

805 Patton Avenue, Ste. C  
NOW LEASING ON PATTON AVENUE  
**\$17.00/sf NNN (Below Market)**



**NOW LEASING MLS# 4045268**

- Former Tan Universe Location on Patton Avenue, 4,487/sf now available
- Below Market Rent of \$17.00/sf NNN
- Traffic Light Entrance
- Exceptional visibility
- Close to interstate exchange and downtown Asheville
- Monument Signage Directly on Patton Avenue



## Demographics >>

	1 mile	3 miles	10 Min. Drive
Population	7,955	54,422	70,770
Households	3,349	22,779	30,373
Median Age	39.70	39.60	38.80
Median HH Income	\$56,726	\$47,520	\$49,337
Daytime Employees	6,221	58,899	35,117
Population Growth '23 - '28	↑ 3.93%	↑ 3.63%	↑ 2.85%
Household Growth '23 - '28	↑ 3.37%	↑ 3.23%	↑ 2.94%

**Pulliam Properties Inc.**  
**Steve Shepard, Broker**  
1970 Hendersonville Rd

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## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Patton Ave	Florida Ave E	47,015	2022	0.07 mi
Hazel Mill Rd	Hansel Ave E	3,726	2022	0.08 mi
N Louisiana Ave	Patton Ave SE	11,033	2022	0.37 mi
I-240	Haywood Rd S	53,500	2020	0.44 mi
I- 26	I- 240 S	57,474	2015	0.45 mi
I- 26	Haywood Rd S	60,739	2022	0.45 mi
Hazel Mill Rd	Pasture Vw NW	5,744	2022	0.49 mi
Patton Ave	Sawyer Rd W	43,850	2022	0.50 mi
N Louisiana Ave	Edwards St S	7,982	2022	0.52 mi
Emma Rd	Emma Hills Dr NE	5,026	2022	0.55 mi

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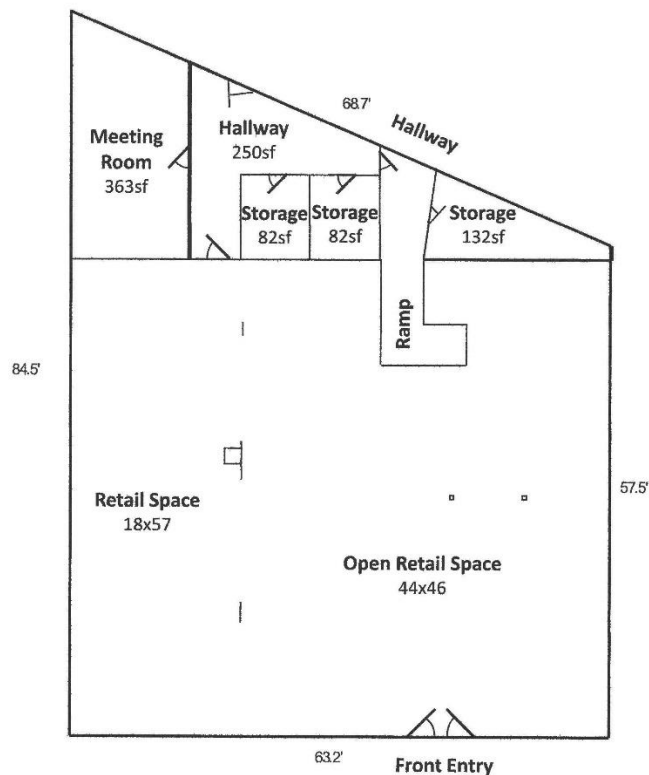


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## 805 C Patton Avenue

4487sf Commercial/Retail Space



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