

THE SHOPS AT 660 MERRIMON AVENUE




RETAIL SPACE FOR LEASE

660 MERRIMON AVENUE, ASHEVILLE, NC 28804

Presented By

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RETAIL END-CAP ON MERRIMON AVE | 660 MERRIMON AVENUE, ASHEVILLE, NC 28804

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$24.50 SF/yr (NNN)
Building Size:	8,640 SF
Available SF:	1,260 SF
Market:	Asheville
Submarket:	North Asheville

PROPERTY OVERVIEW

Excellent opportunity to lease 1,260 square feet along one of Asheville's most active retail corridors, just 1.5 miles north of downtown. This high-visibility location benefits from strong surrounding traffic and excellent accessibility.

Property features include 52 on-site parking spaces plus 6 additional spaces on Maney Avenue, providing ample customer convenience. The space is positioned among established retailers, including Mattress Warehouse and Physio Physical Therapy, attracting steady daily activity.

Lease Details:

- Base Rent: \$24.50/SF
- NNN: \$5.30/SF

Ideal for retail, service, or specialty users seeking visibility and access in a thriving commercial area.



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PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

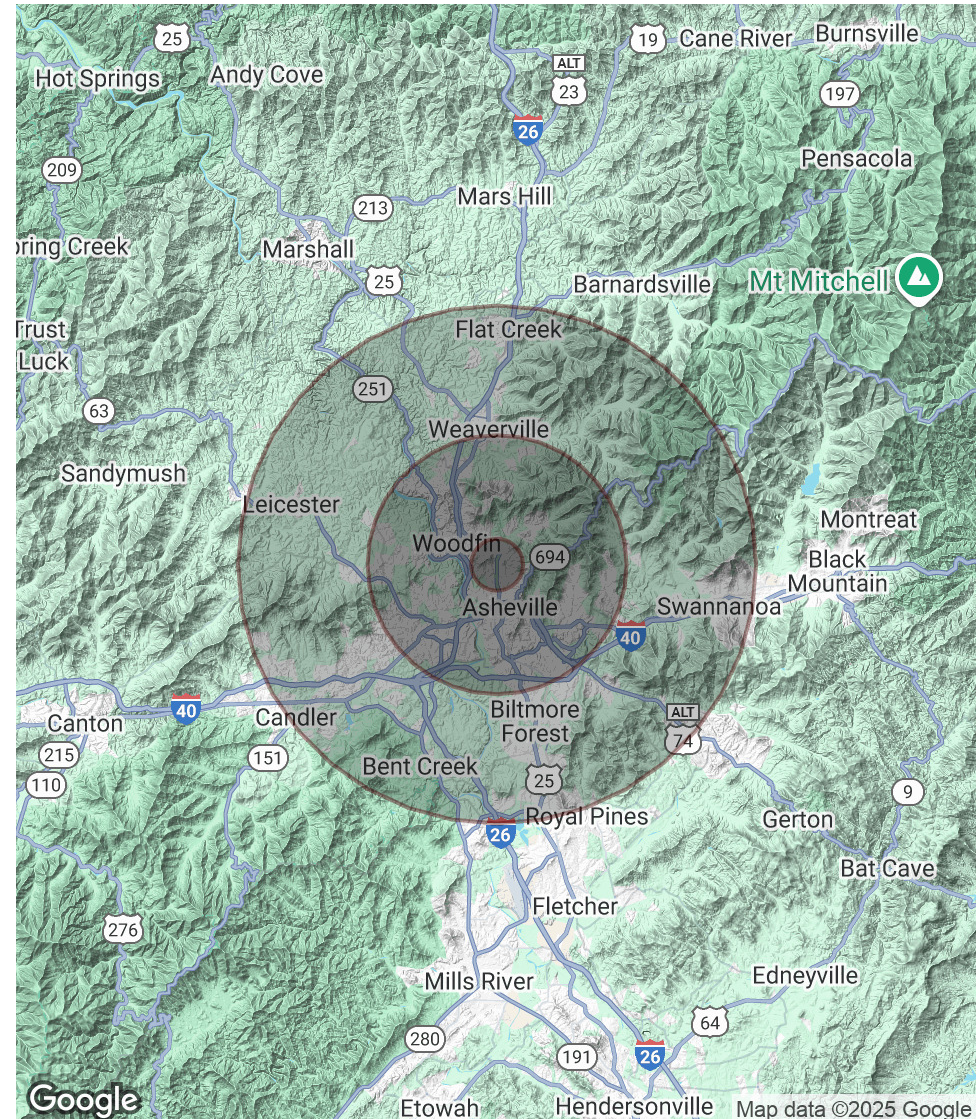
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,538	86,099	185,119
Average age	32.3	39.2	40.3
Average age (Male)	32.3	37.5	38.8
Average age (Female)	32.1	40.7	41.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,567	38,204	80,657
# of persons per HH	2.5	2.3	2.3
Average HH income	\$69,450	\$55,534	\$59,955
Average house value	\$380,543	\$294,692	\$266,253

* Demographic data derived from 2020 ACS - US Census



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