

FOR SALE
290 Biltmore Avenue
Asheville, NC 28801

contact: 828.768.7098 • jwilson@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$1,800,000

EXCELLENT 0.80±/AC REDEVELOPMENT SITE IN DOWNTOWN ASHEVILLE

* PROPOSED MULTI-FAMILY PLAN



* BILTMORE AVENUE

PROPERTY HIGHLIGHTS

0.80±/acre redevelopment site on popular Biltmore Ave.

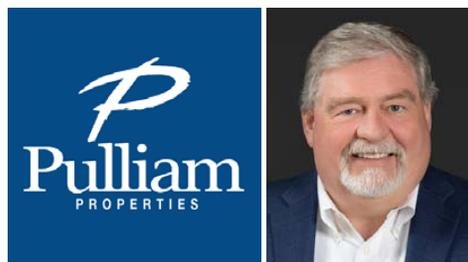
260' Biltmore Ave. frontage with two curb cuts / zoning RB

Possible uses: multi-family, medical office, retail, hotel, etc.

Current tenant is month-to-month, \$2,000/mo

Mission Hospital and medical community nearby

21 minute drive to Asheville Regional Airport (11.7 miles)

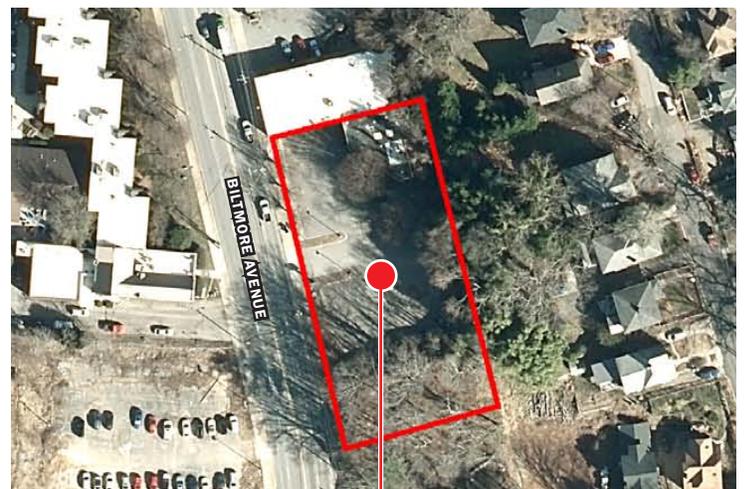


James Wilson
Commercial Broker

Main Office:
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MAP CREDIT: NOAA

AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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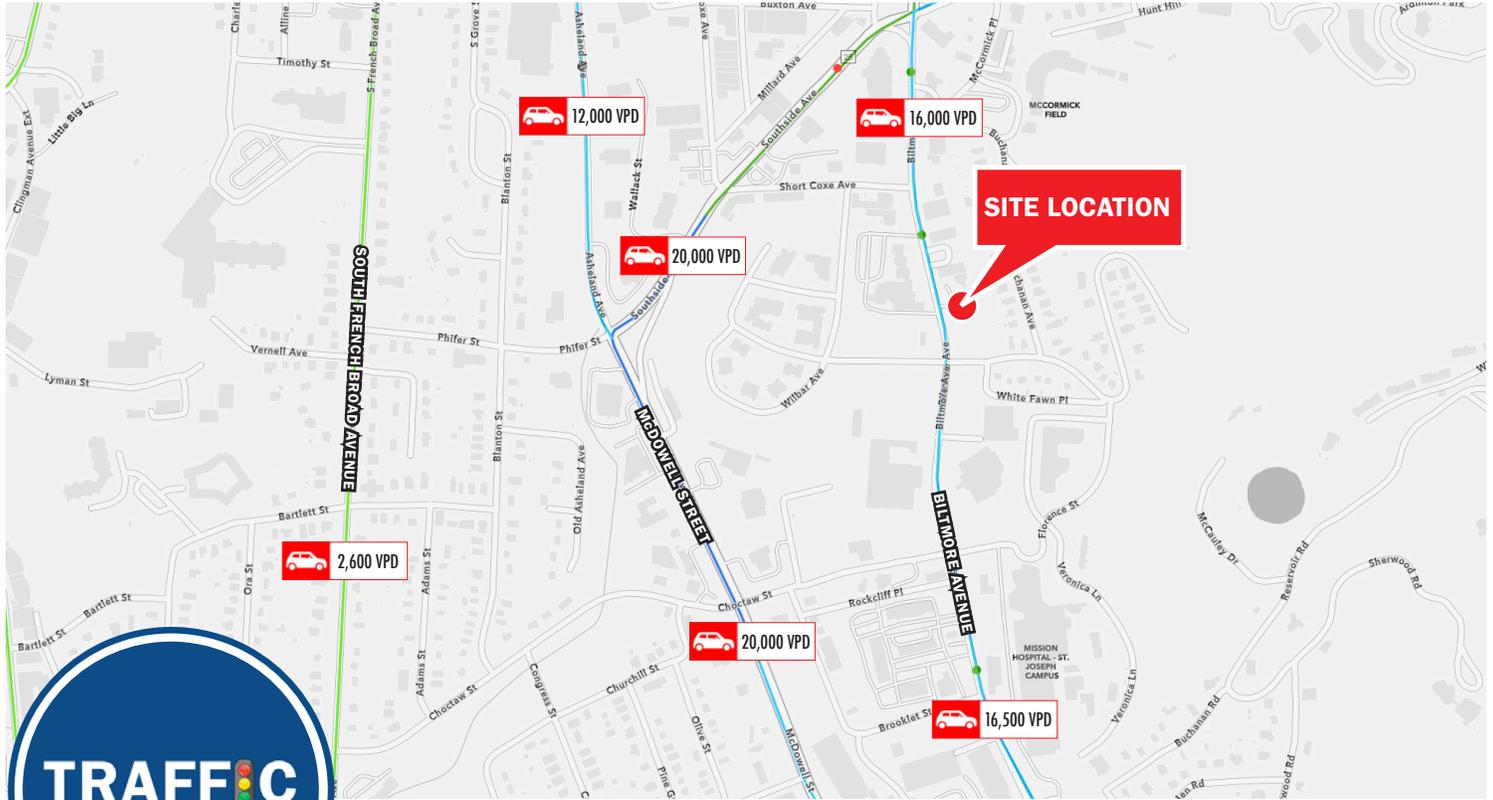
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Biltmore Ave	Short Coxe Ave N	20,934	0.06 mi
Biltmore Ave	Southside Ave N	17,061	0.19 mi
Southside Ave	Church St NE	7,212	0.21 mi
South Charlotte St	Biltmore Ave SW	13,532	0.24 mi
McDowell St	Southside Ave NW	19,471	0.26 mi
Southside Ave	McDowell ST SE	21,050	0.26 mi
Biltmore Ave	Brooklet St S	19,356	0.26 mi



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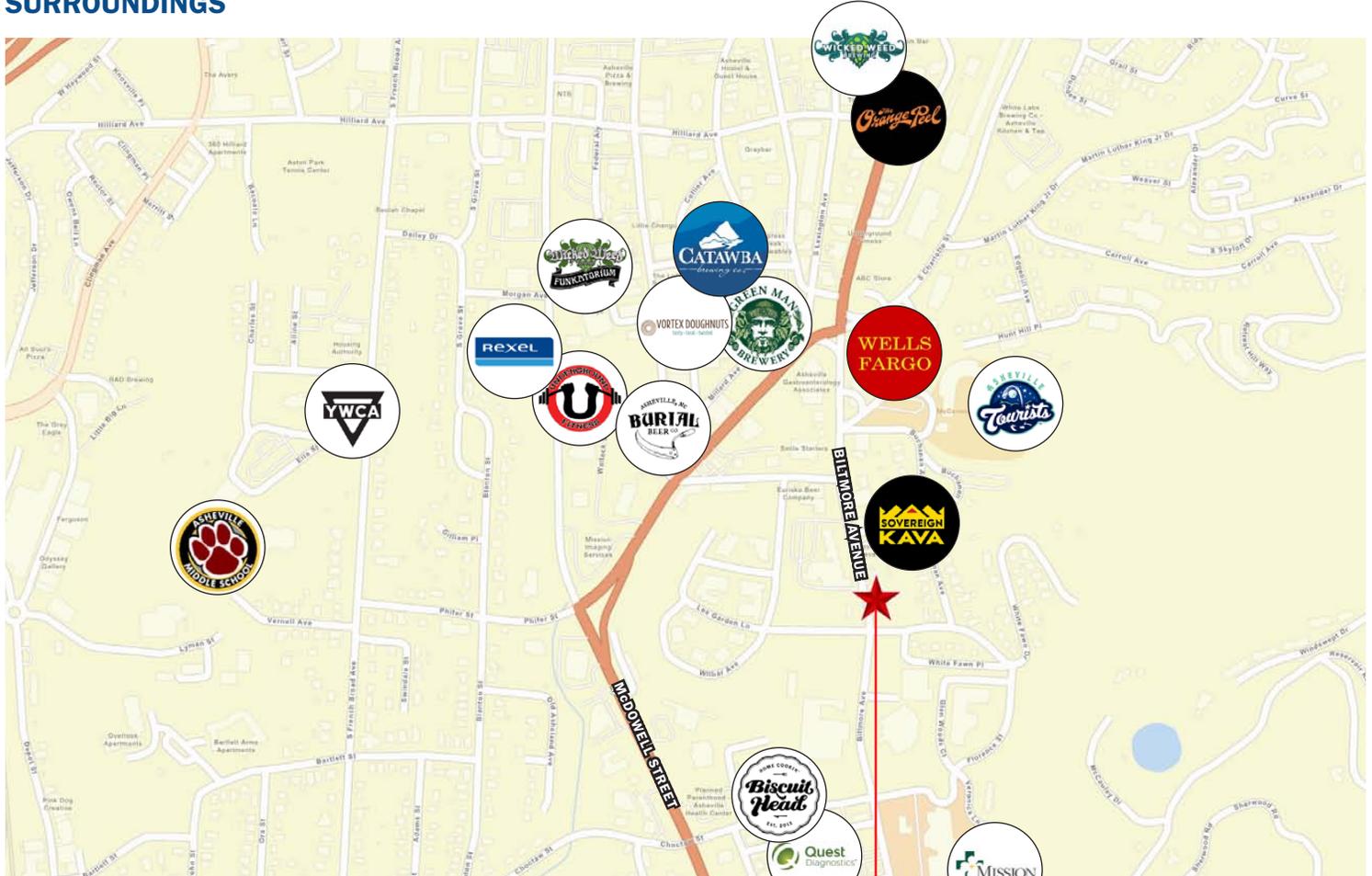
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SURROUNDINGS



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SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	9,327	54,053
Households	4,596	24,709
Median Age	43.20	40.40
Median Household Income	\$47,876	\$65,103
Daytime Employees	29,383	69,330
Population Growth '23 - '28	+3.16%	+2.40%
Household Growth '23 - '28	+3.18%	+2.22%



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