



Dewey Property Advisors

3865 SWEETEN CREEK ROAD



INDUSTRIAL SPACES FOR LEASE

ARDEN, NC 28704

Presented By

DEBBIE LANE

828.230.5263

Debbie.Lane@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801

828.548.0090
deweypa.com

3865 SWEETEN CREEK ROAD | ARDEN, NC 28704

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.



DEBBIE LANE
828.230.5263
Debbie.Lane@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

Page 2

3865 SWEETEN CREEK ROAD | ARDEN, NC 28704

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, formally 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.



DEBBIE LANE
828.230.5263
Debbie.Lane@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

Page 3

3865 SWEETEN CREEK ROAD | ARDEN, NC 28704

RETAILER MAP



DEBBIE LANE
828.230.5263
Debbie.Lane@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

3865 SWEETEN CREEK ROAD | ARDEN, NC 28704

PHOTOS



DEBBIE LANE
828.230.5263
Debbie.Lane@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

Page 5

3865 SWEETEN CREEK ROAD | ARDEN, NC 28704

DEMOGRAPHICS MAP & REPORT

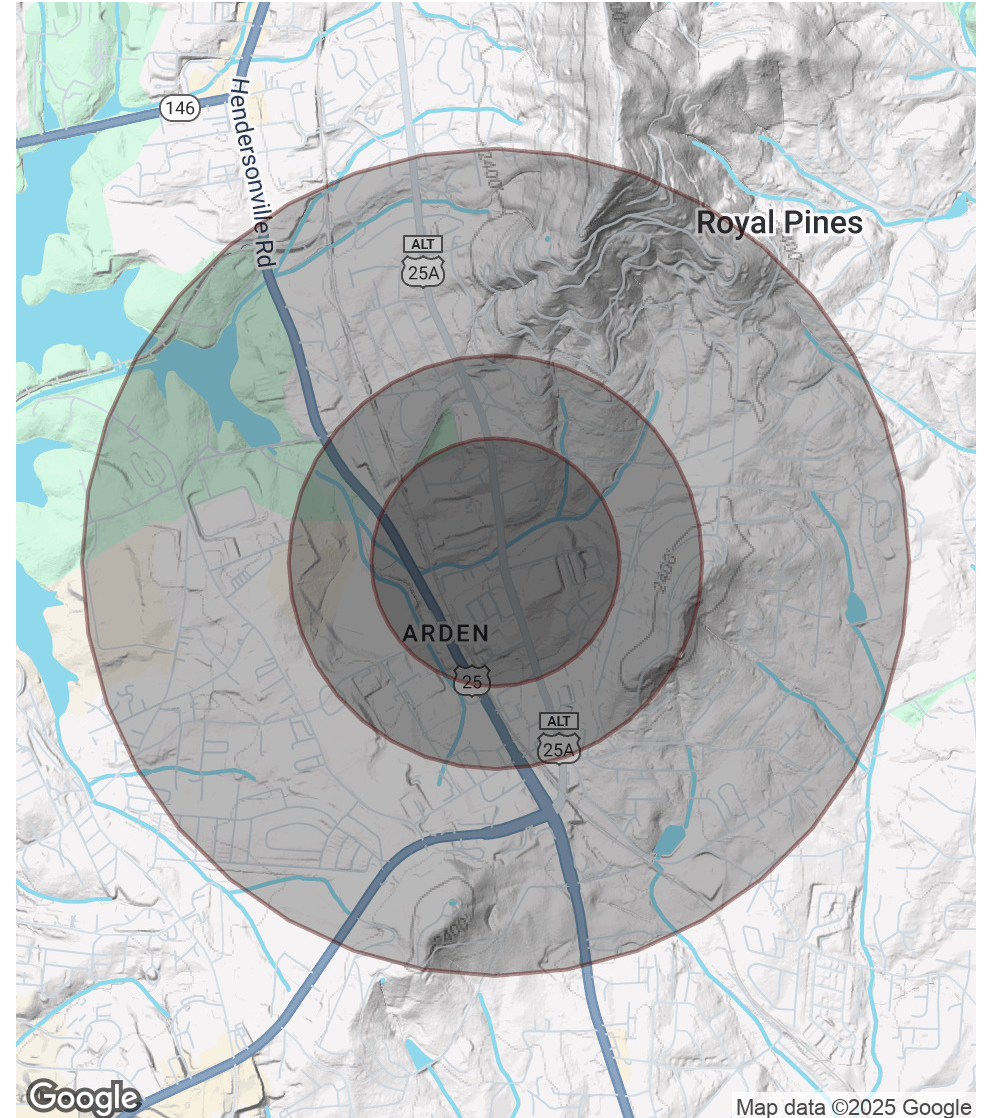
POPULATION

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

HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap



DEBBIE LANE
828.230.5263
Debbie.Lane@deweypa.com

Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

Page 6