



3865 SWEETEN CREEK ROAD



ARDEN, NC 28704

Presented By

DEBBIE LANE

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DEWEY PROPERTY ADVISORS

1 Page Avenue

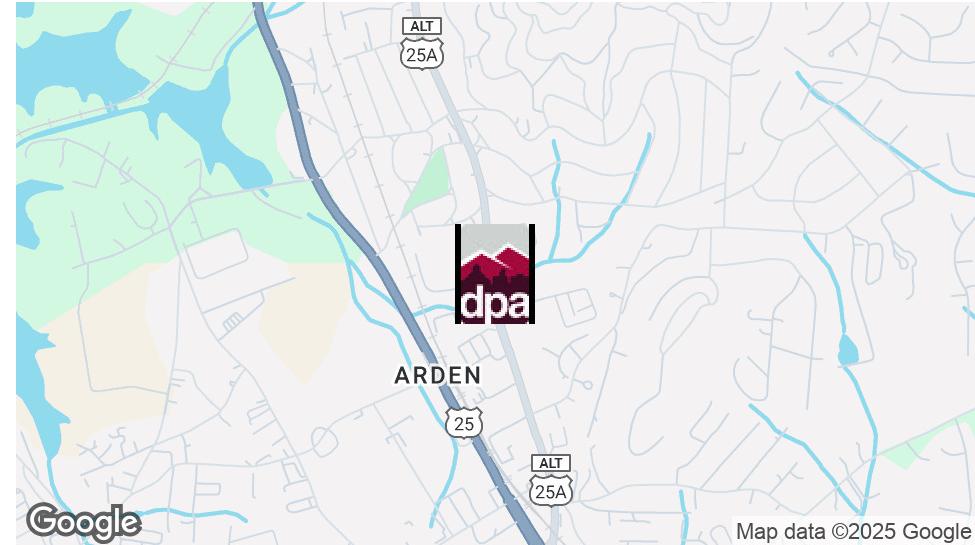
Asheville, NC 28801

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$12.00 - 13.00 SF/yr (NNN)

Available SF: 828 - 2,338 SF

PROPERTY OVERVIEW

Spaces available for lease in Business Park South, one of Asheville's most active commercial and industrial corridors.

Unit 3869-F is an 828 SF Storage Unit.

Unit 3871-F is a 1,785 SF Former Prep Kitchen.

Unit 3869-A is an office space with a restroom.

The property is minutes from US-25, I-26, and Airport Road, offering excellent connectivity throughout the region. Neighboring businesses include FedEx, UPS, and GE Aviation, signaling the strength and convenience of this location.



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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3869-F	Available	828 SF	NNN	\$12.00 - \$13.00 SF/yr	Storage Unit
3871-F	Available	1,786 SF	NNN	\$13.00 SF/yr	1,785 sf available for lease, formerly a food prep/catering business with possibility of purchasing kitchen equipment. Great layout with kitchen area, conference and private office. Convenient south location in business park.
3869-A	Available	2,338 SF	NNN	\$12.00 SF/yr	Office space with a restroom.



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RETAILER MAP



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PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
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Total Population	983	1,638	6,215
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Average Age	43	43	41
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Average Age (Male)	40	40	39
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Average Age (Female)	46	45	42
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HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
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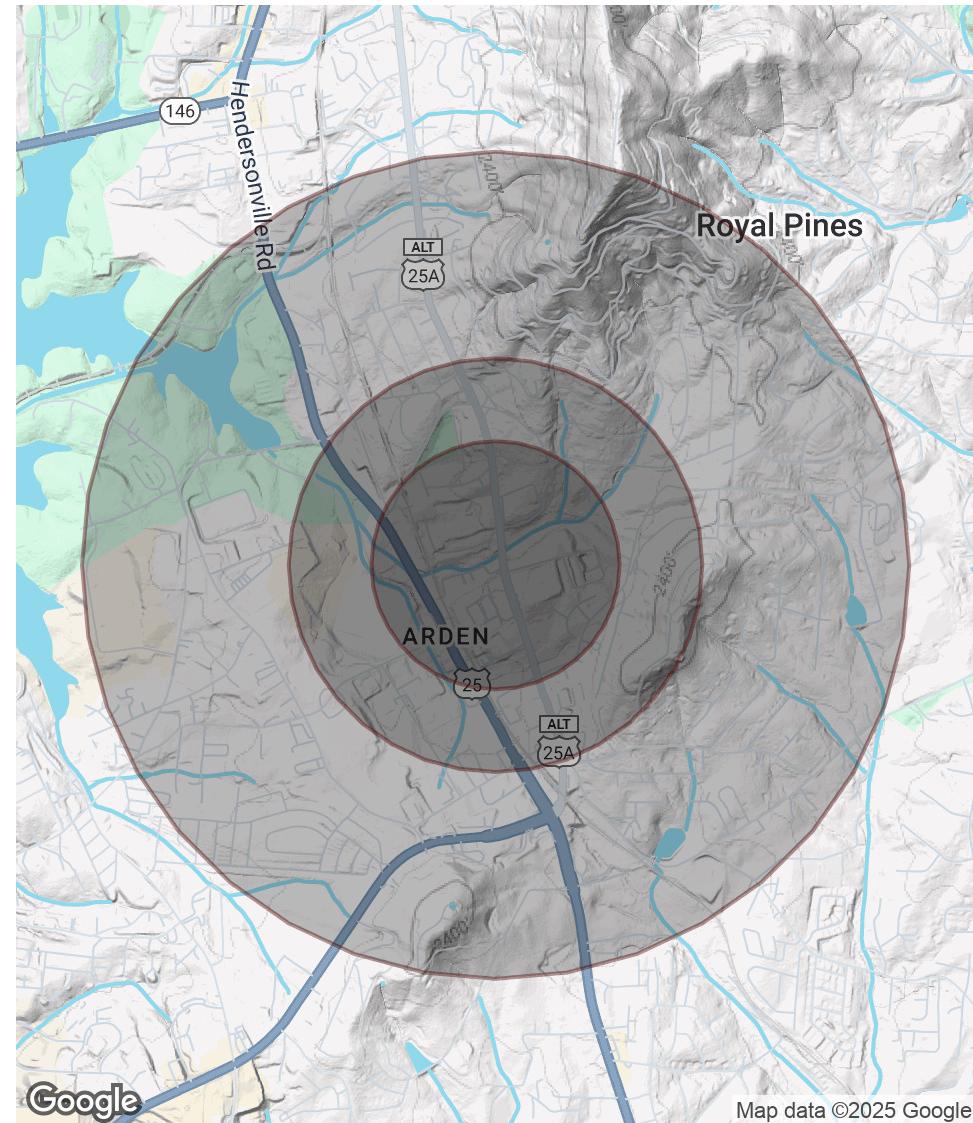
Total Households	424	698	2,562
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# of Persons per HH	2.3	2.3	2.4
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Average HH Income	\$89,907	\$98,981	\$96,674
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Average House Value	\$435,324	\$449,963	\$410,652
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Demographics data derived from AlphaMap



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