

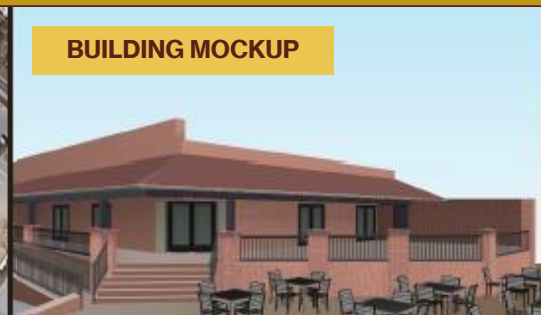
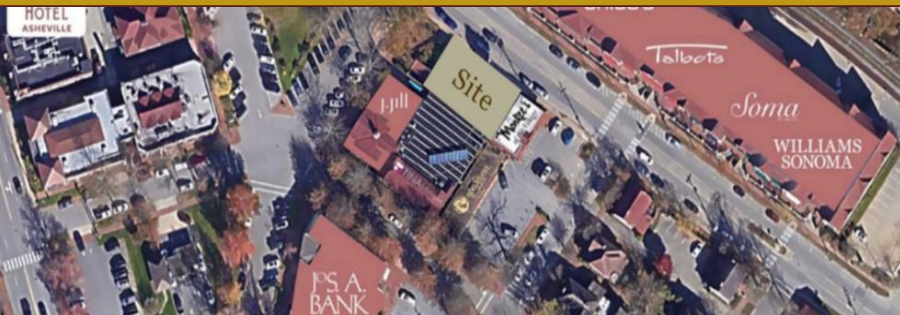
# 10 Biltmore Plaza

10 BILTMORE PLAZA • ASHEVILLE, NC 28803 • HISTORIC BILTMORE VILLAGE

Exclusive Leasing Opportunity  
in Historic Biltmore Village

FIRST AVAILABILITY IN 30 YEARS

<b>TYPE</b> <b>Commercial</b> For Lease	<b>TOTAL SPACE</b> (willing to split) <b>~6,000 SF</b> ±6,000 SF interior (willing to split) + ~2,000 SF patio	<b>LEASE RATE</b> <b>Competitive</b> NNN Terms • Contact for Details	<b>LOCATION</b> <b>High-Value Visitor and Resident Profile</b> National Landmark • Largest Space Available
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BUILDING MOCKUP

## OFFERING SUMMARY

<b>INTERIOR</b> <b>±6,000 SF</b>	<b>OUTDOOR PATIO</b> <b>~2,000 SF</b>
<b>LEASE RATE</b> <b>Competitive NNN Terms</b>	<b>CONDITION</b> <b>White Box</b>
<b>ZONING</b> <b>Commercial</b>	<b>SPLIT OPTION</b> <b>Available</b>

## PROPERTY FEATURES

- Opportunity Zone Eligible
- White box — adaptable for restaurant, retail, or medical use
- Potential to split into two distinct suites
- Large outdoor patio (~2K SF) ideal for al fresco dining or events
- Ample parking with direct access from major roads
- Co-tenants: J.Jill Clothing and Tina Stephens
- Adjacent to Williams-Sonoma, Talbot's, Soma, Ruth's Chris & more
- Affluent residential neighborhoods within immediate vicinity

## WHY ASHEVILLE

<b>13.9M</b> Record visitors to Buncombe County in 2023 <sup>1</sup>	<b>\$3B</b> Annual visitor spending — 20% of county GDP <sup>1</sup>	<b>\$4.3B</b> Total economic impact incl. indirect spending <sup>1</sup>
<b>70%</b> Visitor spend on restaurants, retail & entertainment <sup>1</sup>	<b>30K+</b> Tourism-supported jobs in Buncombe County <sup>1</sup>	<b>\$85K+</b> Avg visitor HH income in Biltmore Village <sup>2</sup>

Post-Helene rebound underway: Tourism Economics projects visitor spending to grow 3.5% in 2025 and 5.2% in 2026, with hotel occupancy already tracking ahead of 2024 levels.<sup>3</sup>

## IDEAL FOR



### Restaurant / Bar

- ~2K SF patio for al fresco dining
- High foot traffic area from 13.9M annual visitors
- Adjacent to Ruth's Chris & Grand Bohemian Hotel
- White box ready for custom buildout
- Destination location drives repeat visits



### Boutique Retail

- Alongside Williams-Sonoma, Talbot's, Chico's
- Visitors spending \$125-\$250/person in the Village<sup>2</sup>
- \$85K+ household income demographics
- Biltmore Estate nearby drives 1.4M+ visits
- Strong repeat & destination shoppers



### Medical Aesthetics / Wellness

- High-income visitor + local resident base
- Ages 35-54 – primary medical aesthetics demo<sup>4</sup>
- Prestige address builds instant brand equity
- Split option allows suite-style buildout
- Growing wellness tourism market segment

## NEIGHBORING TENANTS

Williams-Sonoma

Talbot's

J.Jill

Chico's

Soma

Spartina

Jos A. Bank

Ruth's Chris

Grand Bohemian Hotel

Monkey's

Rarely Available. Schedule Your Tour Today.

First time available in over 30 years • Serious inquiries welcome • Comprehensive details upon request

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## SOURCES & NOTES

<sup>1</sup> 2023 Asheville & Buncombe County Tourism Economic Impact Report, Tourism Economics / Oxford Economics, Aug 2024 (exploreasheville.com). | <sup>2</sup> Visitor spending & HH income: Historic Biltmore Village trade area estimates per TDA market research; verify with Explore Asheville. | <sup>3</sup> Buncombe County TDA Travel & Hospitality Community Update, March 2025, citing Tourism Economics. | <sup>4</sup> Explore Asheville market & behavioral analysis, 2025 (WLOS News 13, May 2025). | All figures believed accurate; independently verify. Square footages approximate and to be confirmed by tenant.