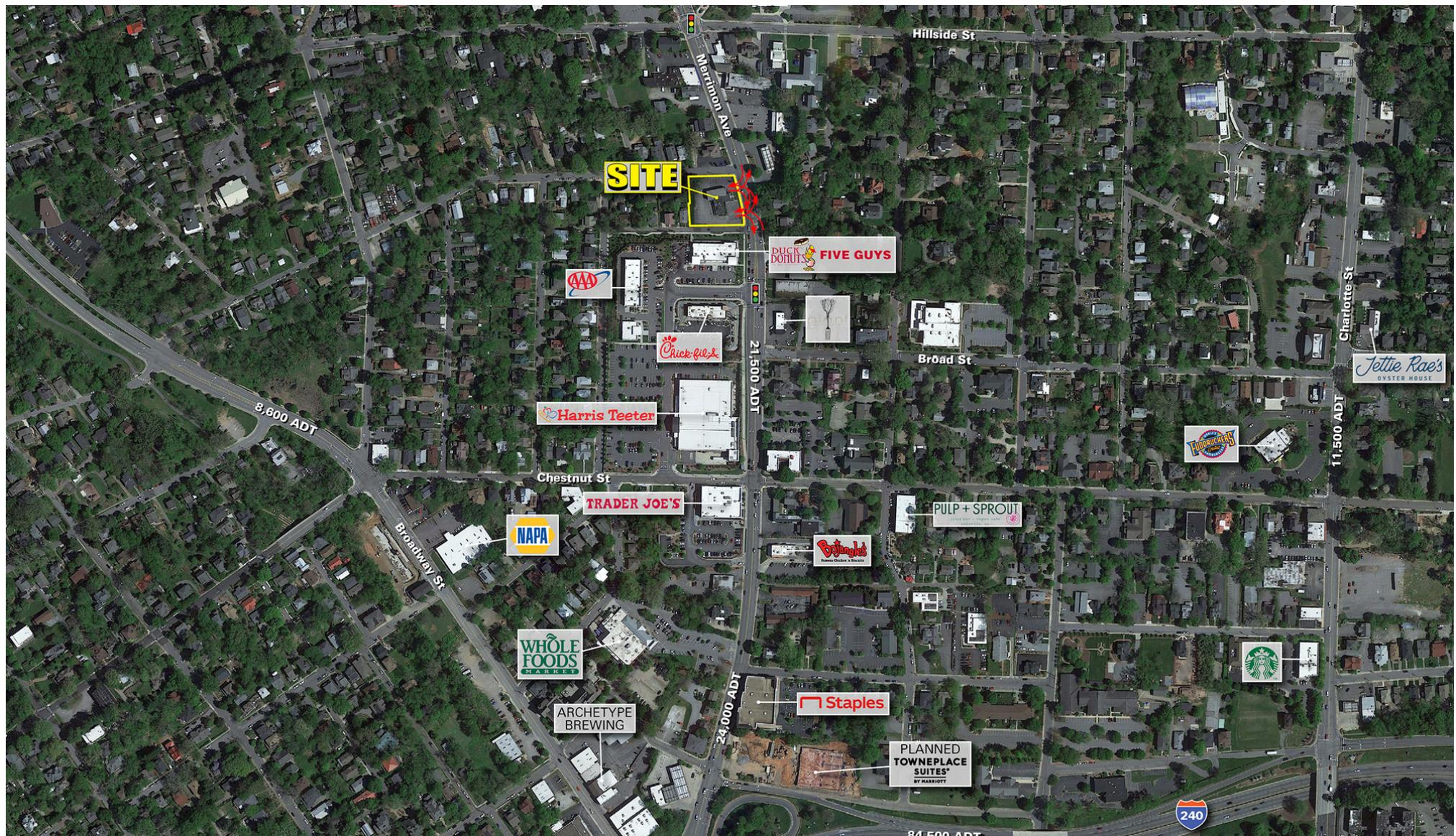


190 MERRIMON AVE

ASHEVILLE,
NORTH CAROLINA



PROJECT HIGHLIGHTS

- 0.64 Acres Available on Merrimon Ave
- Outparcel to Harris Teeter
- Multiple full access points on Merrimon Ave
- Rare opportunity in an extremely tight market
- Perfect opportunity for a bank or QSR
- Proximity to downtown Asheville, which hosts over 11 million visitors each year
- Convenient access to I-240 (84,500 ADT)
- Nearby retailers include Harris Teeter, Whole Foods, Trader Joe's, & more

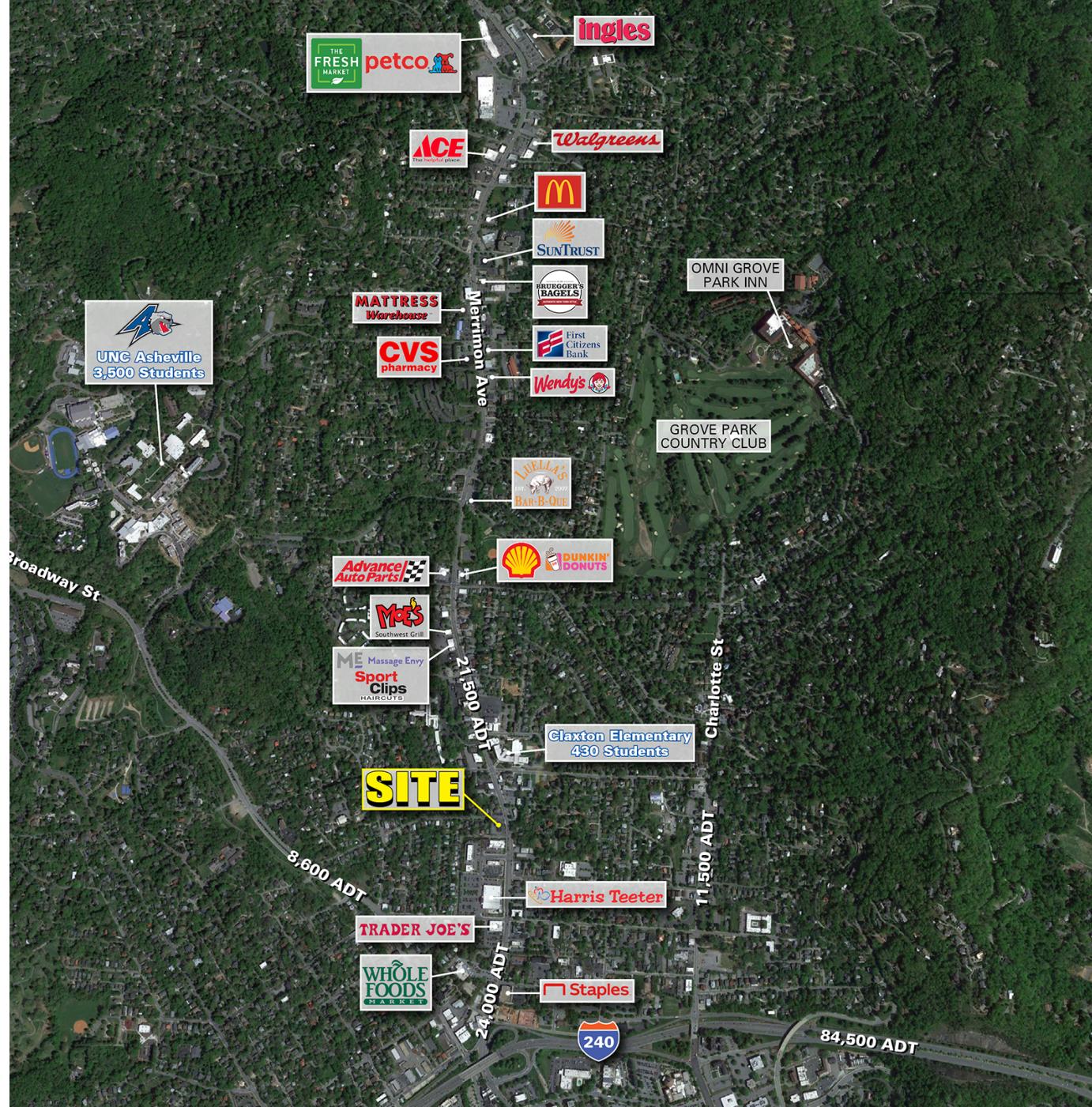
DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
11,777	52,823	101,686

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$47,069	\$49,990	\$50,821



ROBEY SPRATT

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0.64 ACRES FOR LEASE
ASHEVILLE, NC