

Likewise



For Sale 6-UNIT NEIGHBORHOOD CENTER IN ASHEVILLE

9 Fallen Spruce Drive, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

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OFFERING SUMMARY

SALE PRICE	\$1,750,000
CURRENT NOI	\$80,853.39
PROJECTED NOI	\$94,713.39

PROPERTY FEATURES

- Six well-maintained units in Northwest Asheville neighborhood center
- Multiple long-term tenants in place with one current vacancy (Unit E)
- Immediate value-add potential and stable cash flow
- Located on 0.50 AC with ample on-site parking
- All tenants operating under NNN leases
- Conveniently located just off of busy New Leicester Highway (\pm 26,500 VPD)
- MLS# 4388863



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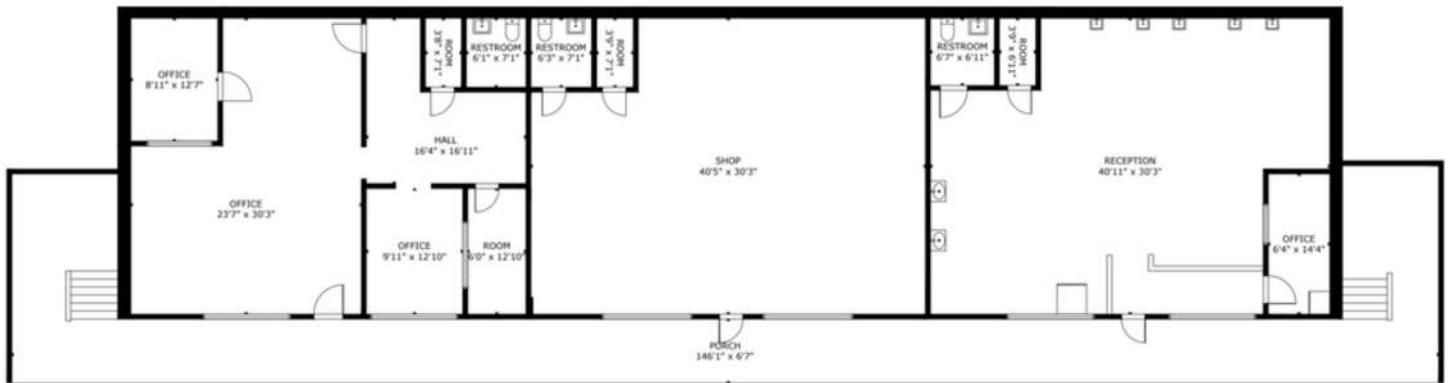
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FLOOR PLAN



FLOOR 2



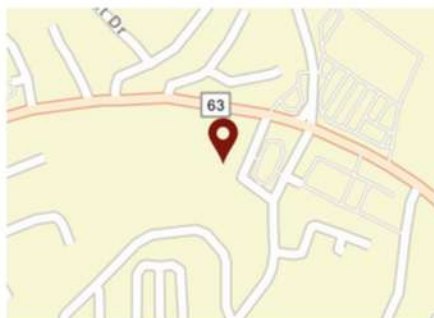
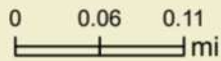
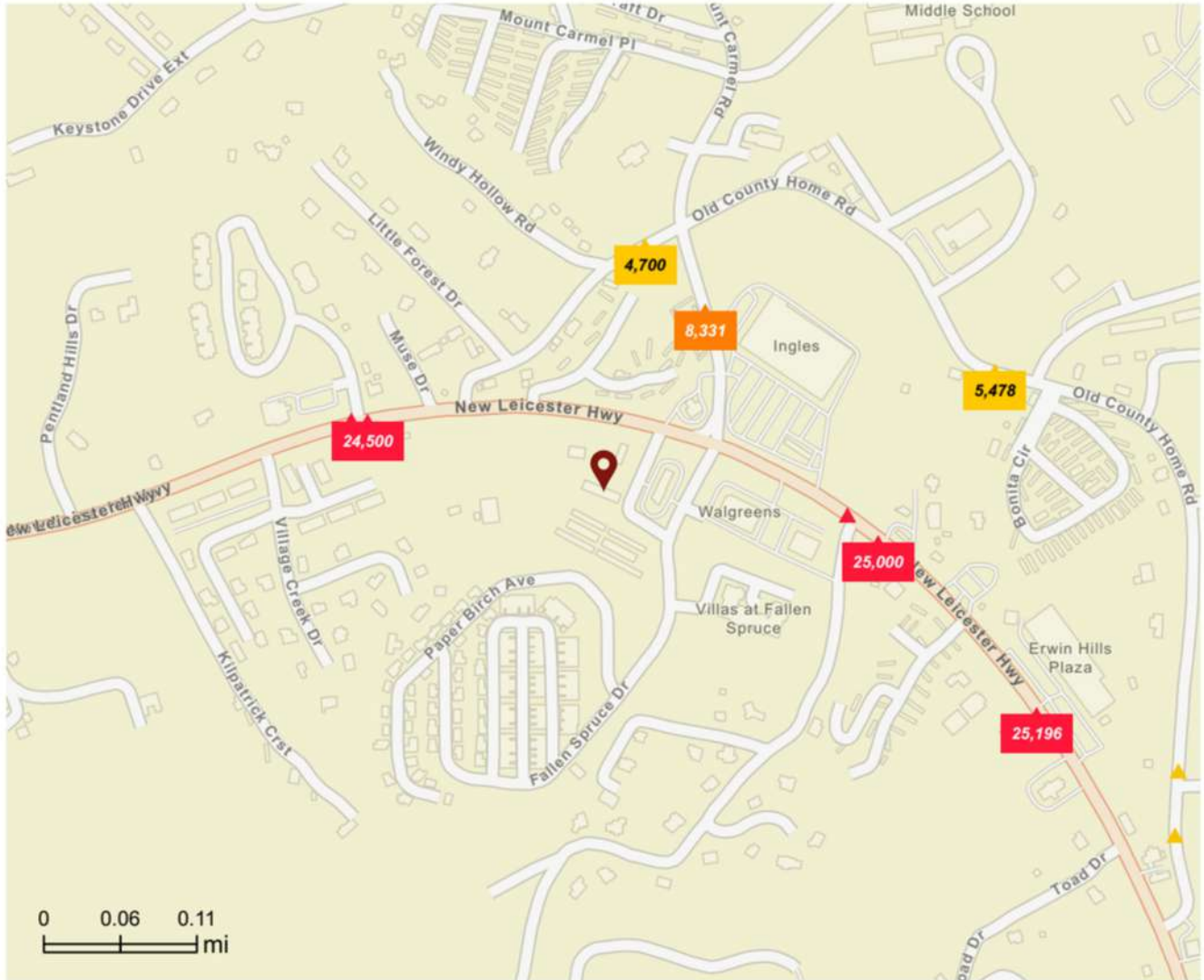
MAIN FLOOR

TOTAL FINISHED AREA:
± 7,737 SF



TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

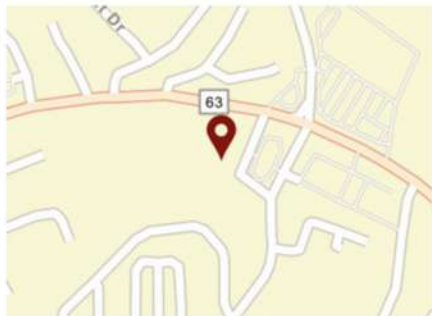
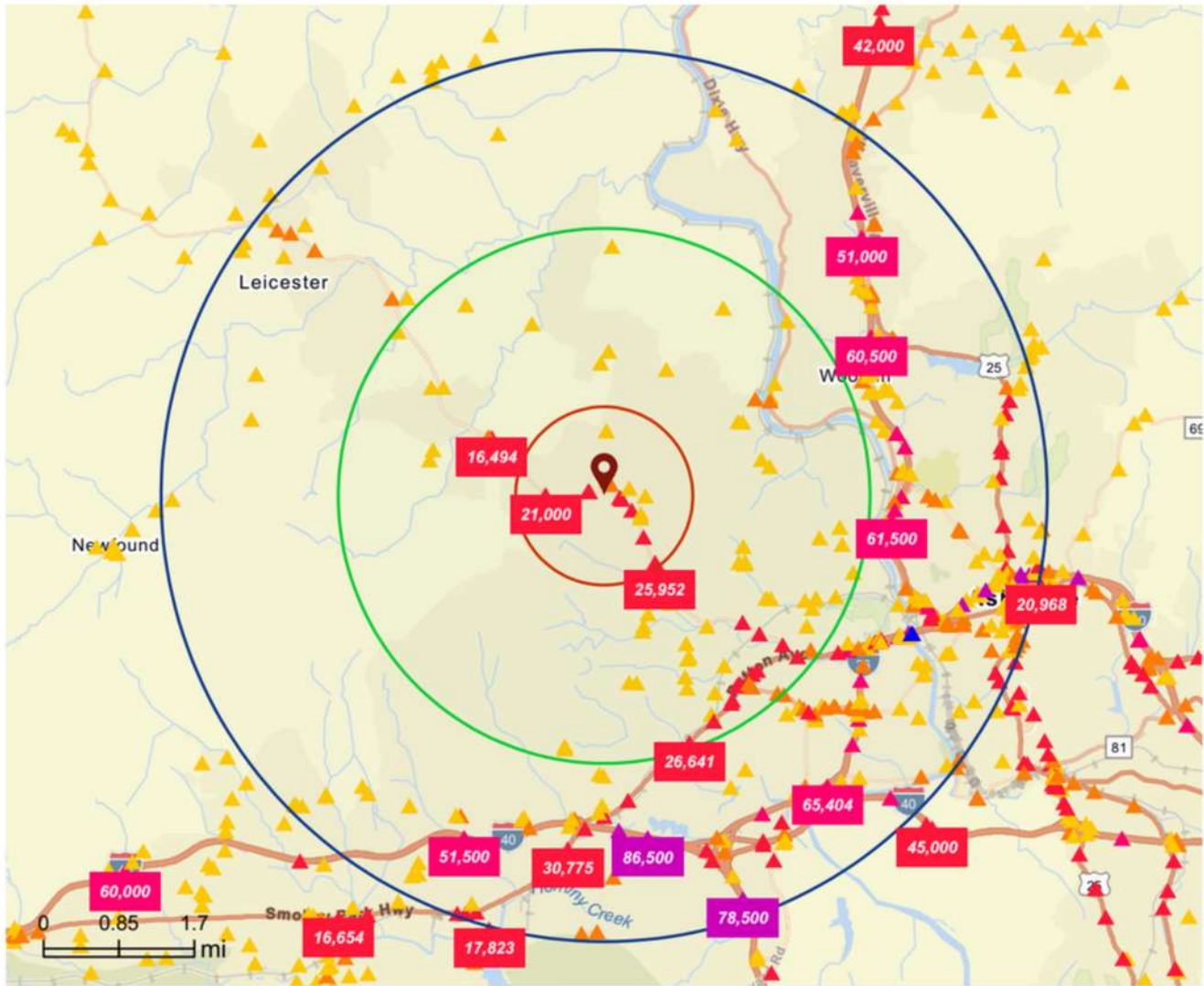
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





TRAFFIC COUNT MAP

1, 3, & 5 mile radius



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





BUSINESS KEY FACTS

1, 3, & 5 mile radius

Key Statistics 1 mile

150

Total Businesses

1,371

Total Employees

\$191M

Total Sales

4.9%

Unemployment Rate

Largest Businesses in Area

25*

100 or More Employees

25*

\$10M+ Annual Sales Vol

Most Employees		
Buncombe, County	Independent	1,400

Highest sales volume		
H & M Constructors	Independent	\$146M

Daytime Population 1 mile

4,944

Total Population

3,940

Total Daytime Population

Ratio of daytime to total population:

0.80

Values > 1.0 mean that more people come to the area during the day than live there.

Suburb 1 mile

Dominant Urbanicity Type

5.0

Avg Number of Employees

48

Total Businesses Per Square Mile

About the Workforce 1 mile

15.1%

Services

22.7%

Trades/Skilled Labor

62.2%

Office Based

Educational Attainment	Percentage
Grad Degree	9.6%
Bach Degree	31%
Assoc Degree	13.5%
Some College	15.3%
GED	4.1%
HS Diploma	18.8%
No Diploma	5.1%
< 9th Grade	2.5%

Tapestry 1 mile

Top 3 segments by household count

D1 Emerging Hub >	650 31.8%
C6 Moderate Metros >	510 24.9%
E5 Rural Versatility >	382 18.7%
Other	503 24.6%

[View comparison table](#)

About the Community 1 mile

2.8% ↑

Pop Growth Rate is 479.2% higher than United States

71

Wealth Index
Below 100 = low Above 100 = high

3.2% ↑

Housing Units Growth Rate is 279% higher than United States.

Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 28806 (Asheville)	States North Carolina	United States of America United States
Restaurants	2.22	1.86	4.67	3.22	2.23	2.45
Health Care & Social Assistance	2.43	2.51	6.15	3.83	3.57	3.76
Retail	4.45	5.16	6.89	7.64	4.64	4.60
Manufacturing	0.61	1.27	1.80	1.28	1.25	1.32
Finance & Insurance	1.42	1.40	2.65	1.96	1.64	1.80
Professional & Tech Services	2.02	2.71	6.60	3.41	3.17	3.60



DEMOGRAPHIC PROFILE

1 Mile Radius

9 Fallen Spruce Drive

KEY FACTS

4,944 Population

37.8 Median Age

2,045 Households

\$54,348 Median Disposable Income

EDUCATION

7.7% No High School Diploma

22.9% High School Graduate

28.8% Some College/Associate's Degree

40.6% Bachelor's/Grad/Prof Degree

INCOME

\$66,255 Median Household Income

\$44,932 Per Capita Income

\$114,485 Median Net Worth

HOUSEHOLD INCOME

Income Range	Percentage
\$500,000+	~1%
\$400,000-499,999	~1%
\$300,000-399,999	~1%
\$250,000-299,999	~1%
\$200,000-249,999	~1%
\$150,000-199,999	~12%
\$125,000-149,999	~6%
\$100,000-124,999	~6%
\$75,000-99,999	~11%
\$60,000-74,999	~8%
\$50,000-59,999	~7%
\$45,000-49,999	~2%
\$40,000-44,999	~7%
\$35,000-39,999	~8%
\$30,000-34,999	~5%
\$25,000-29,999	~3%
\$20,000-24,999	~3%
\$15,000-19,999	~4%
\$10,000-14,999	~4%
\$0-9,999	~3%

EMPLOYMENT

63.7% White Collar

22.7% Blue Collar

15.1% Services

4.9% Unemployment Rate

3 Mile Radius

9 Fallen Spruce Drive

KEY FACTS

30,647 Population

38.6 Median Age

12,742 Households

\$50,270 Median Disposable Income

EDUCATION

8.9% No High School Diploma

25.9% High School Graduate

25.1% Some College/Associate's Degree

40.2% Bachelor's/Grad/Prof Degree

INCOME

\$60,872 Median Household Income

\$37,868 Per Capita Income

\$119,159 Median Net Worth

HOUSEHOLD INCOME

Income Range	Percentage
\$500,000+	~1%
\$400,000-499,999	~1%
\$300,000-399,999	~1%
\$250,000-299,999	~1%
\$200,000-249,999	~3%
\$150,000-199,999	~8%
\$125,000-149,999	~6%
\$100,000-124,999	~7%
\$75,000-99,999	~10%
\$60,000-74,999	~10%
\$50,000-59,999	~7%
\$45,000-49,999	~3%
\$40,000-44,999	~5%
\$35,000-39,999	~7%
\$30,000-34,999	~6%
\$25,000-29,999	~4%
\$20,000-24,999	~4%
\$15,000-19,999	~4%
\$10,000-14,999	~4%
\$0-9,999	~3%

EMPLOYMENT

59.1% White Collar

25.6% Blue Collar

20.1% Services

7.3% Unemployment Rate



DEMOGRAPHIC PROFILE

