

FOR LEASE



44 BUCK SHOALS ROAD, SUITE 201, ARDEN, NC 28704

FLEX/OFFICE/WAREHOUSE SPACE



Available NOW, this 4,812 SF flex/warehouse/office space is conveniently located in Buck Shoals Business Park. Equipped with 4 Dock High Door and 1 - 10 FT x 12 FT Drive-In Door and 1,303 SF of office space with multiple private offices/conference rooms, storage space & 12 FT FFE ceiling height, this space is suitable & advantageous for many manufacturing & distributing operations. Situated in a major commercial hub and surrounded by a multitude of businesses and professional services including national tenants such as Walmart & Lowe's. Buck Shoals Business Park is a professionally managed 96,600 SF industrial park with easy accessibility, located only 1 block from Hendersonville Rd. and the intersection of Sweeten Creek Rd/Airport Rd. Property is 1.9 miles to I-26 and 2.1 miles (6 min. drive) to Asheville Airport. Offered at \$13/SF plus TICAM.

LEASE PRICE	\$13/SF TICAM
SIZE	4,812 SF
LOT SIZE	1.30 +/- ACRES

PROPERTY DETAILS

- 1-10 FT X 12 FT DRIVE-IN DOOR & 4 DOCK HIGH DOOR
- 1,300 SF OF OFFICE SPACE | 3,509 SF OF WAREHOUSE SPACE
- IDEAL FOR DISTRIBUTION, LIGHT INDUSTRIAL OR LIGHT MANUFACTURING
- LOCATED IN MAJOR COMMERCIAL HUB & CLOSE PROXIMITY TO I-26

CARLA BARNARD Broker

0: 828.222.3685 | M: (828) 575-0272

carla@carla-co.com

22 Arlington Street, Asheville, NC 28801

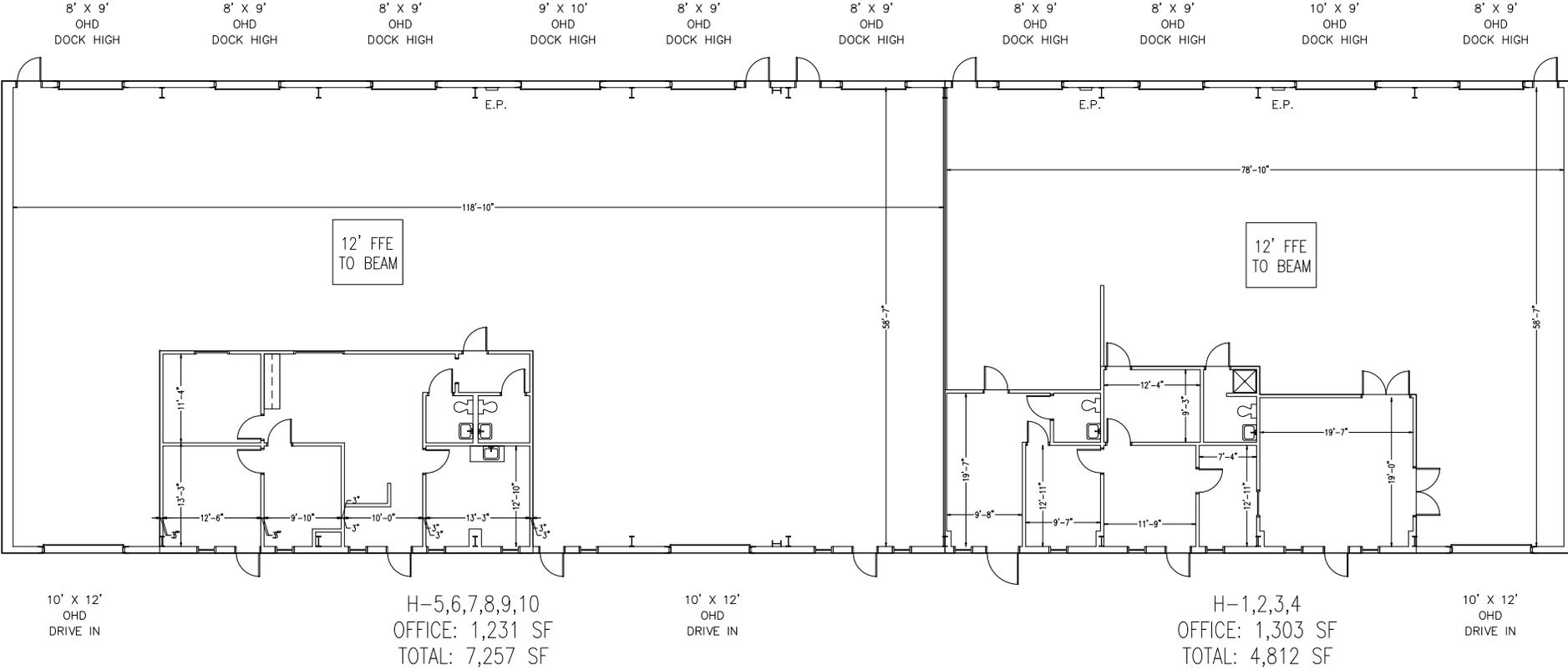
www.carla-co.com

44 BUCK SHOALS ROAD, SUITE 201, ARDEN, NC 28704

FLEX/OFFICE/WAEHOUSE



44 BUCK SHOALS RD
 ARDEN NC
 BLDG H
 12,069 TOTAL SF





Google

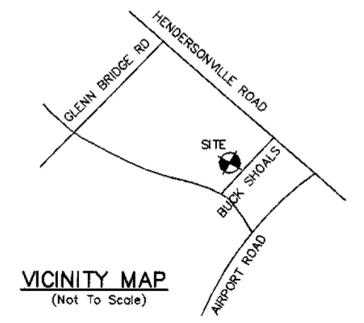
0 100 200 300 400ft

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

H #1 Boundary

THIS PLAT IS A REVISION OF PLAT BOOK 99, PAGE 50.

REFERENCES:
DB 1523 PG 832
DB 2001 PG 326



NOTES:

- 1. THIS SURVEY MEETS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS DEFINED IN THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA."
- 2. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 3. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
- 4. ZONING = LIMESTONE EMP

2.79± ACRES
(D.M.D.)

BUCK SHOALS PARTNERS, LLC
2001/326

BUCK SHOALS PARTNERS, LLC
2001/326

1.30± ACRES
(D.M.D.)

WALDEN PARTNERS LLC
2001/337

STATE OF NORTH CAROLINA
 Filed for registration at 2:45 o'clock PM this the 17 day of December, 2003 and recorded in PLAT BOOK 99 at PAGE 110
 Otto W. DeBruhl By: *James H. Coman*
 REGISTER OF DEEDS Notary-Deputy

STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE
 I, *James H. Coman*, Review Officer of Buncombe County, certify that the plat to which this certification is affixed meets all statutory requirements for recording.
James H. Coman Review Officer 12/17/03 Date

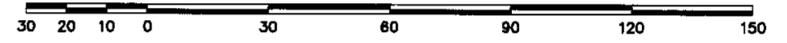
I, *James H. Coman* Director of the Buncombe County Planning Board, certify that the Planning Board approves this final plat.
 12/17/03 Date: *James H. Coman* Director, Planning Board

OWNER:
 BUCK SHOALS PARTNERS, LLC
 2 WALDEN RIDGE DR, SUITE 70
 ASHEVILLE, NC 28803

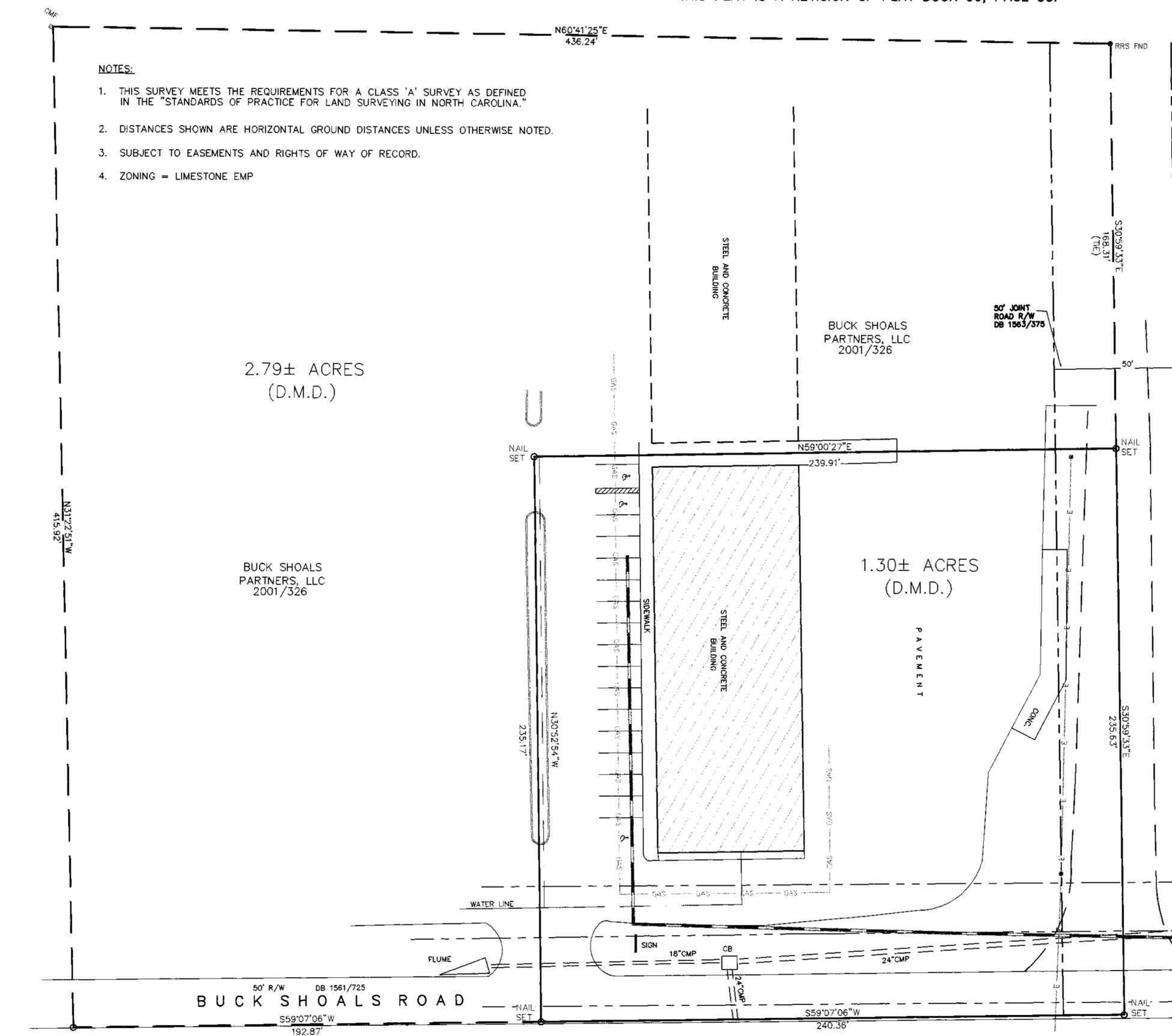
I hereby certify that I am (we are) the owner(s) of the property shown and described hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and dedicate all road rights of way and other sites and easements to public use as noted in the Disclosure of Private Roadways where applicable.
 12/17/03 Date: *Walden Partners LLC* Owner(s)

SUBDIVISION FOR
 BUCK SHOALS PARTNERS LLC
 LIMESTONE TOWNSHIP
 BUNCOMBE COUNTY, N.C.
 A PORTION OF
 PIN: 9654-18-21-8079
 SCALE: 1" = 30' 10/17/03
 BETH B. GILLIAM, P.L.S.

HUTCHISON - BIGGS & ASSOCIATES, INC.
 306 W. HAYWOOD ST. ASHEVILLE, N.C.
 FAX: (828) 258-1825 PHONE: (828) 258-1065



REV.12/16/03-CORRECT DEED REFERENCE FOR REMAINING TRACT.



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (f)(1)(a). This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
Beth B. Gilliam P.L.S.

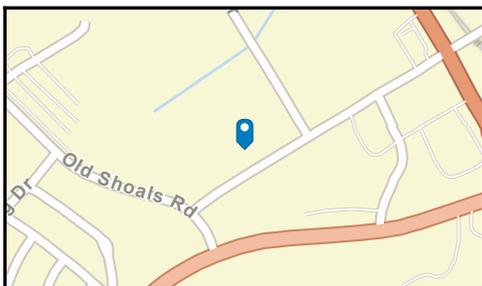


I, Beth B. Gilliam, certify that this map was drawn from an actual survey made under my supervision, that the error of closure computed by latitudes and departures is 1:10,000, that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 16 day of DECEMBER 2003.
Beth B. Gilliam P.L.S.

Traffic Count Map - Close Up

44 Buck Shoals Road, Arden, North Carolina, 28704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.46034
Longitude: -82.51711



- 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

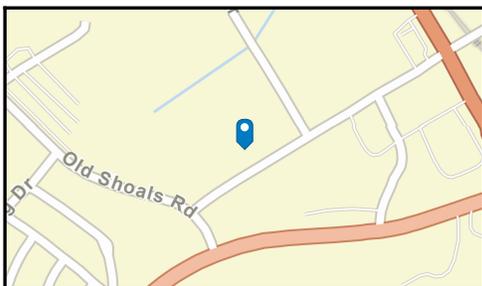
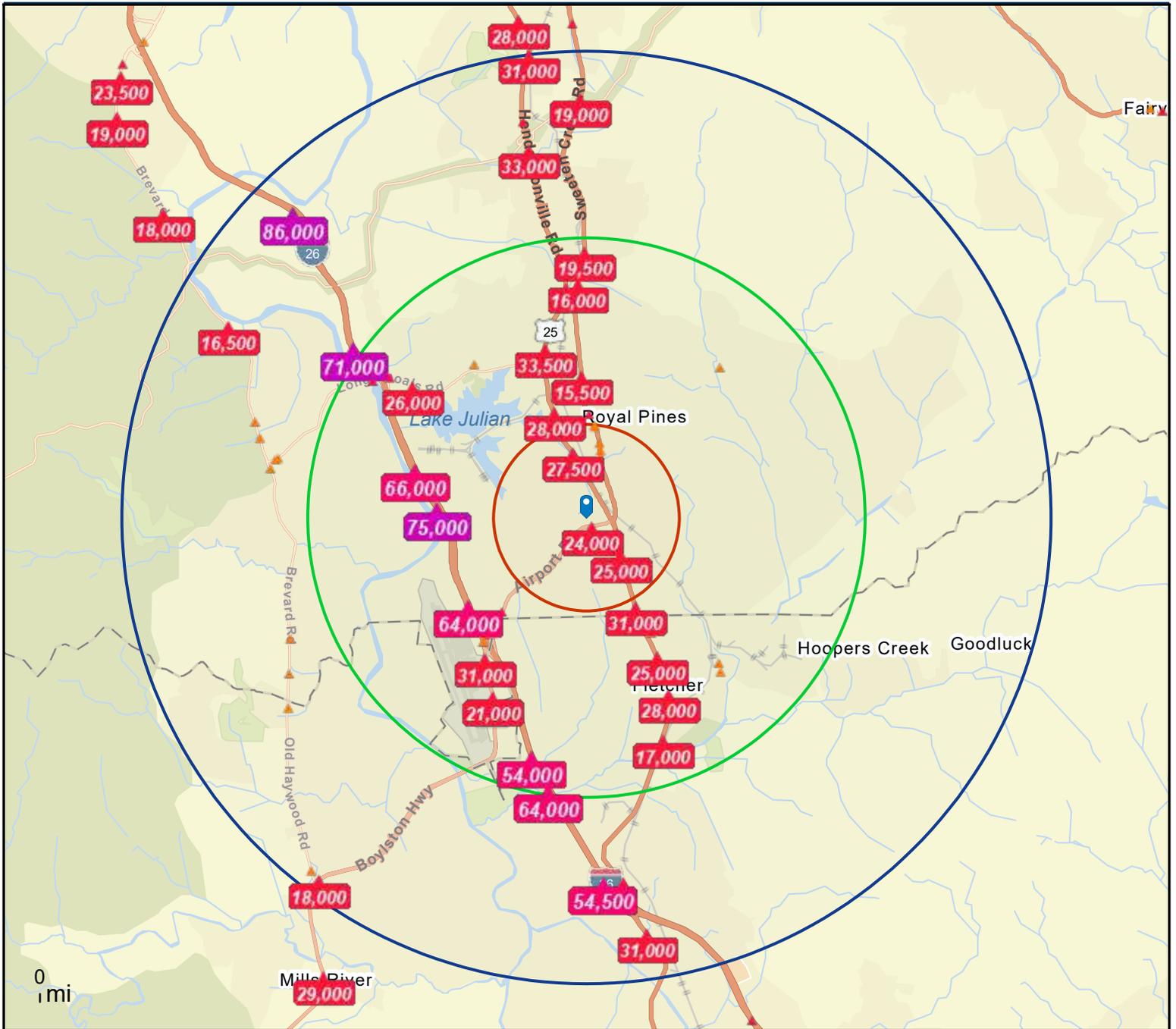


Source: ©2023 Kalibrate Technologies (Q3 2023).

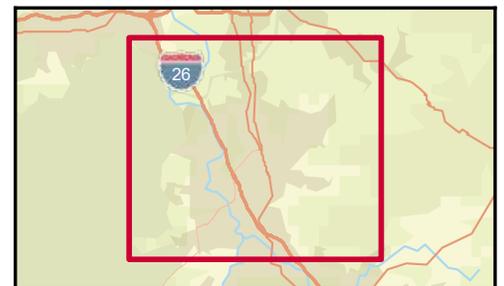
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 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

January 23, 2024

Executive Summary - Call Outs

44 Buck Shoals Road, Arden, North Carolina, 28704 (3 miles)

44 Buck Shoals Road, Arden, North Carolina, 28704

Ring of 3 miles

Prepared by Esri

Latitude: 35.46034

Longitude: -82.51711

44 Buck Shoals Road, Arden, North Carolina, 28704

Ring of 3 miles

Middleburg

Dominant Tapestry Segment

KEY FACTS



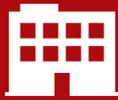
33,598

Total Population



\$357,442

Median Home Value



1,969

Businesses



39,722

Daytime Population



43.0

Median Age



1.32%

2020-2023
Pop Growth
Rate



\$43,806

Per Capita
Income



2.3

Avg Household
Size



\$68,589

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

© 2024 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

Business Summary

44 Buck Shoals Road, Arden, North Carolina, 28704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.46034
Longitude: -82.51711

Data for all businesses in area	1 mile				3 miles				5 miles			
Total Businesses:	515				1,969				2,909			
Total Employees:	8,097				23,093				37,306			
Total Residential Population:	7,072				33,598				61,395			
Employee/Residential Population Ratio (per 100 Residents)	114				69				61			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	7	1.4%	32	0.4%	31	1.6%	149	0.6%	60	2.1%	443	1.2%
Construction	46	8.9%	330	4.1%	135	6.9%	883	3.8%	206	7.1%	1,268	3.4%
Manufacturing	40	7.8%	2,364	29.2%	90	4.6%	3,130	13.6%	148	5.1%	6,289	16.9%
Transportation	17	3.3%	106	1.3%	55	2.8%	457	2.0%	91	3.1%	746	2.0%
Communication	1	0.2%	4	0.0%	9	0.5%	299	1.3%	12	0.4%	333	0.9%
Utility	4	0.8%	39	0.5%	7	0.4%	63	0.3%	11	0.4%	111	0.3%
Wholesale Trade	29	5.6%	1,602	19.8%	67	3.4%	1,998	8.7%	100	3.4%	2,436	6.5%
Retail Trade Summary	112	21.7%	1,278	15.8%	432	21.9%	5,751	24.9%	596	20.5%	7,695	20.6%
Home Improvement	14	2.7%	119	1.5%	27	1.4%	336	1.5%	44	1.5%	473	1.3%
General Merchandise Stores	3	0.6%	276	3.4%	19	1.0%	684	3.0%	27	0.9%	991	2.7%
Food Stores	11	2.1%	87	1.1%	35	1.8%	606	2.6%	49	1.7%	834	2.2%
Auto Dealers & Gas Stations	13	2.5%	85	1.0%	47	2.4%	542	2.3%	71	2.4%	784	2.1%
Apparel & Accessory Stores	4	0.8%	13	0.2%	24	1.2%	158	0.7%	32	1.1%	193	0.5%
Furniture & Home Furnishings	13	2.5%	129	1.6%	41	2.1%	580	2.5%	53	1.8%	645	1.7%
Eating & Drinking Places	31	6.0%	408	5.0%	139	7.1%	2,188	9.5%	191	6.6%	2,921	7.8%
Miscellaneous Retail	24	4.7%	162	2.0%	99	5.0%	658	2.8%	129	4.4%	854	2.3%
Finance, Insurance, Real Estate Summary	41	8.0%	704	8.7%	187	9.5%	1,737	7.5%	269	9.2%	2,238	6.0%
Banks, Savings & Lending Institutions	11	2.1%	555	6.9%	38	1.9%	831	3.6%	46	1.6%	878	2.4%
Securities Brokers	3	0.6%	8	0.1%	33	1.7%	94	0.4%	43	1.5%	141	0.4%
Insurance Carriers & Agents	3	0.6%	8	0.1%	20	1.0%	72	0.3%	26	0.9%	118	0.3%
Real Estate, Holding, Other Investment Offices	24	4.7%	133	1.6%	97	4.9%	739	3.2%	154	5.3%	1,102	3.0%
Services Summary	168	32.6%	1,619	20.0%	733	37.2%	8,089	35.0%	1,094	37.6%	14,959	40.1%
Hotels & Lodging	2	0.4%	26	0.3%	23	1.2%	362	1.6%	32	1.1%	496	1.3%
Automotive Services	16	3.1%	61	0.8%	56	2.8%	359	1.6%	78	2.7%	505	1.4%
Movies & Amusements	15	2.9%	97	1.2%	57	2.9%	362	1.6%	77	2.6%	608	1.6%
Health Services	16	3.1%	387	4.8%	143	7.3%	2,152	9.3%	224	7.7%	5,681	15.2%
Legal Services	6	1.2%	16	0.2%	29	1.5%	86	0.4%	36	1.2%	108	0.3%
Education Institutions & Libraries	2	0.4%	149	1.8%	24	1.2%	1,016	4.4%	40	1.4%	1,662	4.5%
Other Services	112	21.7%	883	10.9%	402	20.4%	3,752	16.2%	607	20.9%	5,897	15.8%
Government	1	0.2%	11	0.1%	27	1.4%	393	1.7%	36	1.2%	567	1.5%
Unclassified Establishments	48	9.3%	6	0.1%	195	9.9%	144	0.6%	287	9.9%	221	0.6%
Totals	515	100.0%	8,097	100.0%	1,969	100.0%	23,093	100.0%	2,909	100.0%	37,306	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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

44 Buck Shoals Road, Arden, North Carolina, 28704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.46034
Longitude: -82.51711

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	0.6%	11	0.1%	4	0.2%	14	0.1%	11	0.4%	29	0.1%
Mining	1	0.2%	5	0.1%	2	0.1%	11	0.0%	4	0.1%	17	0.0%
Utilities	1	0.2%	18	0.2%	2	0.1%	33	0.1%	2	0.1%	33	0.1%
Construction	52	10.1%	374	4.6%	145	7.4%	984	4.3%	223	7.7%	1,521	4.1%
Manufacturing	46	8.9%	2,410	29.8%	107	5.4%	3,494	15.1%	172	5.9%	6,710	18.0%
Wholesale Trade	29	5.6%	1,602	19.8%	66	3.4%	1,989	8.6%	98	3.4%	2,421	6.5%
Retail Trade	74	14.4%	815	10.1%	271	13.8%	3,152	13.6%	376	12.9%	4,305	11.5%
Motor Vehicle & Parts Dealers	11	2.1%	73	0.9%	38	1.9%	471	2.0%	58	2.0%	686	1.8%
Furniture & Home Furnishings Stores	7	1.4%	36	0.4%	23	1.2%	111	0.5%	29	1.0%	130	0.3%
Electronics & Appliance Stores	3	0.6%	89	1.1%	8	0.4%	191	0.8%	11	0.4%	201	0.5%
Building Material & Garden Equipment & Supplies Dealers	14	2.7%	119	1.5%	27	1.4%	334	1.4%	40	1.4%	447	1.2%
Food & Beverage Stores	11	2.1%	74	0.9%	31	1.6%	539	2.3%	43	1.5%	742	2.0%
Health & Personal Care Stores	7	1.4%	51	0.6%	32	1.6%	201	0.9%	41	1.4%	241	0.6%
Gasoline Stations & Fuel Dealers	2	0.4%	12	0.1%	10	0.5%	71	0.3%	13	0.4%	98	0.3%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	5	1.0%	21	0.3%	28	1.4%	171	0.7%	36	1.2%	206	0.6%
Sporting Goods, Hobby, Book, & Music Stores	6	1.2%	45	0.6%	43	2.2%	339	1.5%	65	2.2%	515	1.4%
General Merchandise Stores	9	1.7%	296	3.7%	31	1.6%	724	3.1%	41	1.4%	1,040	2.8%
Transportation & Warehousing	14	2.7%	102	1.3%	43	2.2%	424	1.8%	66	2.3%	655	1.8%
Information	5	1.0%	48	0.6%	32	1.6%	598	2.6%	42	1.4%	733	2.0%
Finance & Insurance	18	3.5%	578	7.1%	93	4.7%	1,022	4.4%	119	4.1%	1,164	3.1%
Central Bank/Credit Intermediation & Related Activities	12	2.3%	562	6.9%	39	2.0%	839	3.6%	48	1.7%	887	2.4%
Securities & Commodity Contracts	3	0.6%	8	0.1%	35	1.8%	111	0.5%	45	1.5%	159	0.4%
Funds, Trusts & Other Financial Vehicles	3	0.6%	8	0.1%	20	1.0%	72	0.3%	26	0.9%	118	0.3%
Real Estate, Rental & Leasing	32	6.2%	173	2.1%	115	5.8%	878	3.8%	175	6.0%	1,298	3.5%
Professional, Scientific & Tech Services	40	7.8%	338	4.2%	163	8.3%	1,227	5.3%	247	8.5%	1,912	5.1%
Legal Services	6	1.2%	16	0.2%	31	1.6%	95	0.4%	40	1.4%	122	0.3%
Management of Companies & Enterprises	3	0.6%	8	0.1%	10	0.5%	34	0.1%	16	0.6%	49	0.1%
Administrative, Support & Waste Management Services	15	2.9%	160	2.0%	61	3.1%	610	2.6%	102	3.5%	939	2.5%
Educational Services	4	0.8%	169	2.1%	38	1.9%	1,085	4.7%	60	2.1%	1,748	4.7%
Health Care & Social Assistance	24	4.7%	466	5.8%	178	9.0%	2,992	13.0%	276	9.5%	6,950	18.6%
Arts, Entertainment & Recreation	15	2.9%	112	1.4%	51	2.6%	323	1.4%	67	2.3%	921	2.5%
Accommodation & Food Services	33	6.4%	437	5.4%	165	8.4%	2,587	11.2%	226	7.8%	3,454	9.3%
Accommodation	2	0.4%	26	0.3%	23	1.2%	362	1.6%	32	1.1%	496	1.3%
Food Services & Drinking Places	31	6.0%	411	5.1%	142	7.2%	2,226	9.6%	194	6.7%	2,959	7.9%
Other Services (except Public Administration)	57	11.1%	255	3.1%	200	10.2%	1,098	4.8%	303	10.4%	1,660	4.4%
Automotive Repair & Maintenance	10	1.9%	32	0.4%	36	1.8%	205	0.9%	52	1.8%	271	0.7%
Public Administration	1	0.2%	11	0.1%	27	1.4%	393	1.7%	36	1.2%	567	1.5%
Unclassified Establishments	48	9.3%	6	0.1%	195	9.9%	144	0.6%	287	9.9%	221	0.6%
Total	515	100.0%	8,097	100.0%	1,969	100.0%	23,093	100.0%	2,909	100.0%	37,306	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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.

Key Facts

44 Buck Shoals Road, Arden, North Carolina, 28704 (3 miles)

44 Buck Shoals Road, Arden, North Carolina, 28704

Ring of 3 miles

Prepared by Esri

Latitude: 35.46034

Longitude: -82.51711

Key Facts

44 Buck Shoals Road, Arden, North Carolina, 28704
Ring of 3 miles

KEY FACTS

33,598

Population



Average Household Size

43.0

Median Age

\$68,589

Median Household Income

EDUCATION

5.9%

No High School Diploma



22.2%

High School Graduate



26.9%

Some College/
Associate's Degree



44.9%

Bachelor's/Grad/
Prof Degree

BUSINESS



1,969

Total Businesses



23,093

Total Employees

EMPLOYMENT



64.7%

White Collar



19.7%

Blue Collar



Services



Unemployment Rate

INCOME



\$68,589

Median Household Income



\$43,806

Per Capita Income



\$155,328

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.1%)

The smallest group: <\$15,000 (5.0%)

Indicator ▲	Value	Diff
<\$15,000	5.0%	-4.4%
\$15,000 - \$24,999	8.5%	+1.1%
\$25,000 - \$34,999	7.8%	-0.2%
\$35,000 - \$49,999	14.1%	+2.1%
\$50,000 - \$74,999	18.1%	+0.5%
\$75,000 - \$99,999	12.9%	-1.1%
\$100,000 - \$149,999	17.8%	+2.4%
\$150,000 - \$199,999	7.5%	+0.4%
\$200,000+	8.3%	-0.8%

Bars show deviation from Buncombe County

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

Demographic and Income Profile

44 Buck Shoals Road, Arden, North Carolina, 28704
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.46034
 Longitude: -82.51711

Summary	Census 2010	Census 2020	2023	2028
Population	27,396	32,196	33,598	34,992
Households	11,488	13,765	14,419	15,072
Families	7,175	8,255	8,597	8,922
Average Household Size	2.35	2.32	2.31	2.30
Owner Occupied Housing Units	7,691	8,342	8,601	8,987
Renter Occupied Housing Units	3,797	5,423	5,818	6,085
Median Age	40.7	41.5	43.0	43.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.82%	0.53%	0.30%
Households	0.89%	0.68%	0.49%
Families	0.74%	0.60%	0.44%
Owner HHs	0.88%	0.78%	0.66%
Median Household Income	2.58%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	724	5.0%	650	4.3%
\$15,000 - \$24,999	1,220	8.5%	1,069	7.1%
\$25,000 - \$34,999	1,128	7.8%	1,080	7.2%
\$35,000 - \$49,999	2,036	14.1%	1,951	12.9%
\$50,000 - \$74,999	2,605	18.1%	2,503	16.6%
\$75,000 - \$99,999	1,859	12.9%	1,896	12.6%
\$100,000 - \$149,999	2,566	17.8%	2,969	19.7%
\$150,000 - \$199,999	1,087	7.5%	1,398	9.3%
\$200,000+	1,195	8.3%	1,555	10.3%

Median Household Income	\$68,589	\$77,914
Average Household Income	\$100,263	\$115,038
Per Capita Income	\$43,806	\$50,670

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,630	5.9%	1,558	4.8%	1,753	5.2%	1,847	5.3%
5 - 9	1,738	6.3%	1,848	5.7%	1,862	5.5%	1,901	5.4%
10 - 14	1,827	6.7%	1,978	6.1%	1,945	5.8%	1,978	5.7%
15 - 19	1,719	6.3%	1,893	5.9%	1,838	5.5%	1,765	5.0%
20 - 24	1,211	4.4%	1,652	5.1%	1,753	5.2%	1,723	4.9%
25 - 34	3,383	12.3%	4,307	13.4%	4,100	12.2%	4,419	12.6%
35 - 44	3,953	14.4%	4,320	13.4%	4,396	13.1%	4,492	12.8%
45 - 54	4,107	15.0%	4,211	13.1%	4,218	12.6%	4,115	11.8%
55 - 64	3,472	12.7%	4,111	12.8%	4,607	13.7%	4,420	12.6%
65 - 74	2,108	7.7%	3,464	10.8%	3,973	11.8%	4,274	12.2%
75 - 84	1,491	5.4%	1,999	6.2%	2,162	6.4%	2,876	8.2%
85+	756	2.8%	855	2.7%	992	3.0%	1,182	3.4%

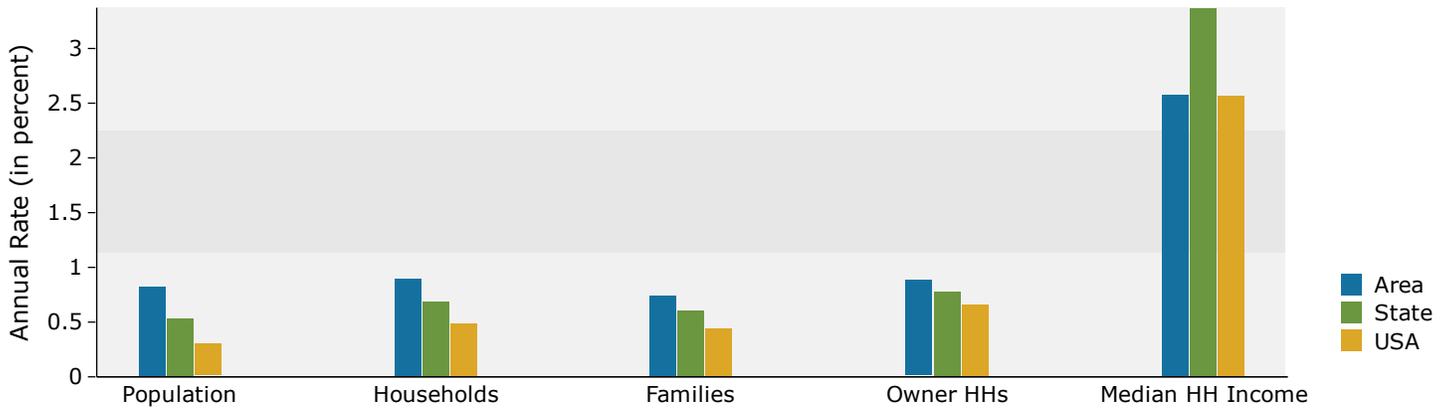
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	23,602	86.1%	24,435	75.9%	25,029	74.5%	25,437	72.7%
Black Alone	1,607	5.9%	2,318	7.2%	2,461	7.3%	2,527	7.2%
American Indian Alone	83	0.3%	147	0.5%	158	0.5%	173	0.5%
Asian Alone	654	2.4%	856	2.7%	983	2.9%	1,152	3.3%
Pacific Islander Alone	31	0.1%	59	0.2%	65	0.2%	76	0.2%
Some Other Race Alone	854	3.1%	1,699	5.3%	1,923	5.7%	2,247	6.4%
Two or More Races	566	2.1%	2,683	8.3%	2,979	8.9%	3,379	9.7%

Hispanic Origin (Any Race)	2,063	7.5%	3,479	10.8%	3,915	11.7%	4,474	12.8%
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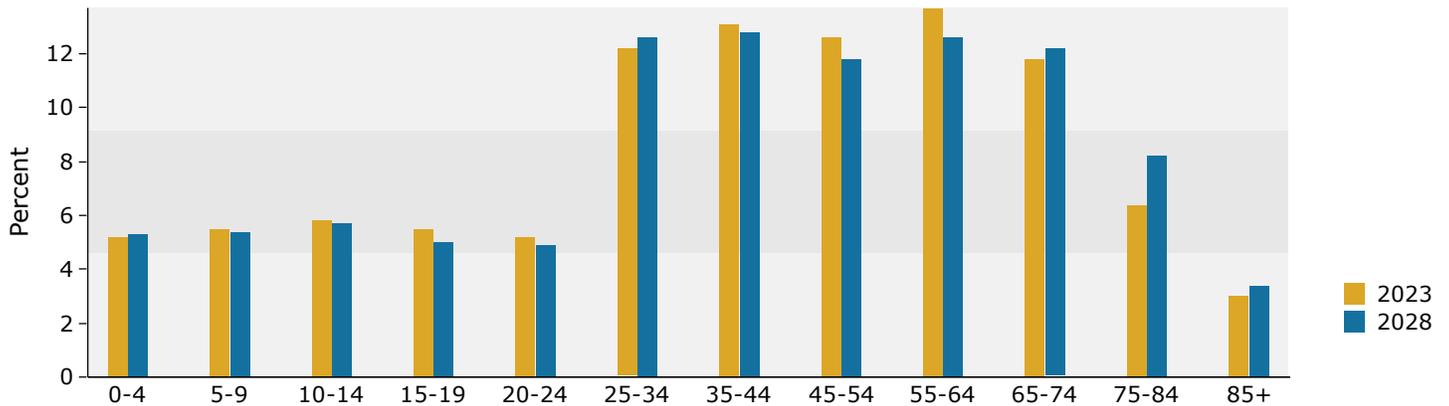
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

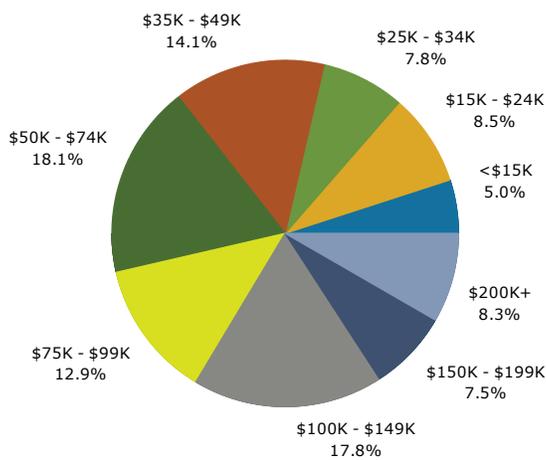
Trends 2023-2028



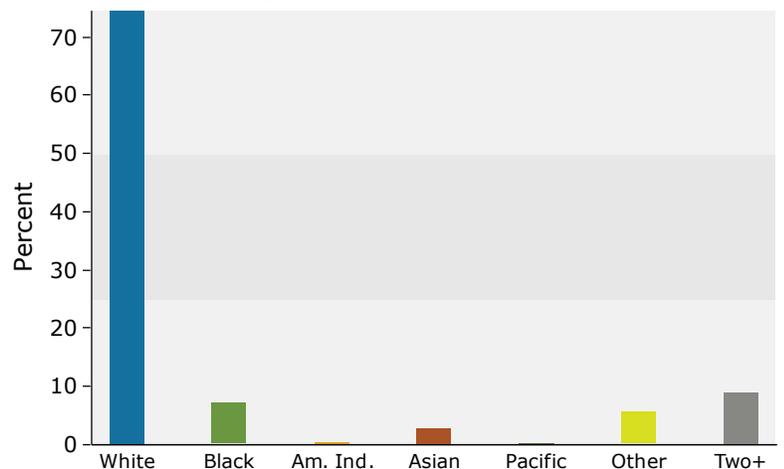
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 11.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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