

For Sale or Lease

Entire First Floor New Construction!

1394-2788 SF



For Sale of Lease

First Floor

Charlotte Hwy Frontage



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

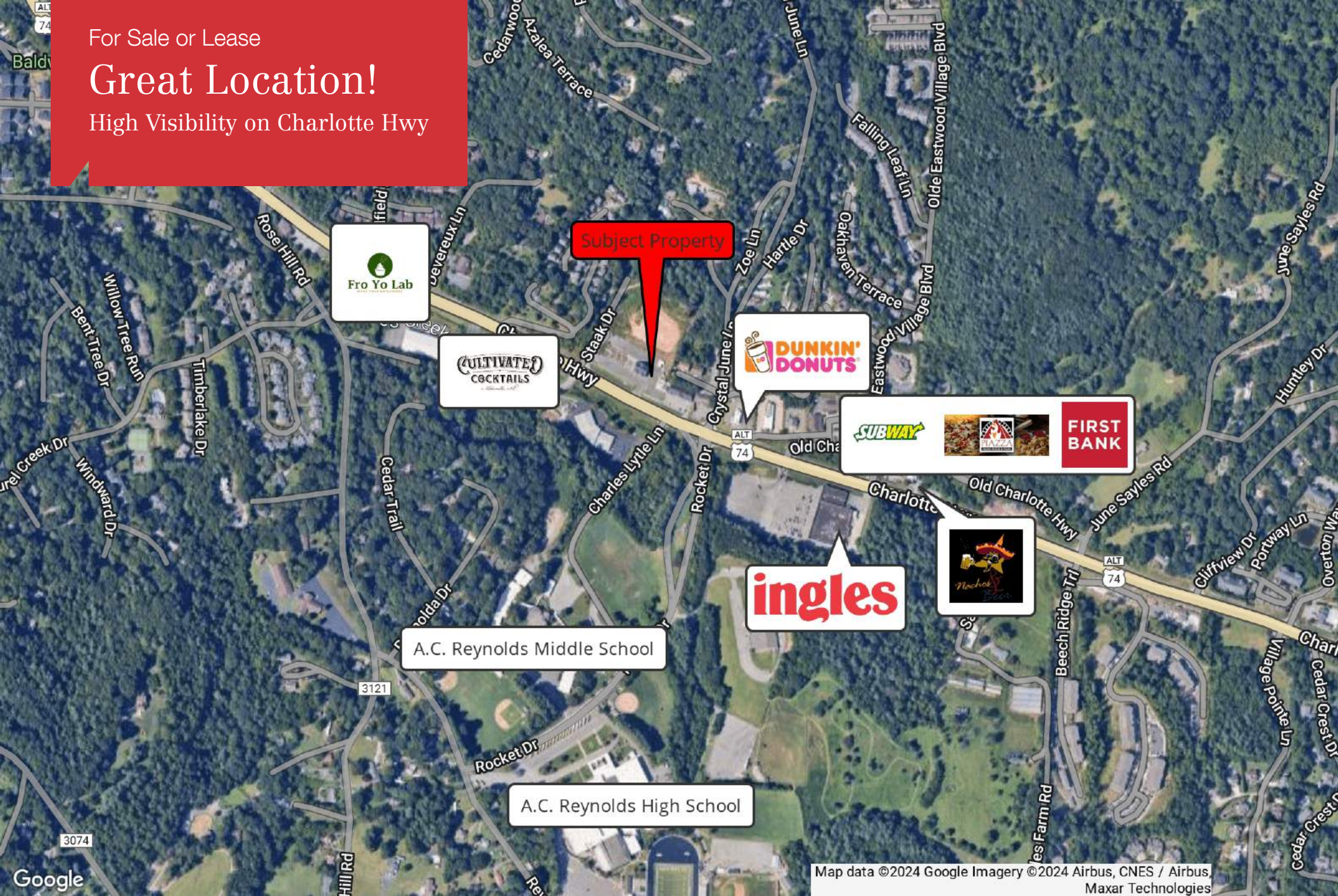
O: 330 718 3311

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Great Location!

High Visibility on Charlotte Hwy



Subject Property



A.C. Reynolds Middle School

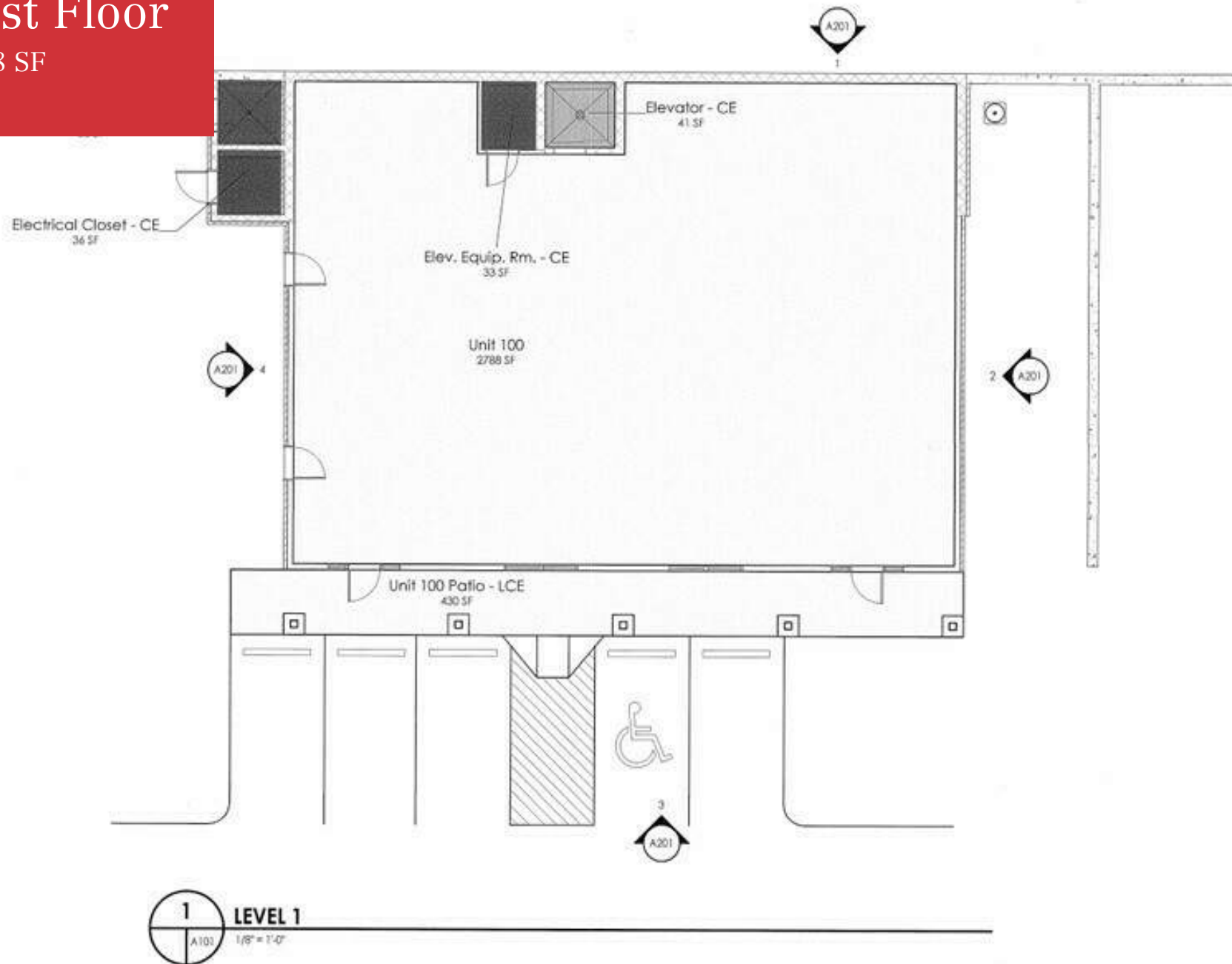
A.C. Reynolds High School

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First Floor

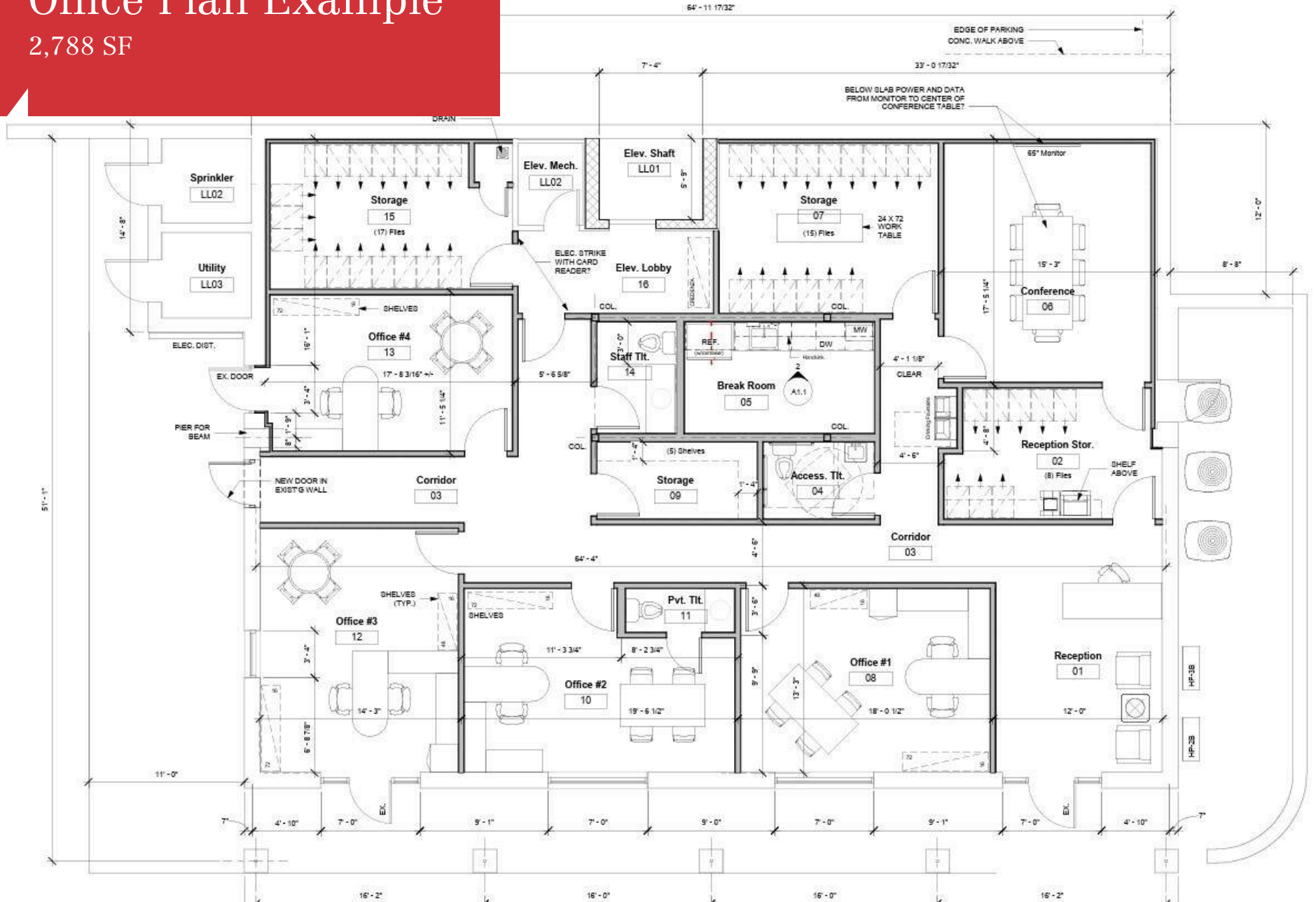
2,788 SF



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Office Plan Example

2,788 SF



Photos

Exterior

Lease or Sale

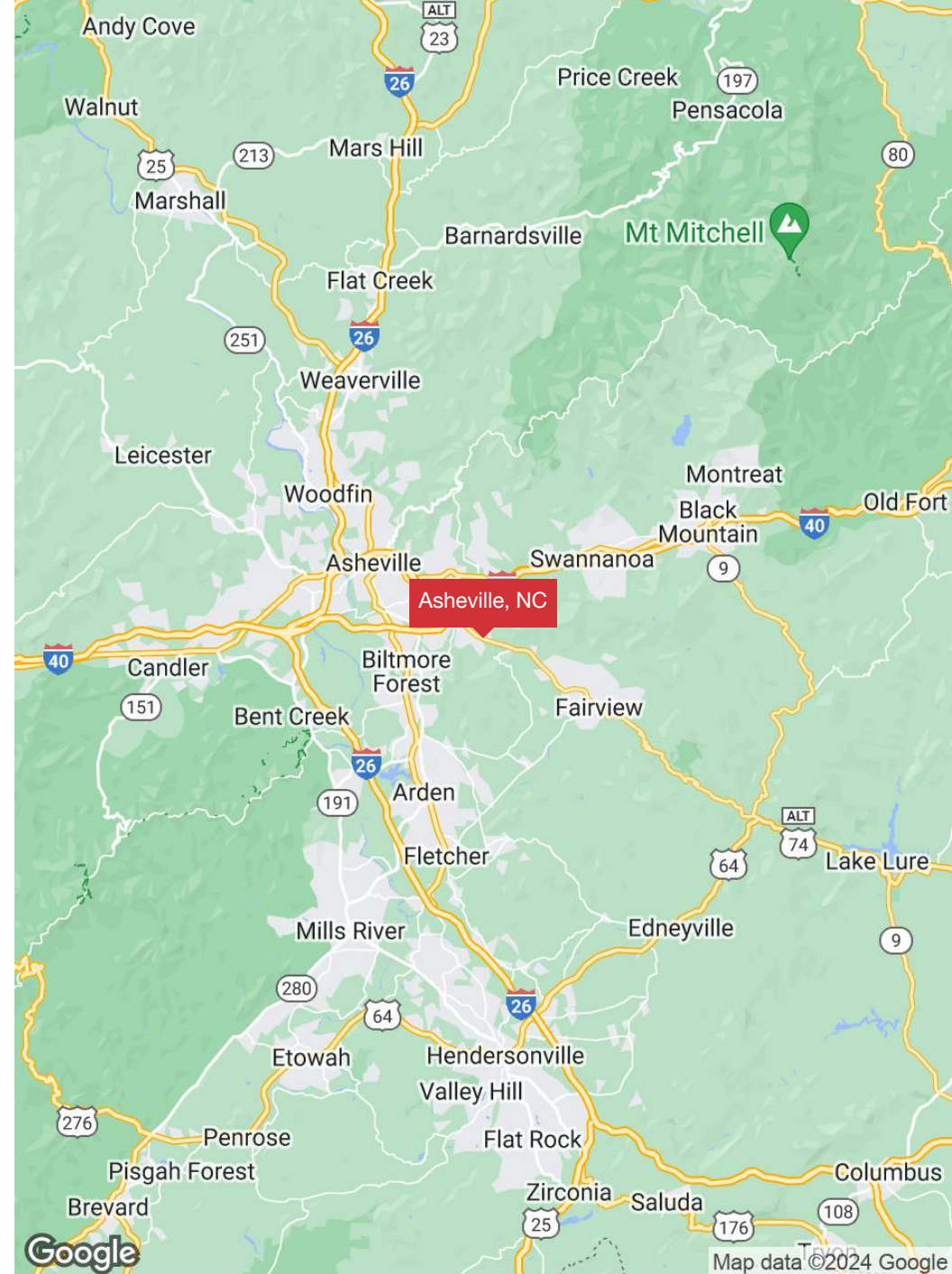
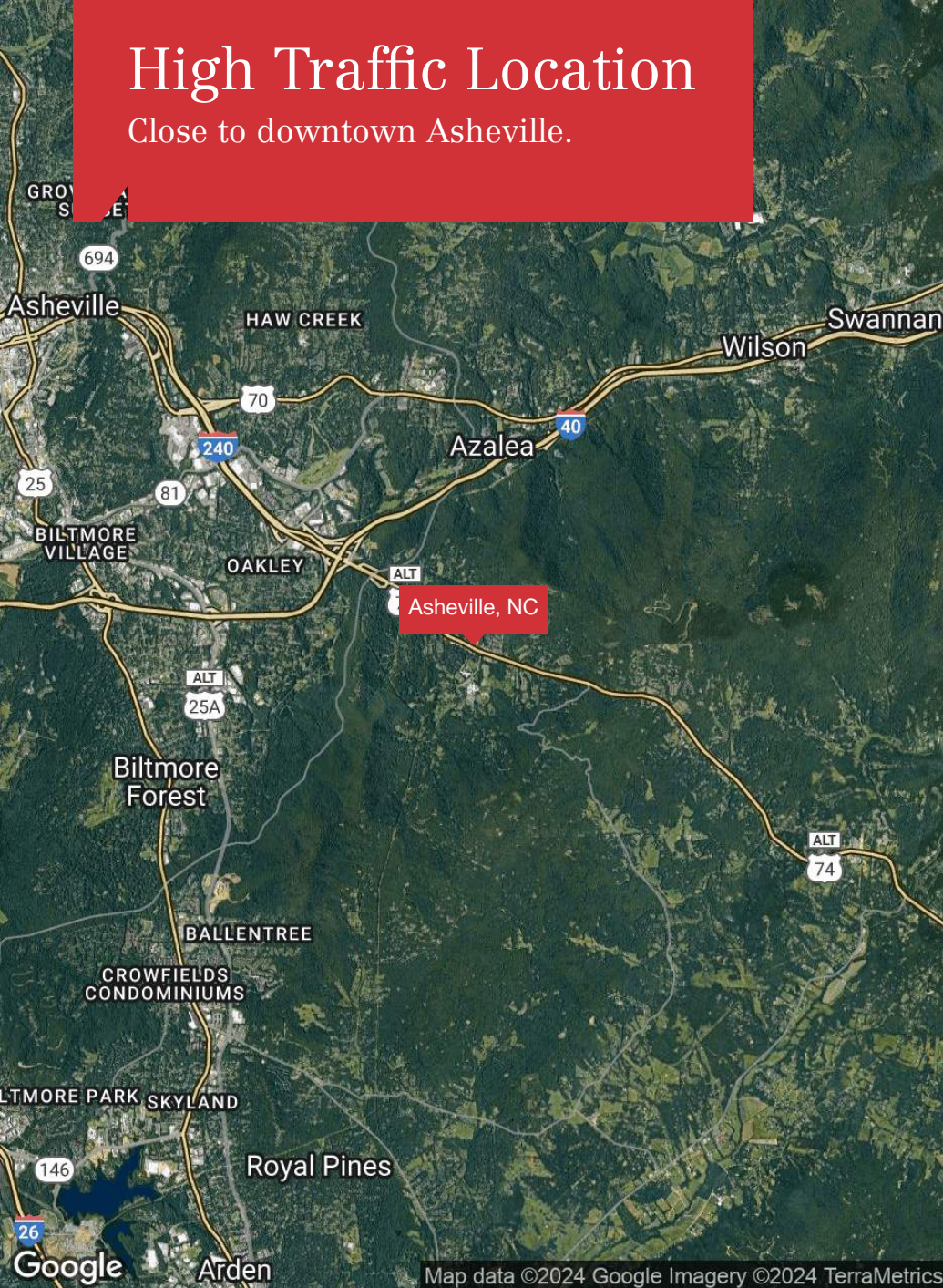


Photos
Interior
Lease or Sale



High Traffic Location

Close to downtown Asheville.



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)

