

Likewise



For Sale



**PROFESSIONAL CONDO IN
VIBRANT RIVER ARTS DISTRICT**

408 Depot Street, #150, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

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408 Depot Street, #150, Asheville, NC 28801



OFFERING SUMMARY

SALE PRICE \$795,000

CONDO SIZE ± 2,329 SF

ZONING UP

PROPERTY FEATURES

- Warm shell professional condo
- Previously configured as a medical office
- Flexible layout for medical, wellness, or professional office use
- Ready for buyer customization and build-out
- Located in River Arts District of Asheville
- Blocks from downtown Asheville, Mission Hospital, and hip West Asheville
- Surrounded by restaurants, galleries, and other creative businesses
- Easy access to I-240 and I-26
- Shared parking in lot across Depot Street
- MLS# 4316706



Likewise
COMMERCIAL REAL ESTATE

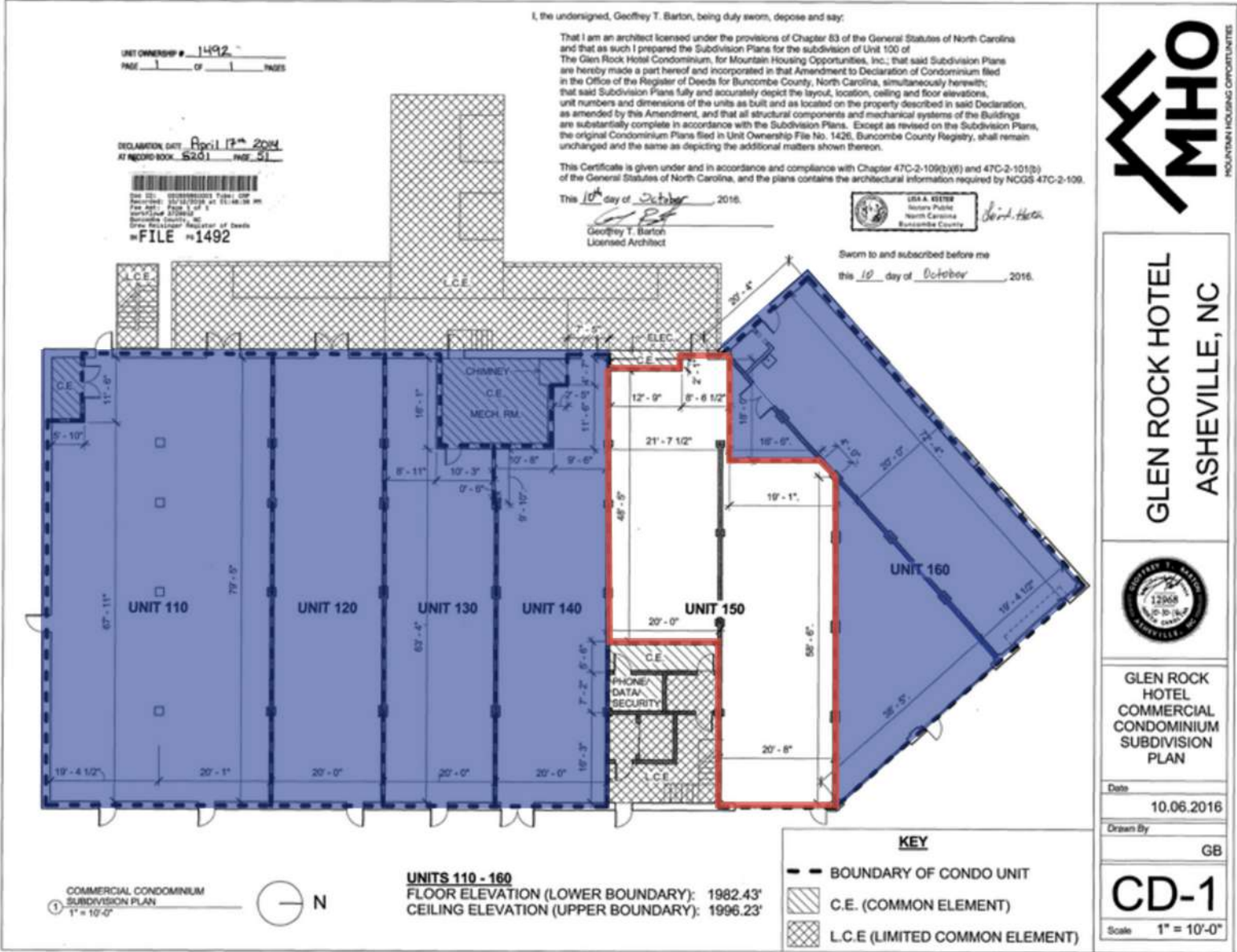
Carla Barnard LISTING BROKER

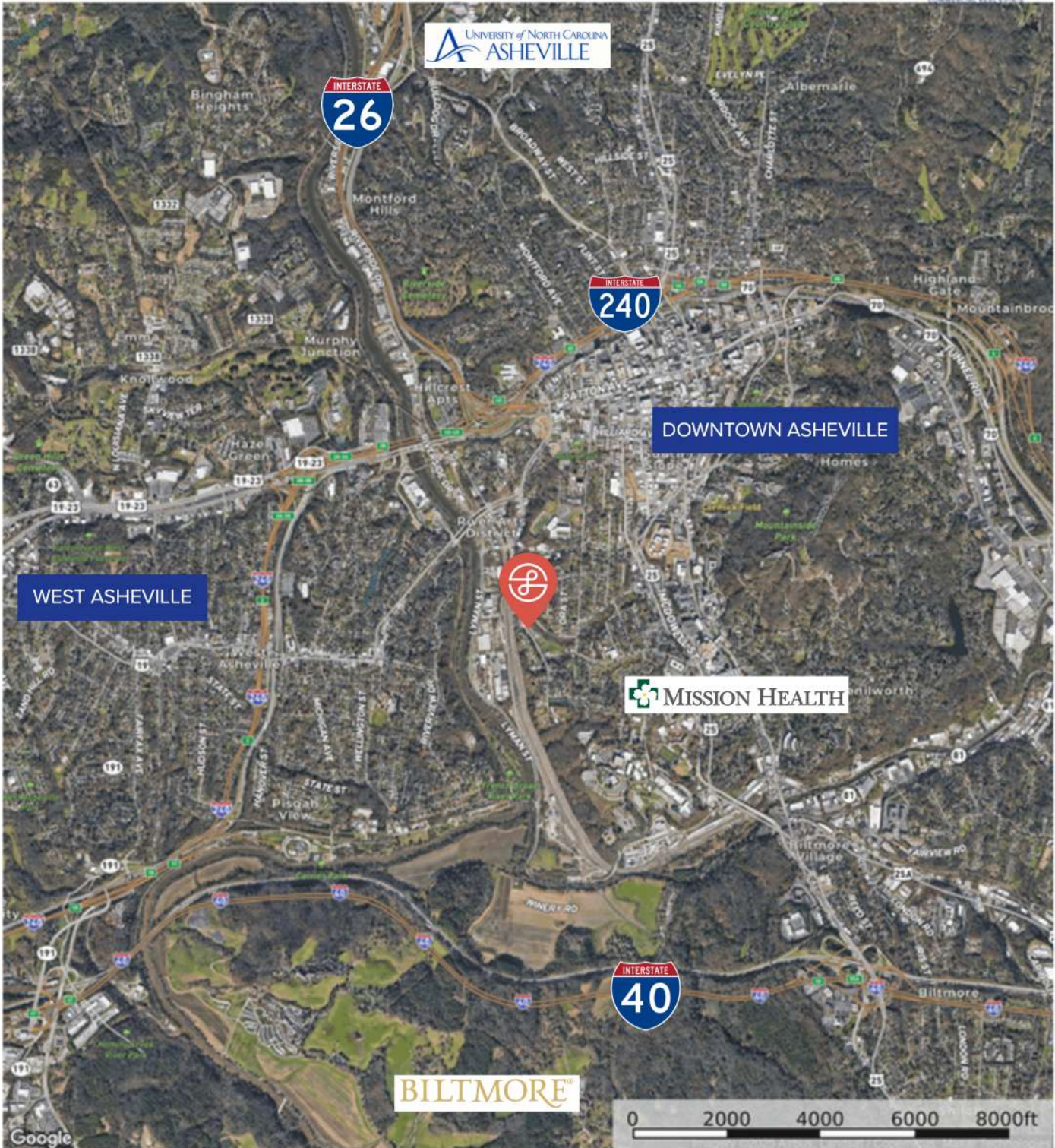
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UNIT 150:
± 2,329 SF







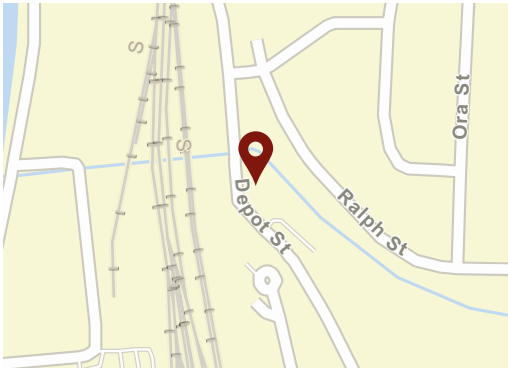
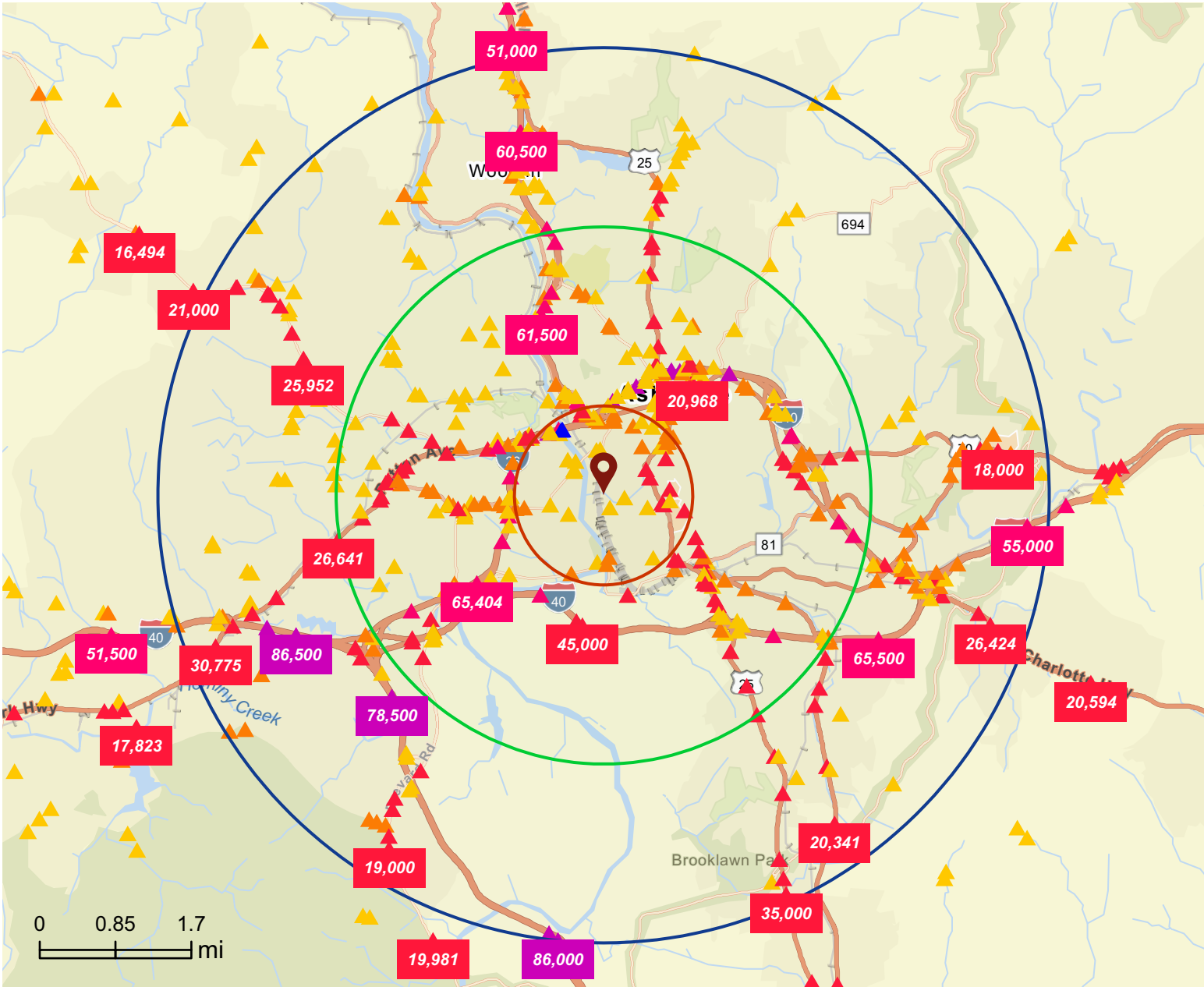
RIVER ARTS DISTRICT ARTISTS



*BUSINESS LOCATIONS NOT EXACT

Traffic Count Map

408 Depot St. #150, Asheville, NC 28801
408 Depot St, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii



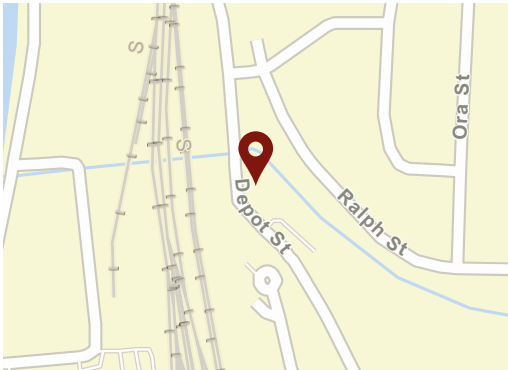
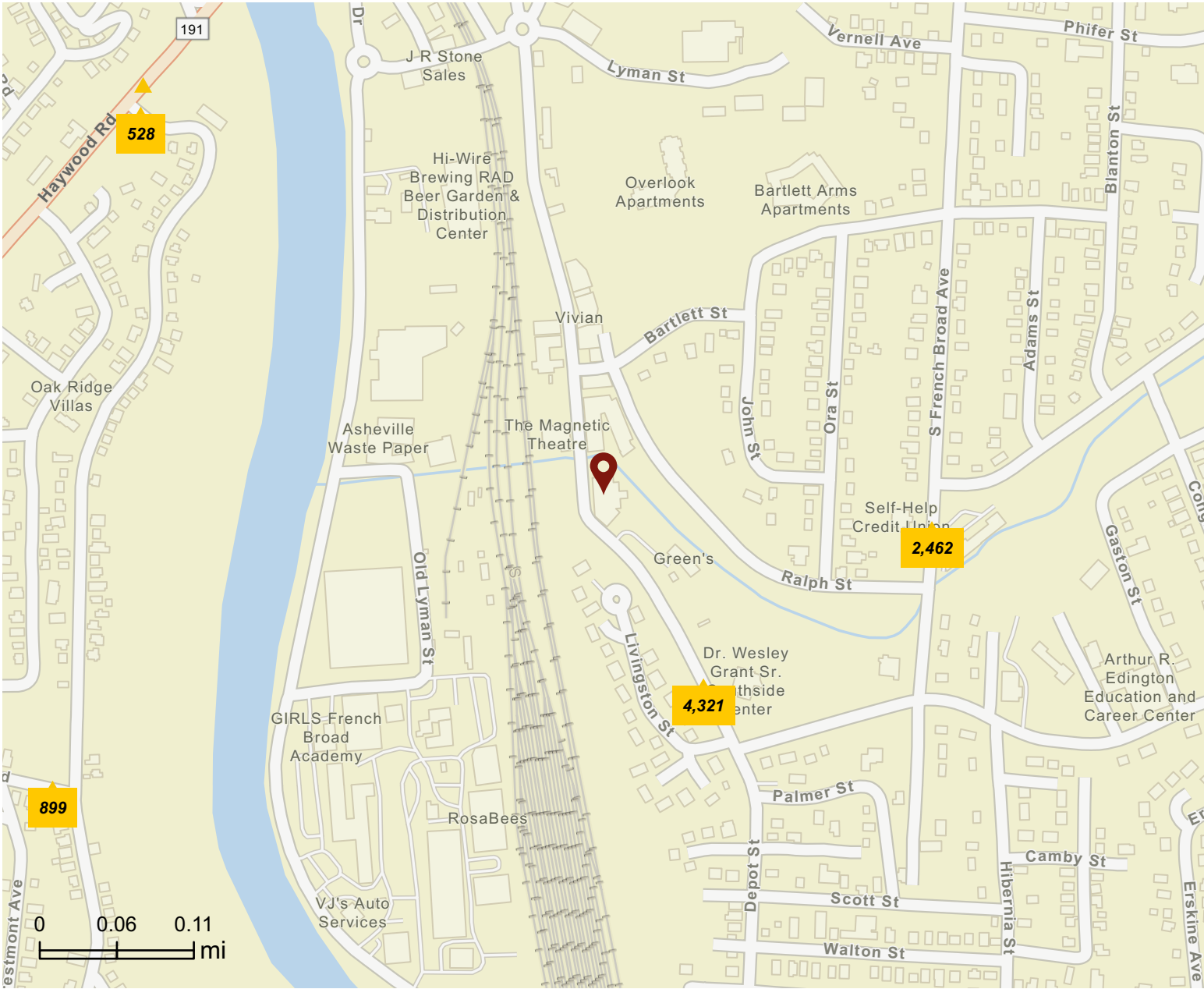
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



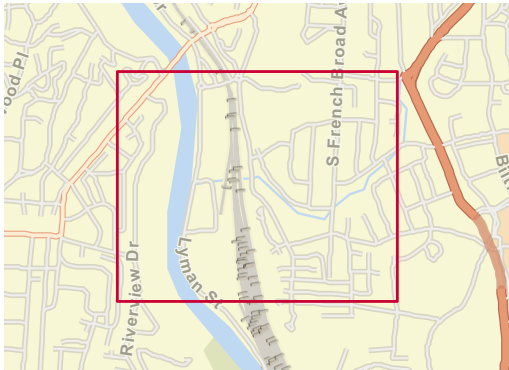
Traffic Count Map - Close Up

408 Depot St. #150, Asheville, NC 28801
408 Depot St, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

408 Depot St. #150, Asheville, NC 28801
Ring: 5 mile radius



City Greens (K6)

Dominant Tapestry
Segment

KEY FACTS



108,843
Total Population



\$447,059
Median Home Value



7,681
Businesses



150,001
Daytime Population



40.6

Median
Age



0.7%

2025-2030
Pop Growth
Rate



\$46,516
Per Capita
Income



2.1

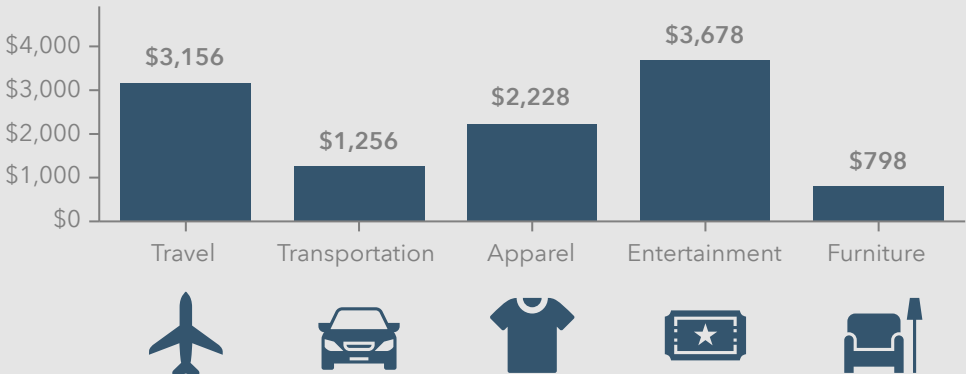
Avg Household
Size



\$69,584

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Business Summary Report (NAICS)

408 Depot St. #150, Asheville, NC 28801
408 Depot St, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	930	5,314	7,681
Total Employees	11,670	62,388	89,742
Total Population	8,632	54,747	108,843
Employee/Population Ratio (per 100)	135.2	114.0	82.5

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	5	0.5%	32	0.3%	22	0.4%	73	0.1%	32	0.4%	94	0.1%
Mining (21)	0	0.0%	0	0.0%	1	0.0%	21	0.0%	5	0.1%	39	0.0%
Utilities (22)	1	0.1%	44	0.4%	2	0.0%	53	0.1%	6	0.1%	222	0.3%
Construction (23)	42	4.5%	256	2.2%	195	3.7%	1,963	3.1%	368	4.8%	3,666	4.1%
Building Construction	15	1.6%	102	0.9%	86	1.6%	860	1.4%	155	2.0%	1,551	1.7%
Heavy/Civil Eng Construction	1	0.1%	4	0.0%	13	0.2%	74	0.1%	31	0.4%	354	0.4%
Specialty Trade Contractor	25	2.7%	150	1.3%	96	1.8%	1,029	1.6%	182	2.4%	1,760	2.0%
Manufacturing (31-33)	29	3.1%	412	3.5%	149	2.8%	1,885	3.0%	227	3.0%	3,456	3.9%
Wholesale Trade (42)	18	1.9%	201	1.7%	102	1.9%	1,010	1.6%	166	2.2%	1,849	2.1%
Durable Goods	12	1.3%	163	1.4%	70	1.3%	640	1.0%	112	1.5%	1,025	1.1%
Nondurable Goods	5	0.5%	36	0.3%	31	0.6%	365	0.6%	48	0.6%	802	0.9%
Trade Broker	1	0.1%	3	0.0%	2	0.0%	5	0.0%	6	0.1%	22	0.0%



Source This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

408 Depot St. #150, Asheville, NC 28801
 408 Depot St, Asheville, North Carolina, 28801
 Rings: 1, 3, 5 mile radii



by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	67	7.2%	575	4.9%	626	11.8%	6,607	10.6%	987	12.8%	11,226	12.5%
Motor Vehicle & Parts Dealers	6	0.7%	20	0.2%	41	0.8%	380	0.6%	82	1.1%	1,023	1.1%
Furniture & Home Furnishing Stores	3	0.3%	55	0.5%	35	0.7%	347	0.6%	62	0.8%	524	0.6%
Electronics & Appliance Stores	2	0.2%	4	0.0%	17	0.3%	115	0.2%	23	0.3%	141	0.2%
Building & Garden Equipment	7	0.8%	212	1.8%	31	0.6%	635	1.0%	52	0.7%	1,054	1.2%
Food & Beverage Stores	12	1.3%	147	1.3%	95	1.8%	1,267	2.0%	145	1.9%	2,383	2.7%
Health & Personal Care Stores	5	0.5%	24	0.2%	60	1.1%	386	0.6%	93	1.2%	849	0.9%
Gasoline Stations	2	0.2%	6	0.1%	19	0.4%	84	0.1%	35	0.5%	150	0.2%
Clothing, Shoe and Jewellery Stores	6	0.7%	25	0.2%	117	2.2%	1,090	1.8%	156	2.0%	1,357	1.5%
Sporting Goods, Hobby & Music Stores	24	2.6%	80	0.7%	165	3.1%	951	1.5%	232	3.0%	1,314	1.5%
General Merchandise Stores	1	0.1%	3	0.0%	48	0.9%	1,353	2.2%	106	1.4%	2,431	2.7%
Transportation & Warehousing (48-49)	9	1.0%	104	0.9%	56	1.1%	655	1.1%	101	1.3%	1,017	1.1%
Truck Transportation	0	0.0%	6	0.1%	17	0.3%	142	0.2%	31	0.4%	308	0.3%
Information (51)	16	1.7%	151	1.3%	112	2.1%	1,299	2.1%	159	2.1%	1,867	2.1%
Finance & Insurance (52)	31	3.3%	175	1.5%	233	4.4%	1,482	2.4%	339	4.4%	2,145	2.4%
Central Bank/Credit & Related Activities	10	1.1%	83	0.7%	77	1.4%	715	1.1%	118	1.5%	1,068	1.2%
Securities & Commodity Contracts	16	1.7%	61	0.5%	99	1.9%	468	0.8%	125	1.6%	561	0.6%
Funds, Trusts & Other Financial	5	0.5%	30	0.3%	57	1.1%	298	0.5%	96	1.3%	517	0.6%
Real Estate, Rental & Leasing (53)	59	6.3%	1,248	10.7%	332	6.3%	2,859	4.6%	478	6.2%	3,593	4.0%
Professional, Scientific & Tech Services (54)	99	10.7%	612	5.2%	614	11.6%	3,685	5.9%	803	10.4%	4,897	5.5%
Legal Services	31	3.3%	142	1.2%	199	3.7%	1,041	1.7%	221	2.9%	1,106	1.2%




Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

408 Depot St. #150, Asheville, NC 28801
408 Depot St, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii



by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	4	0.4%	22	0.2%	20	0.4%	111	0.2%	30	0.4%	145	0.2%
Administrative, Support & Waste Mgmt (56)	29	3.1%	164	1.4%	161	3.0%	1,236	2.0%	249	3.2%	1,854	2.1%
Educational Services (61)	18	1.9%	566	4.8%	120	2.3%	2,349	3.8%	184	2.4%	3,780	4.2%
Health Care & Social Assistance (62)	199	21.4%	4,599	39.4%	735	13.8%	17,656	28.3%	975	12.7%	23,333	26.0%
Ambulatory Health Care	140	15.1%	2,119	18.2%	499	9.4%	7,625	12.2%	674	8.8%	10,430	11.6%
Hospital	15	1.6%	1,932	16.6%	47	0.9%	7,562	12.1%	62	0.8%	9,226	10.3%
Nursing/Residential Care	2	0.2%	30	0.3%	25	0.5%	537	0.9%	36	0.5%	977	1.1%
Social Assistance	42	4.5%	517	4.4%	164	3.1%	1,932	3.1%	203	2.6%	2,699	3.0%
Arts, Entertainment & Recreation (71)	26	2.8%	119	1.0%	146	2.8%	2,132	3.4%	207	2.7%	3,485	3.9%
Accommodation & Food Services (72)	79	8.5%	903	7.7%	519	9.8%	8,660	13.9%	708	9.2%	12,338	13.8%
Accommodation	9	1.0%	166	1.4%	97	1.8%	2,197	3.5%	132	1.7%	3,204	3.6%
Food & Drinking Places	69	7.4%	737	6.3%	421	7.9%	6,463	10.4%	575	7.5%	9,134	10.2%
Other Services Except Public Admin (81)	118	12.7%	696	6.0%	694	13.1%	3,463	5.5%	1,000	13.0%	4,839	5.4%
Repair & Maintenance	14	1.5%	70	0.6%	88	1.7%	409	0.7%	155	2.0%	700	0.8%
Auto Repair & Maintenance	9	1.0%	55	0.5%	61	1.1%	288	0.5%	112	1.5%	524	0.6%
Personal & Laundry Service	32	3.4%	123	1.1%	245	4.6%	1,091	1.8%	351	4.6%	1,523	1.7%
Civic and Other Orgs	71	7.6%	504	4.3%	362	6.8%	1,963	3.1%	495	6.4%	2,616	2.9%
Public Administration (92)	21	2.3%	791	6.8%	147	2.8%	5,150	8.3%	191	2.5%	5,833	6.5%
Unclassified Establishments (99)	60	6.5%	1	0.0%	326	6.1%	40	0.1%	468	6.1%	63	0.1%
Total (11-99)	930	100.0%	11,670	100.0%	5,314	100.0%	62,388	100.0%	7,681	100.0%	89,742	100.0%

 **Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (SIC)

408 Depot St. #150, Asheville, NC 28801
408 Depot St, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	930	5,314	7,681
Total Employees	11,670	62,388	89,742
Total Population	8,632	54,747	108,843
Employee/Population Ratio (per 100)	135.2	114.0	82.5

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	13	1.4%	74	0.6%	77	1.4%	393	0.6%	162	2.1%	925	1.0%
Construction (15-17)	40	4.3%	239	2.0%	181	3.4%	1,812	2.9%	342	4.5%	3,410	3.8%
Manufacturing (20-39)	28	3.0%	393	3.4%	145	2.7%	2,184	3.5%	217	2.8%	3,759	4.2%
Transportation (40-47)	13	1.4%	104	0.9%	80	1.5%	728	1.2%	147	1.9%	1,266	1.4%
Communication (48)	4	0.4%	63	0.5%	38	0.7%	339	0.5%	60	0.8%	753	0.8%
Utility (49)	2	0.2%	57	0.5%	9	0.2%	114	0.2%	17	0.2%	516	0.6%
Wholesale Trade (50-51)	18	1.9%	202	1.7%	104	2.0%	1,017	1.6%	168	2.2%	1,856	2.1%
Retail Trade Summary (52-59)	139	14.9%	1,332	11.4%	1,069	20.1%	13,227	21.2%	1,600	20.8%	20,565	22.9%
Home Improvement	7	0.8%	212	1.8%	31	0.6%	635	1.0%	54	0.7%	1,060	1.2%
General Merchandise Stores	0	0.0%	1	0.0%	28	0.5%	1,260	2.0%	43	0.6%	1,816	2.0%
Food Stores	15	1.6%	181	1.6%	106	2.0%	1,422	2.3%	162	2.1%	2,593	2.9%
Auto Dealers & Gas Stations	8	0.9%	26	0.2%	58	1.1%	448	0.7%	113	1.5%	1,149	1.3%
Apparel & Accessory Stores	6	0.7%	24	0.2%	94	1.8%	935	1.5%	128	1.7%	1,179	1.3%
Furniture & Home Furnishings	5	0.5%	61	0.5%	61	1.1%	526	0.8%	103	1.3%	759	0.8%
Eating & Drinking Places	66	7.1%	713	6.1%	406	7.6%	6,281	10.1%	555	7.2%	8,888	9.9%
Miscellaneous Retail	32	3.4%	113	1.0%	286	5.4%	1,720	2.8%	442	5.8%	3,121	3.5%

Business Summary Report (SIC)

408 Depot St. #150, Asheville, NC 28801
408 Depot St, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii



by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	93	10.0%	1,439	12.3%	561	10.6%	4,446	7.1%	797	10.4%	5,847	6.5%
Banks, Savings & Lending	12	1.3%	85	0.7%	83	1.6%	711	1.1%	123	1.6%	1,070	1.2%
Securities Brokers	15	1.6%	57	0.5%	96	1.8%	457	0.7%	121	1.6%	545	0.6%
Insurance Carriers & Agents	5	0.5%	30	0.3%	57	1.1%	298	0.5%	95	1.2%	514	0.6%
Real Estate, Investment Offices	61	6.6%	1,266	10.8%	325	6.1%	2,979	4.8%	457	6.0%	3,719	4.1%
Services Summary (70-89)	500	53.8%	6,987	59.9%	2,576	48.5%	33,006	52.9%	3,512	45.7%	45,016	50.2%
Hotels & Lodging	9	1.0%	166	1.4%	97	1.8%	2,197	3.5%	132	1.7%	3,204	3.6%
Automotive Services	10	1.1%	67	0.6%	79	1.5%	361	0.6%	145	1.9%	642	0.7%
Movies & Amusements	25	2.7%	133	1.1%	153	2.9%	881	1.4%	223	2.9%	1,366	1.5%
Health Services	157	16.9%	4,085	35.0%	549	10.3%	15,600	25.0%	742	9.7%	20,100	22.4%
Legal Services	31	3.3%	139	1.2%	192	3.6%	1,015	1.6%	214	2.8%	1,080	1.2%
Education Inst. & Libraries	15	1.6%	550	4.7%	96	1.8%	2,372	3.8%	144	1.9%	3,760	4.2%
Other Services	252	27.1%	1,846	15.8%	1,410	26.5%	10,580	17.0%	1,913	24.9%	14,864	16.6%
Government (91-97)	21	2.3%	780	6.7%	144	2.7%	5,068	8.1%	188	2.5%	5,751	6.4%
Unclassified Establishments (99)	60	6.5%	2	0.0%	329	6.2%	54	0.1%	471	6.1%	77	0.1%
Totals (01-99)	930	100.0%	11,670	100.0%	5,314	100.0%	62,388	100.0%	7,681	100.0%	89,742	100.0%

Key Facts

408 Depot St. #150, Asheville, NC 28801
Ring: 5 mile radius

KEY FACTS

108,843

Population



Average
Household Size

40.6

Median Age

\$69,584

Median Household
Income

EDUCATION

6.0%

No High School
Diploma



19.4%

High School
Graduate



21.0%

Some College/
Associate's Degree



53.7%

Bachelor's/Grad/
Prof Degree

BUSINESS



7,681

Total Businesses



89,742

Total Employees

EMPLOYMENT



65.7%

White Collar



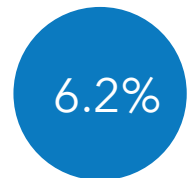
15.1%

Blue Collar



19.2%

Services



Unemployment
Rate

INCOME



\$69,584

Median Household
Income



\$46,516

Per Capita Income



\$118,323

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.8%)

The smallest group: \$25,000 - \$34,999 (7.3%)

Indicator ▲	Value	Diff		
<\$15,000	10.7%	+2.3%		
\$15,000 - \$24,999	7.6%	+0.6%		
\$25,000 - \$34,999	7.3%	+0.7%		
\$35,000 - \$49,999	11.0%	+0.5%		
\$50,000 - \$74,999	16.8%	-0.1%		
\$75,000 - \$99,999	11.8%	-1.4%		
\$100,000 - \$149,999	13.9%	-1.9%		
\$150,000 - \$199,999	10.2%	-0.2%		
\$200,000+	10.8%	-0.4%		

Bars show deviation from

Buncombe County

Demographic and Income Profile

408 Depot St. #150, Asheville, NC 28801
408 Depot St, Asheville, North Carolina, 28801
Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	103,091	108,843	112,747
Total Households	46,134	48,782	50,669
Family Households	23,513	24,000	24,633
Average Household Size	2.14	2.15	2.14
Owner Occupied Housing Units	24,473	25,688	26,504
Renter Occupied Housing Units	21,661	23,094	24,165
Median Age	39.4	40.6	42.0

Trends 2025 - 2030	Area	State	National
Population	0.7%	0.8%	0.4%
Households	0.8%	1.1%	0.6%
Family Population	0.5%	0.9%	0.5%
Owner Occupied Housing Units	0.6%	1.2%	0.0%
Median Household Income	2.4%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,771	4.6%	4,800	4.4%	4,807	4.3%
5-9	4,973	4.8%	5,157	4.7%	4,876	4.3%
10-14	5,135	5.0%	5,030	4.6%	5,139	4.6%
15-19	5,732	5.6%	6,125	5.6%	5,942	5.3%
20-24	6,726	6.5%	7,021	6.5%	7,485	6.6%
25-29	8,397	8.2%	7,465	6.9%	7,832	7.0%
30-34	8,750	8.5%	9,004	8.3%	7,737	6.9%
35-39	7,971	7.7%	8,909	8.2%	9,074	8.1%
40-44	7,338	7.1%	8,039	7.4%	8,819	7.8%
45-49	6,359	6.2%	7,362	6.8%	7,866	7.0%
50-54	5,775	5.6%	6,334	5.8%	7,101	6.3%
55-59	6,057	5.9%	5,857	5.4%	6,297	5.6%
60-64	6,297	6.1%	6,005	5.5%	5,829	5.2%
65-69	6,292	6.1%	6,290	5.8%	6,105	5.4%
70-74	5,336	5.2%	5,880	5.4%	5,942	5.3%
75-79	3,311	3.2%	4,698	4.3%	5,221	4.6%
80-84	1,907	1.9%	2,688	2.5%	3,801	3.4%
Age 85+	1,966	1.9%	2,179	2.0%	2,874	2.5%

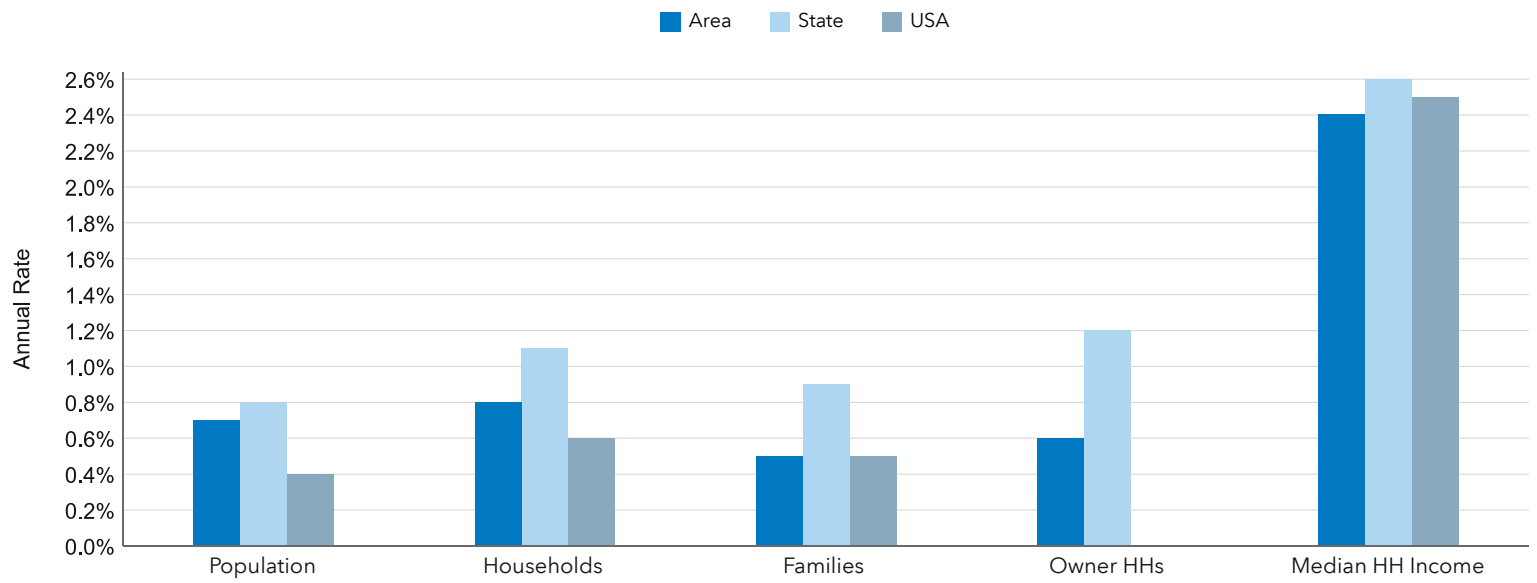
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	3,138	6.4%	2,988	5.9%
\$10,000-14,999	2,101	4.3%	1,885	3.7%
\$15,000-19,999	1,937	4.0%	1,612	3.2%
\$20,000-24,999	1,761	3.6%	1,453	2.9%
\$25,000-29,999	1,589	3.3%	1,251	2.5%
\$30,000-34,999	1,962	4.0%	1,781	3.5%
\$35,000-39,999	2,424	5.0%	2,120	4.2%
\$40,000-44,999	1,580	3.2%	1,501	3.0%
\$45,000-49,999	1,338	2.7%	1,281	2.5%
\$50,000-59,999	2,962	6.1%	2,872	5.7%
\$60,000-74,999	5,239	10.7%	5,501	10.9%
\$75000-99999	5,753	11.8%	6,115	12.1%
\$100,000-124,999	3,694	7.6%	3,997	7.9%
\$125,000-149,999	3,073	6.3%	3,567	7.0%
\$150000-199999	4,977	10.2%	6,042	11.9%
\$200,000-249,999	1,882	3.9%	2,418	4.8%
\$250,000-299,999	1,148	2.4%	1,546	3.0%
\$300,000-399,999	964	2.0%	1,373	2.7%
\$400,000-499,999	387	0.8%	280	0.6%
\$500,000+	873	1.8%	1,085	2.1%
Median Household Income	\$69,584	-	\$78,530	-
Average Household Income	\$103,430	-	\$115,058	-
Per Capita Income	\$46,516	-	\$51,848	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	78,604	76.3%	82,407	75.7%	83,842	74.4%
Black Alone	9,827	9.5%	9,993	9.2%	10,543	9.3%
American Indian	476	0.5%	494	0.5%	528	0.5%
Asian Alone	1,331	1.3%	1,474	1.4%	1,642	1.5%
Pacific Islander	323	0.3%	389	0.4%	445	0.4%
Some Other Race	4,903	4.8%	5,555	5.1%	6,295	5.6%
Two or More Races	7,627	7.4%	8,531	7.8%	9,452	8.4%
Hispanic (Any Race)	9,230	8.9%	10,733	9.9%	12,106	10.7%

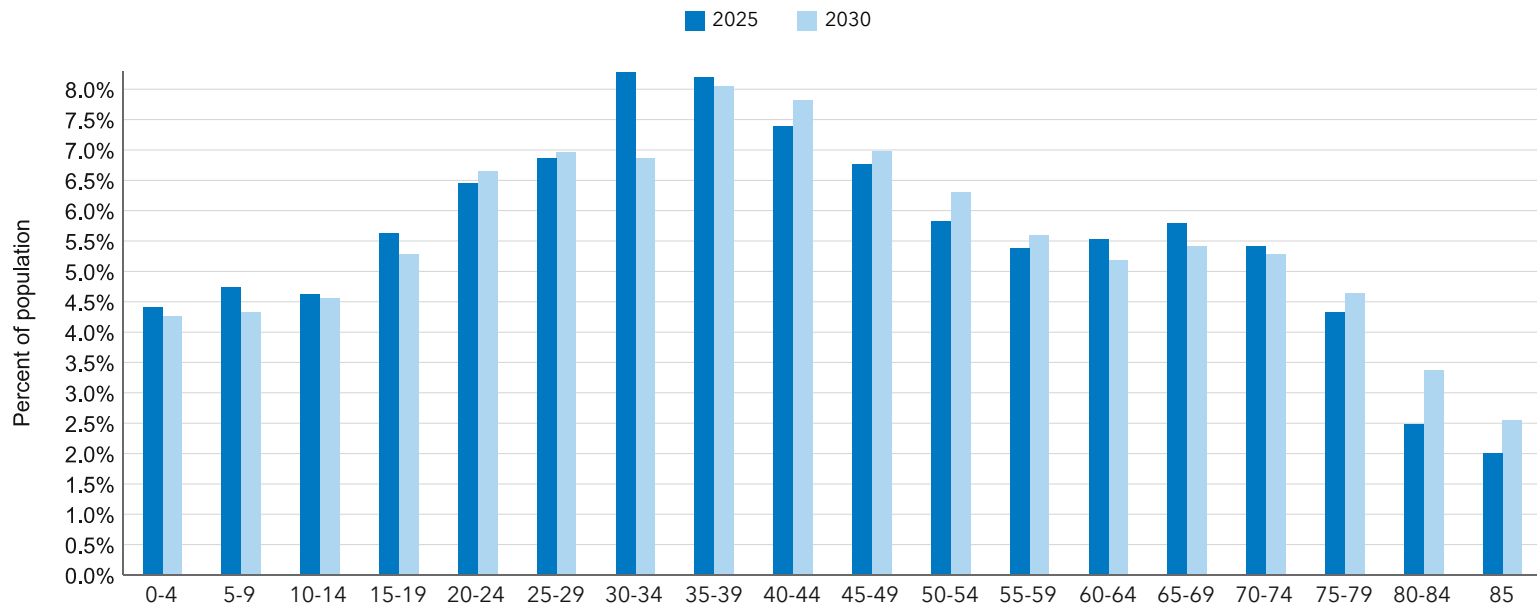
Key Indicators for 2025



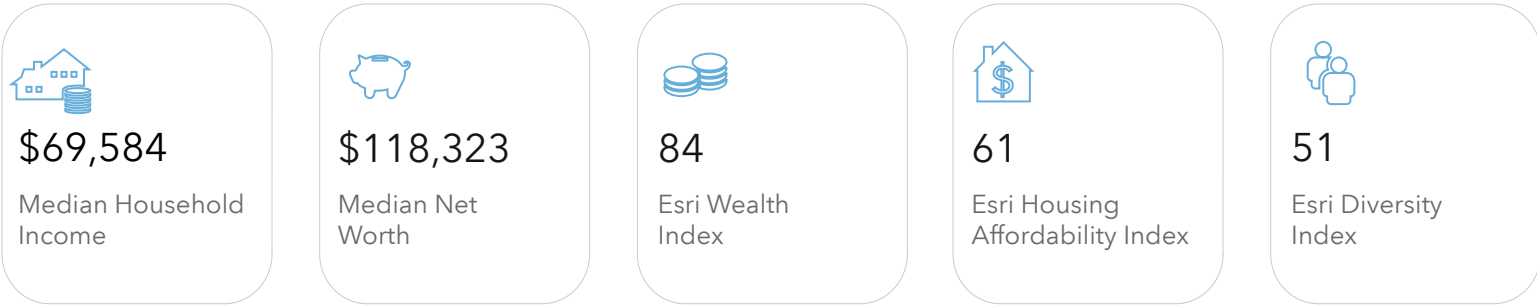
Trends: 2025 - 2030 Annual Rate



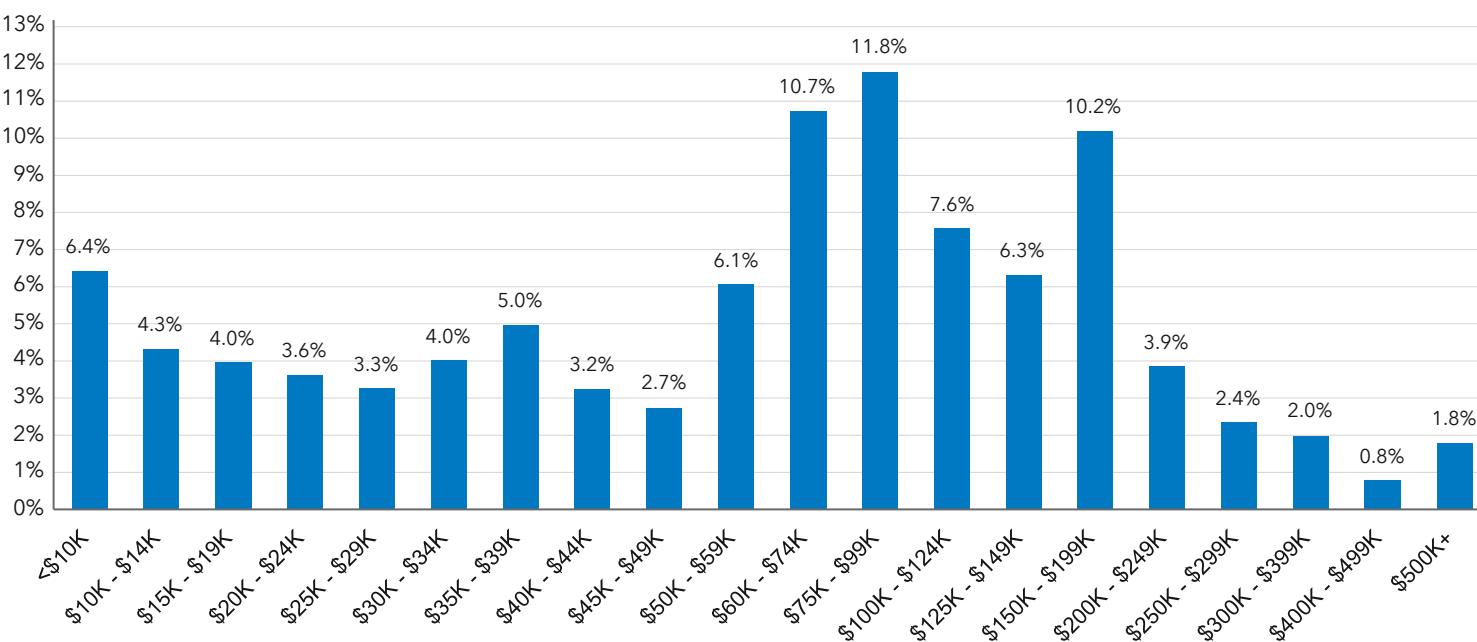
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

