

COMMERCIAL INDUSTRIAL-ZONED LOT IN SOUTH ASHEVILLE FOR SALE

3118

SWEETEN CREEK RD

ASHEVILLE, NC

±3.56 ACRES



JAMES HARRISON, CCIM
COMMERCIAL BROKER
C: 828.279.0090
JHARRISON@WHITNEYCRE.COM



1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

±3.56-acre development site in South Asheville on one of the fastest-growing residential and commercial markets in Western North Carolina.

This high-traffic site near Mills Gap Road and Hendersonville Road offers 600' frontage along one of the area's primary north-south corridors, which includes a mix of established residential neighborhoods, multifamily communities, retail, services, and employment centers.

Zoned Commercial Industrial (CI), property may accommodate a variety of commercial, residential, service, office, or light industrial uses, subject to approvals. The parcel is currently undeveloped and expected to benefit from cross-access with a planned convenience center at the corner of Mills Gap Road and Sweeten Creek Road. Final access, easement, and site design remain subject to approvals and recorded agreements. Offering party does not currently hold title and anticipates closing on the property in late 2026 or early 2027. Plans, access, utilities, grading, site capacity subject to buyer verification. Inquire directly to Whitney Commercial Real Estate for pricing guidance.

Survey, Phase 1, wetland delineation, and geotechnical reports available upon request.

LOCATION DESCRIPTION

The property is situated in South Asheville, just South of the Mills Gap Road and Sweeten Creek Road signalized intersection, on the East side of the street, and is adjacent to corner C-store. It is just one street away from Hendersonville Road and offers convenient connections to I-26, Asheville Regional Airport, and the surrounding Asheville and Arden communities.

FEATURES

- ±16,500–18,000 VPD on Sweeten Creek Rd (NCDOT 2024)
- Proposed full-access entrance on Sweeten Creek Road
- Potential connectivity to right-in/right-out access points on Sweeten Creek and Mills Gap roads
- ±47,500 residents, ±58,000 daytime occupants (10 min. drive)
- Median household income of \$84,200 within 10 minutes
- No mapped floodplain



MAJOR INTERSECTION



EASTWARD



STREETVIEW



GIS LOT LINES

