, and charm.

This beautifully designed space offers major street frontage in one of the city's most sought-after downtown locations.

Featuring exposed industrial brick, elegant mill-work, and soaring ceilings, the interior delivers an on-trend yet timeless ambiance. Expansive roll-up glass doors create a seamless indoor/outdoor feel with direct access to the bustling streetscape, creating an energetic, open-air experience that guests will love.

The space is in pristine condition, with like-new buildout and infrastructure. Rear access to nearby parking decks offers convenience for both staff and visitors.

This is a rare opportunity to launch or expand your brand in a standout location that's **ready to perform from day one**.

FEATURES

- 3,618 SF
- Exposed industrial brick
- Elegant millwork
- Soaring ceilings
- Roll-up glass doors — open-air experience
- Like-new buildout
- Nearby parking decks

LOCATION DESCRIPTION

Experience the vibrant energy of downtown Asheville, NC, where the pulse of the city beats just steps away from the property, literally. This space is across the street from Pritchard Park, the location of the famous Friday night drum circle. Asheville's eclectic mix of art galleries, boutiques, restaurants, and cultural venues creates an inspiring backdrop for any business. Enjoy the convenience of being close to popular spots like the The Restoration Hotel, Asheville Art Museum, Pack Square Park, and the Grove Arcade. With some of the best foot traffic in the area, the location offers endless possibilities that await in the heart of Asheville.

GALLERY

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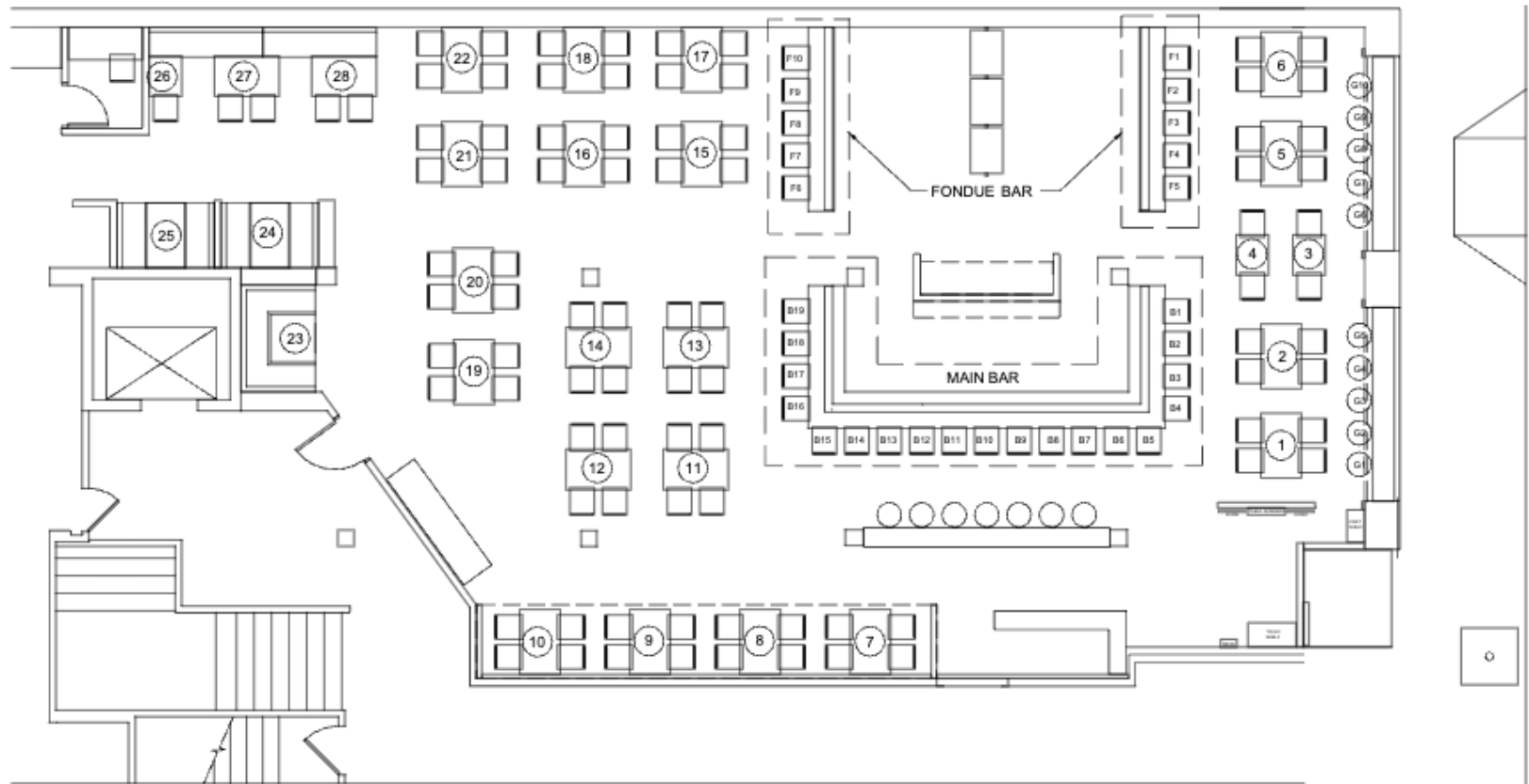


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FLOOR PLAN

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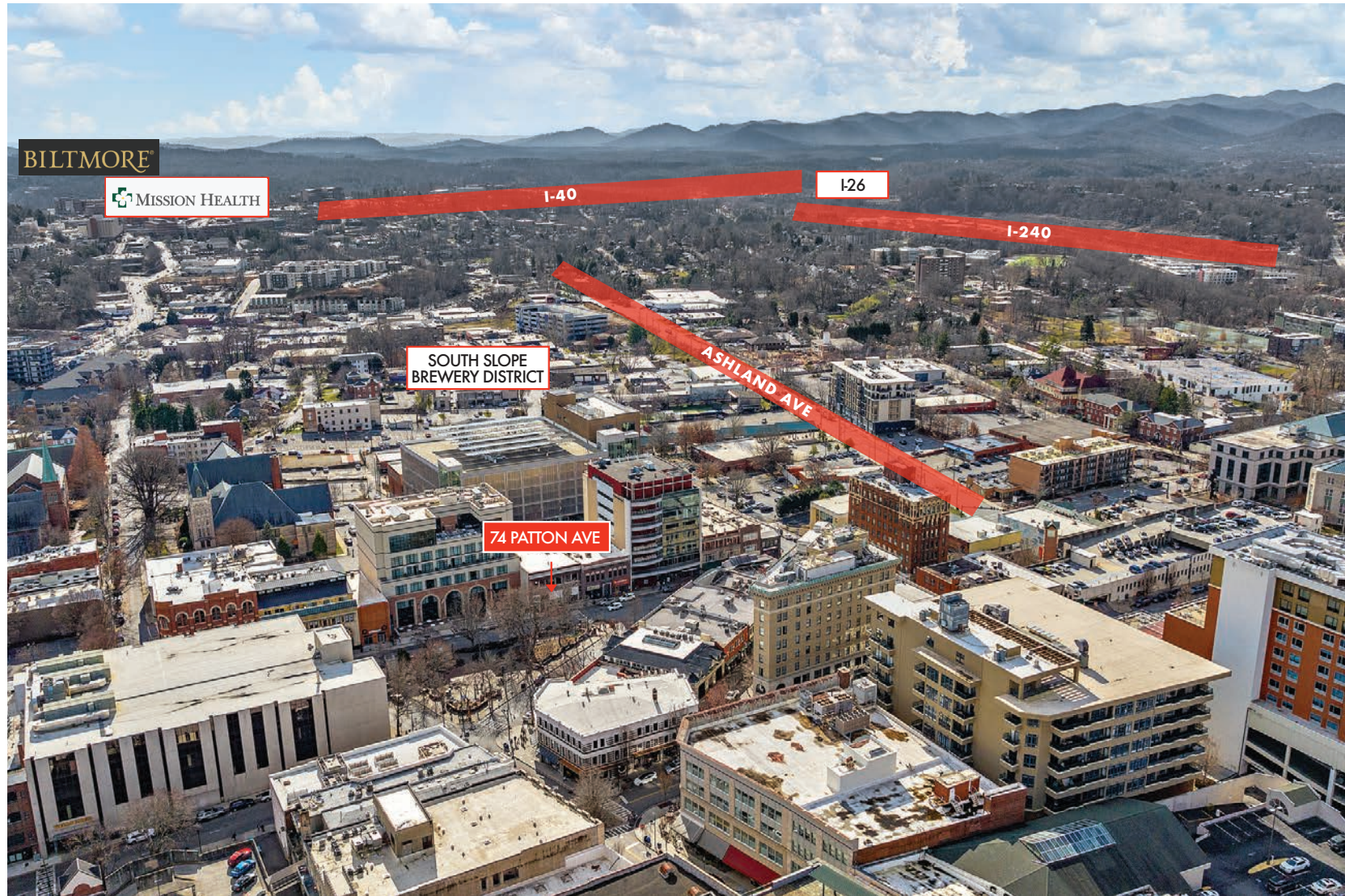


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AREA LANDMARKS

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AREA LANDMARKS

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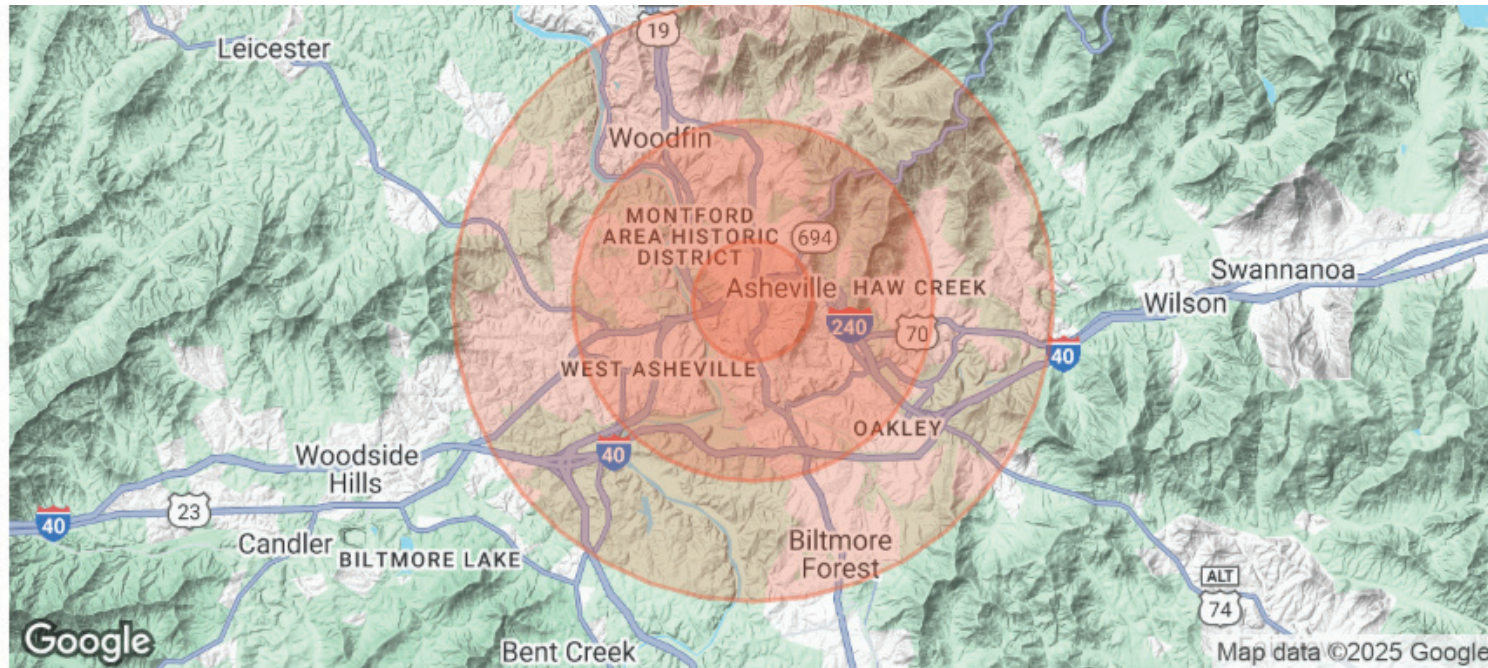


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,471	55,580	100,784
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	43	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,371	25,471	45,523
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$87,661	\$102,478	\$102,315
Average House Value	\$658,471	\$534,567	\$500,050

Demographics data derived from AlphaMap

TRANSACTION BROKER

jason burk

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Jason Burk, CCIM is a seasoned commercial real estate professional with over two decades of experience. Since entering the industry in 1999, he's gained a diverse skill set spanning both development and brokerage. Specializing in retail, Jason excels in tenant and landlord representation, site location, shopping center investment sales, restaurant and medical leasing, and land transactions. He also offers expertise in industrial and office transactions when needed.

Jason's real estate journey began at Landex, Inc. in Charlotte, NC, where he worked on a project anchored by Concord Mills Mall. He later joined Alliance Development Group, focusing on single-tenant restaurant projects. In 2009, his work in Asheville shifted to the sale, leasing, and disposition of distressed assets with Whitney Commercial Real Estate. By 2014, Jason became part of the executive team at Biltmore Farms, serving as Director of Leasing, overseeing more than 1.6 million square feet of retail and office space. His role also included strategic planning for 3,000 acres of company holdings, including the renowned Biltmore Park Town Square—an award-winning mixed-use development.

Jason returned to Whitney Commercial Real Estate in 2019 to build the only dedicated retail team in Western North Carolina with Eric Engstrom. In 2024, Jason proudly celebrated 12 years with Whitney.

Originally from South Carolina, Jason, along with his wife, Hope, and children, Laila and Jack Wesley, relocated to Black Mountain in 2009. Outside of work, he enjoys spending quality time with his family—whether backpacking, fishing, or boating. Jason holds a degree in Real Estate and Urban Analysis from Appalachian State University and is a proud recipient of the prestigious CCIM.

TRANSACTION HIGHLIGHTS:

AFC URGENT CARE	NORVELL PROPERTIES
ALAN'S PAWN	OREILLY'S
ALG SENIOR LIVING	PAPA'S & BEER
APRICOT LANE	PNC BANK
BACKYARD BURGER	POPEYE'S
BEVERLY HANKS MTGE	PROGRESSIVE INSURANCE
BILTMORE PROPERTY GRP	RANGE URGENT CARE
CLEAN JUICE	REGAL THEATER
CLUB PILATES	REICH, LLC
EARTHFARE	REALTY INCOME-REIT
FJALLRAVEN	RBC CAPITAL MARKETS
FRESH MARKET	SASSAFRAS
GREAT CLIPS	SAW SOFTMILL
HYDRATE MEDICAL	STANTON OPTICAL
ICI CHARTER SCHOOL	STARBUCK'S
KMART	SUBWAY
LENSCRAFTERS	TD BANK
LUELLA'S BBQ	UNC SCHOOL OF MEDICINE
MADISON CAPITAL GROUP	UPM RAFLATEC
MATTRESS WAREHOUSE	WICKER CAPITAL
MISSION HOSPITAL	WNC OUTDOOR COLLECTIVE
MOORE FOOT & ANKLE	WALGREENS