For Sale or Lease

Entire First Floor New Construction!

208

1394-2788 SF



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For Sale of Lease **First Floor** Charlotte Hwy Frontage

208



208 Charlotte Highway

Asheville, North Carolina 28803

Property Overview

New construction ready for your interior buildout! The entire first floor is open and can be leased or purchased with a total square footage of 2,788 or in half at approximately 1,394 (Flexible to specific buildout). This unit faces Charlotte Highway with fantastic roadside visibility and a nearby traffic count of 26,399. Convenient to I-40, I-240, and the Blue Ridge Parkway interchange. The building also has an elevator servicing all three floors as well as being sprinkled. Ideal space for a restaurant, retail space, or office. Space will be delivered as a warm shell but buildout can be structured as part of a purchase agreement. Large windows make this a bright inviting space. Very competitive price to be this close to downtown in a brand new space.

Offering Summary		
Availability:	For Lease or Purchase As A Commercial Condo Unit	
Available SF:	1,394-2,788 SF	
Class:	A - New Construction	
Sale Price:	Half = \$397k Full Floor = \$795k	
Lease Price:	\$22 NNN	

For More Information

Jim Davis

O: 330 718 3311 jdavis@naibeverly-hanks.com | NC #292479



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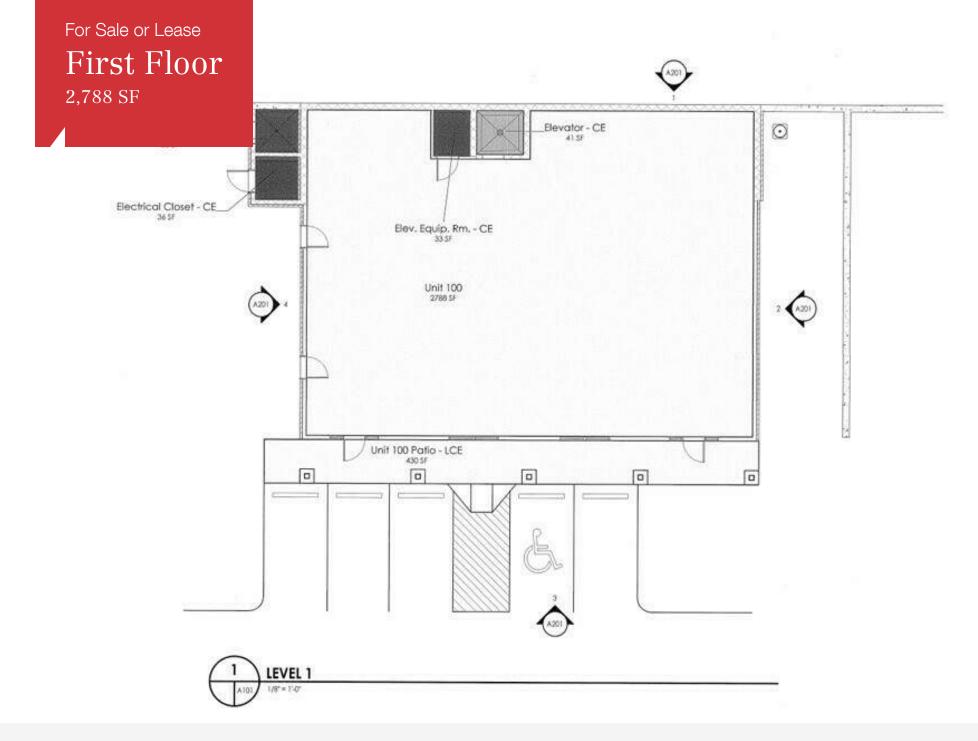
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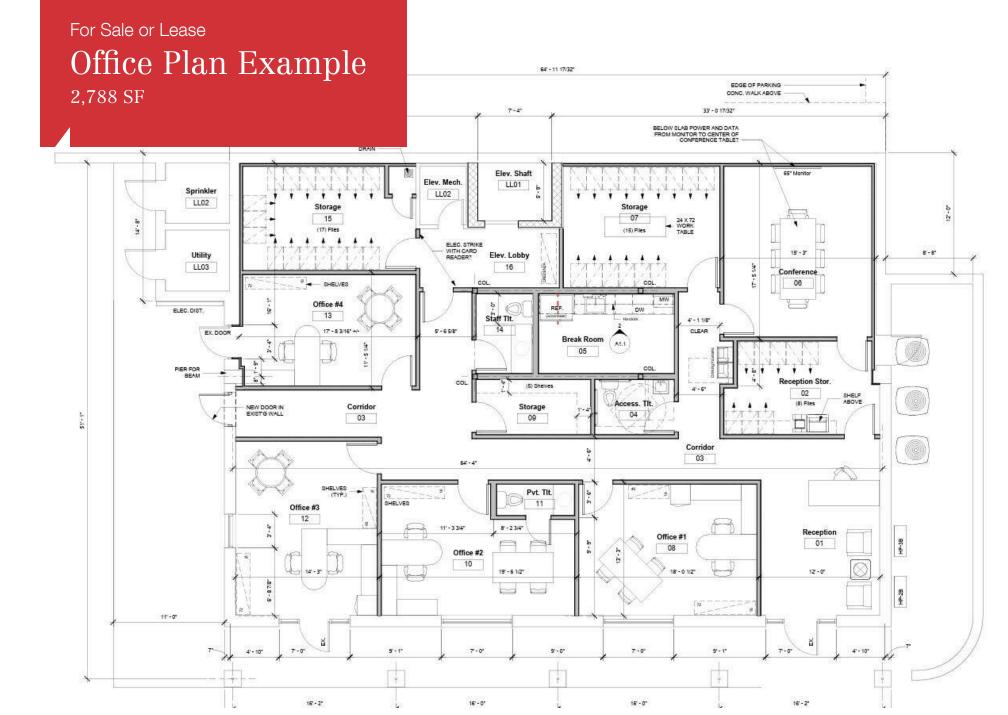




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Photos Interior Lease or Sale





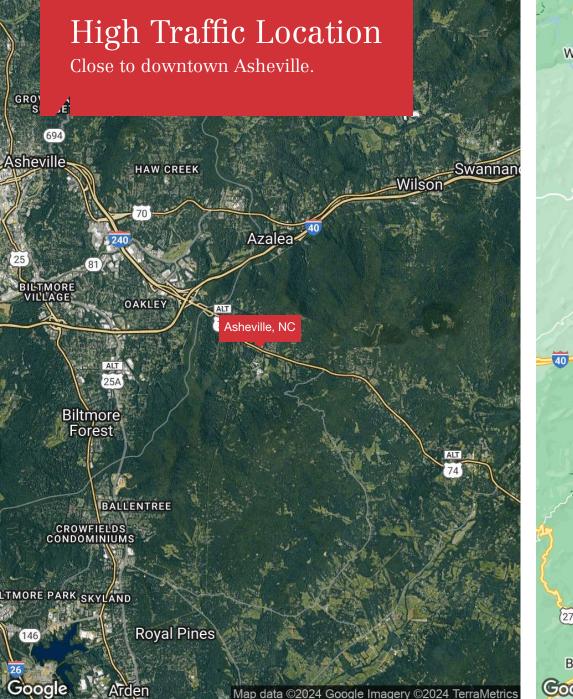


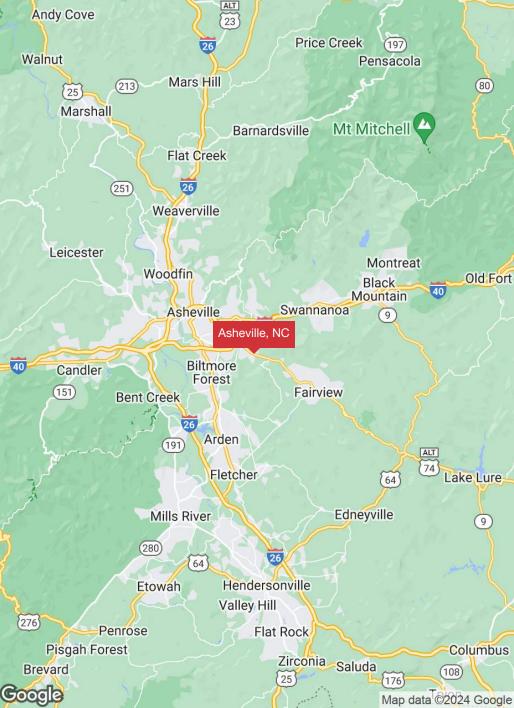


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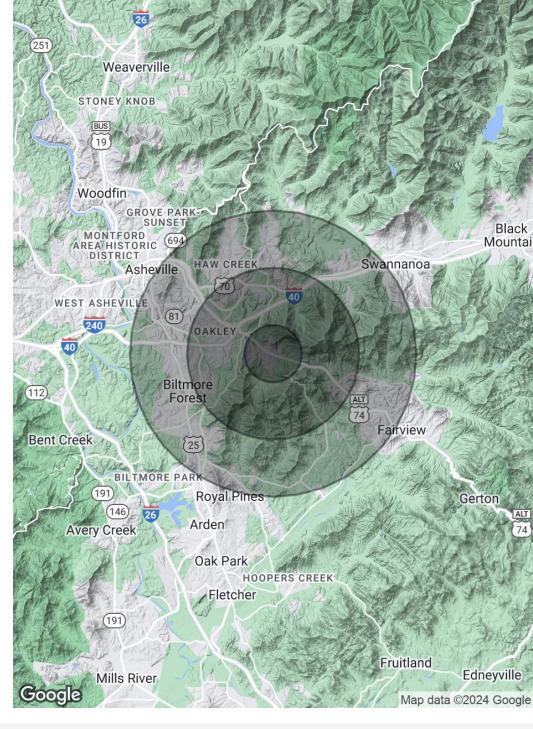
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Data Demographics Report

Population	1 Mile	3 Miles	5 Miles
Total Population	1,519	20,193	57,662
Average Age	45.2	42.7	43.2
Average Age (Male)	46.6	42.1	41.2
Average Age (Female)	44.2	44.1	45.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	762	10,515	29,584
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$69,337	\$58,755	\$67,683
Average House Value	\$305,231	\$240,543	\$289,651

2020 American Community Survey (ACS)





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