

# Freestanding Retail

High traffic count - Perfect for daycare & professional services

OFFERING MEMORANDUM | 2935 NEW LEICESTER HIGHWAY | LEICESTER, NC

Exclusively Listed by

**Jake Mossman, SRS - Broker, CCIM Candidate** | (828) 367-9148 | [jakemossman@gmail.com](mailto:jakemossman@gmail.com) | NC 325658, NM 42567, NC & NM

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**KW COMMERCIAL - GLOBAL**

1221 South MoPac Expressway  
Austin, TX 78746

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01

# Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

# Executive Summary



## Property Highlights

- 2520 square foot free standing retail building on a .98 acre lot
- Located just 18 minutes from Downtown Asheville
- Premium visibility on state maintained New Leicester Highway NC 63
- Strong traffic flow, easy access, and excellent commercial exposure
- Originally built for daycare use, now operating as a convenience store and food truck hub
- Flexible layout suited for retail, boutique fitness, daycare, medical services, office suites, church or community center, studio, showroom, or specialty food concepts
- Welcoming 196 square foot foyer with adjacent office and convertible storage room
- Expansive 1585 square foot main room ideal for showroom display, merchandising, classrooms, or open plan workspaces
- Interior features include two bathrooms, a dedicated shower room, kitchenette, mechanicals room, and rear loading area with loading dock access
- Served by its own well and an expanded advanced liquid waste system
- Large parking lot with at least 18 full spaces and designated entrance and exit
- Ample room for food trucks, drive around traffic flow, or event style outdoor setups
- Durable block construction with brick facade and concrete slab floor
- Low maintenance and ready for immediate occupancy
- Offers both visibility and adaptability in a high growth Buncombe County corridor

<b>Price:</b>	\$479,900
<b>Building SF:</b>	2,520
<b>Price / SF:</b>	\$190
<b>Occupancy:</b>	Tenant - mo/mo
<b>Lot Size:</b>	0.98 Acres
<b>Frontage:</b>	165
<b>Year Built:</b>	1977
<b>Parking:</b>	18

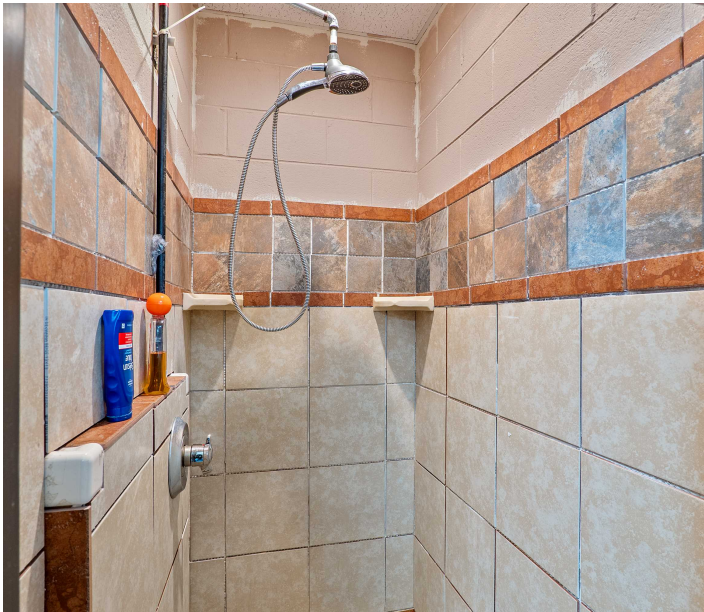


# Property Photos





# Property Photos







02

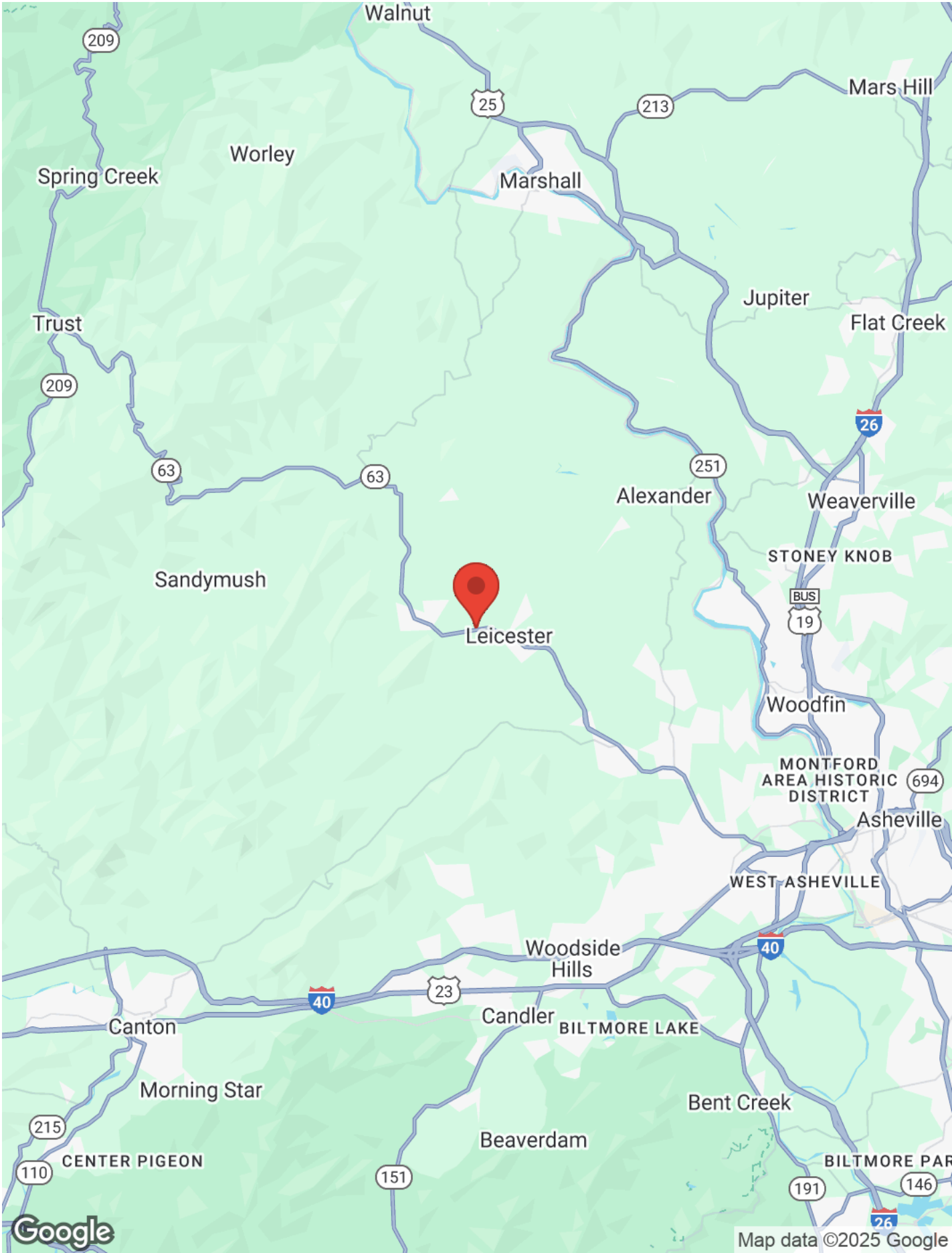
# Location Information

REGIONAL MAP

LOCATION MAPS

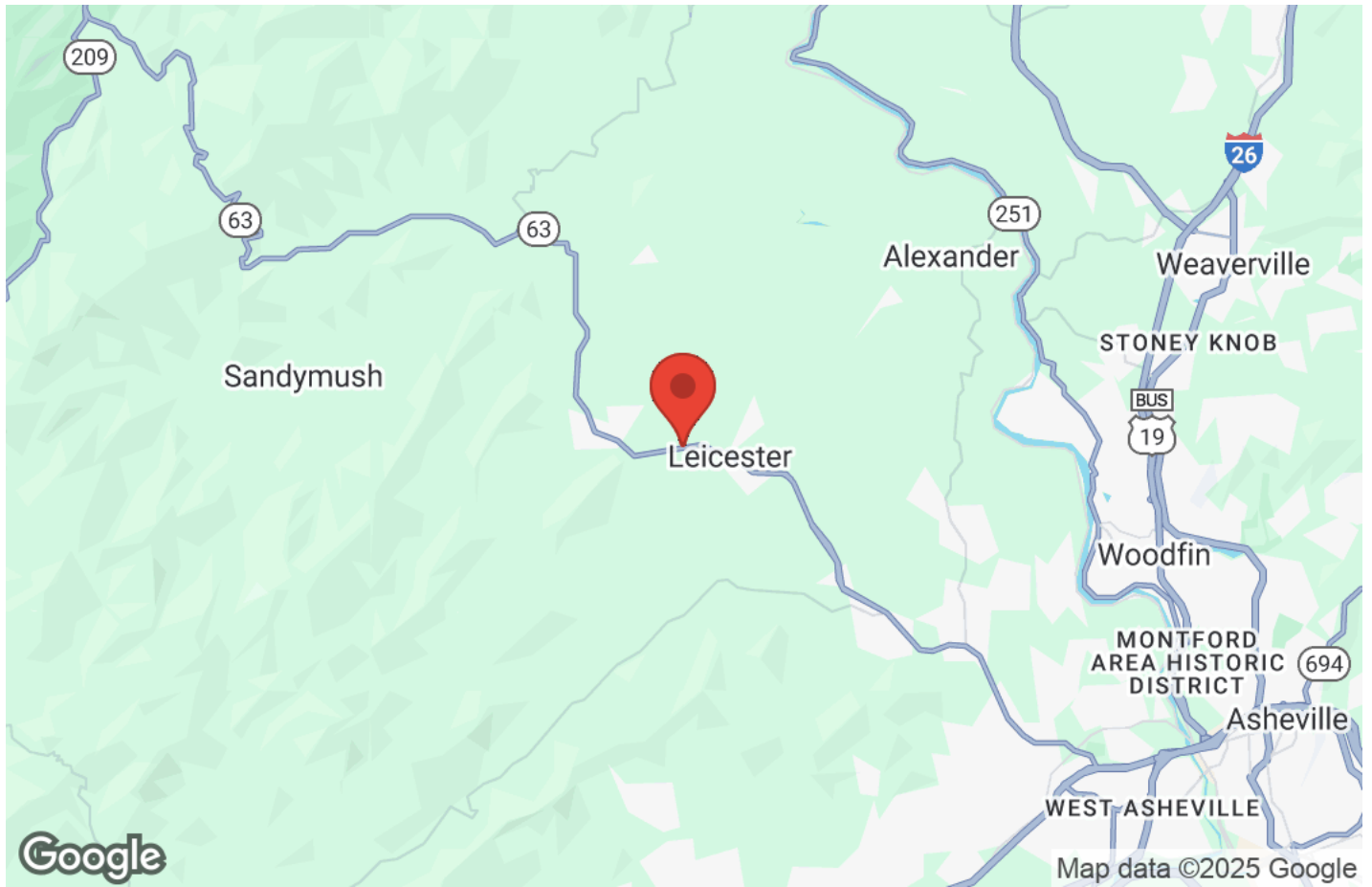
AERIAL MAP

# Regional Map





# Location Maps





# Aerial Map





A detailed architectural line drawing of modern, multi-story buildings with various balconies and window arrangements, rendered in a light gray line-art style. The drawing is positioned on the right side of the page, with some lines extending towards the left.

# 03

## Trade Area Overview

BUSINESS MAP

DEMOGRAPHICS

# Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748  
2935 New Leicester Hwy, Leicester, North Carolina, 28748  
Drive time of 5 minutes



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	93	\$28,433.57	\$15,951,231
44-45	Retail Trade	94	\$24,388.13	\$13,681,743
722	Food Services & Drinking Places	86	\$4,045.43	\$2,269,488

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	97	\$3,119.84	\$1,750,233
4411	Automobile Dealers	94	\$2,618.68	\$1,469,082
4412	Other Motor Vehicle Dealers	115	\$252.60	\$141,709
4413	Auto Parts, Accessories & Tire Stores	105	\$248.56	\$139,442
442	Furniture and Home Furnishings Stores	92	\$914.71	\$513,150
4421	Furniture Stores	92	\$590.63	\$331,344
4422	Home Furnishings Stores	93	\$324.07	\$181,806
443, 4431	Electronics and Appliance Stores	87	\$247.26	\$138,713
444	Bldg Material & Garden Equipment & Supplies Dealers	102	\$1,413.19	\$792,802
4441	Building Material and Supplies Dealers	101	\$1,272.73	\$714,001
4442	Lawn and Garden Equipment and Supplies Stores	104	\$140.47	\$78,801
445	Food and Beverage Stores	92	\$5,229.91	\$2,933,978
4451	Grocery Stores	92	\$4,906.74	\$2,752,683
4452	Specialty Food Stores	90	\$161.16	\$90,408
4453	Beer, Wine, and Liquor Stores	90	\$162.01	\$90,888
446, 4461	Health and Personal Care Stores	96	\$795.65	\$446,358
447, 4471	Gasoline Stations	104	\$3,990.31	\$2,238,564
448	Clothing and Clothing Accessories Stores	87	\$1,103.16	\$618,873
4481	Clothing Stores	87	\$872.71	\$489,588
4482	Shoe Stores	87	\$214.08	\$120,099
4483	Jewelry, Luggage, and Leather Goods Stores	80	\$16.37	\$9,186
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	83	\$387.02	\$217,120
4511	Sporting Goods, Hobby, and Musical Inst Stores	84	\$311.41	\$174,700
4512	Book Stores and News Dealers	79	\$75.61	\$42,420
452	General Merchandise Stores	93	\$4,104.84	\$2,302,813
4522	Department Stores	86	\$342.02	\$191,875
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	93	\$3,762.81	\$2,110,938



# Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748  
2935 New Leicester Hwy, Leicester, North Carolina, 28748  
Drive time of 5 minutes



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	95	\$594.80	\$333,685
4531	Florists	106	\$30.63	\$17,181
4532	Office Supplies, Stationery, and Gift Stores	85	\$85.64	\$48,042
4533	Used Merchandise Stores	85	\$74.75	\$41,936
4539	Other Miscellaneous Store Retailers	98	\$403.79	\$226,526
454	Nonstore Retailers	89	\$2,487.44	\$1,395,454
4541	Electronic Shopping and Mail-Order Houses	90	\$2,144.09	\$1,202,832
4542	Vending Machine Operators	97	\$44.90	\$25,188
4543	Direct Selling Establishments	83	\$298.46	\$167,434
722	Food Services & Drinking Places	86	\$4,045.43	\$2,269,488
7223	Special Food Services	85	\$14.40	\$8,077
7224	Drinking Places (Alcoholic Beverages)	76	\$92.45	\$51,865
7225	Restaurants and Other Eating Places	87	\$3,938.59	\$2,209,547

Data Note:The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

# Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748  
2935 New Leicester Hwy, Leicester, North Carolina, 28748  
Drive time of 10 minutes



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	91	\$27,900.65	\$153,593,070
44-45	Retail Trade	93	\$23,913.80	\$131,645,484
722	Food Services & Drinking Places	85	\$3,986.85	\$21,947,586

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	94	\$3,021.89	\$16,635,506
4411	Automobile Dealers	92	\$2,543.03	\$13,999,383
4412	Other Motor Vehicle Dealers	109	\$239.33	\$1,317,508
4413	Auto Parts, Accessories & Tire Stores	101	\$239.53	\$1,318,615
442	Furniture and Home Furnishings Stores	89	\$886.99	\$4,882,868
4421	Furniture Stores	90	\$576.55	\$3,173,894
4422	Home Furnishings Stores	89	\$310.44	\$1,708,974
443, 4431	Electronics and Appliance Stores	87	\$247.03	\$1,359,883
444	Bldg Material & Garden Equipment & Supplies Dealers	96	\$1,340.41	\$7,378,981
4441	Building Material and Supplies Dealers	96	\$1,206.15	\$6,639,871
4442	Lawn and Garden Equipment and Supplies Stores	99	\$134.26	\$739,109
445	Food and Beverage Stores	91	\$5,168.98	\$28,455,242
4451	Grocery Stores	91	\$4,851.20	\$26,705,830
4452	Specialty Food Stores	89	\$159.38	\$877,375
4453	Beer, Wine, and Liquor Stores	88	\$158.41	\$872,037
446, 4461	Health and Personal Care Stores	95	\$787.61	\$4,335,803
447, 4471	Gasoline Stations	101	\$3,864.73	\$21,275,329
448	Clothing and Clothing Accessories Stores	87	\$1,097.85	\$6,043,652
4481	Clothing Stores	87	\$867.77	\$4,777,084
4482	Shoe Stores	86	\$213.66	\$1,176,188
4483	Jewelry, Luggage, and Leather Goods Stores	80	\$16.42	\$90,380
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	84	\$389.23	\$2,142,698
4511	Sporting Goods, Hobby, and Musical Inst Stores	85	\$312.28	\$1,719,083
4512	Book Stores and News Dealers	81	\$76.95	\$423,615
452	General Merchandise Stores	92	\$4,055.33	\$22,324,569
4522	Department Stores	86	\$341.07	\$1,877,609
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	92	\$3,714.25	\$20,446,960

# Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748  
2935 New Leicester Hwy, Leicester, North Carolina, 28748  
Drive time of 10 minutes



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	93	\$584.92	\$3,220,011
4531	Florists	101	\$29.08	\$160,090
4532	Office Supplies, Stationery, and Gift Stores	85	\$85.54	\$470,921
4533	Used Merchandise Stores	85	\$74.47	\$409,939
4539	Other Miscellaneous Store Retailers	96	\$395.83	\$2,179,062
454	Nonstore Retailers	89	\$2,468.84	\$13,590,942
4541	Electronic Shopping and Mail-Order Houses	89	\$2,125.54	\$11,701,109
4542	Vending Machine Operators	96	\$44.29	\$243,795
4543	Direct Selling Establishments	83	\$299.01	\$1,646,039
722	Food Services & Drinking Places	85	\$3,986.85	\$21,947,586
7223	Special Food Services	84	\$14.25	\$78,465
7224	Drinking Places (Alcoholic Beverages)	77	\$93.49	\$514,681
7225	Restaurants and Other Eating Places	85	\$3,879.10	\$21,354,440

Data Note:The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



# Retail Demand by Industry

2935 New Leicester Hwy, Leicester, North Carolina, 28748  
2935 New Leicester Hwy, Leicester, North Carolina, 28748  
Drive time of 15 minutes



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	89	\$27,139.26	\$341,710,362
44-45	Retail Trade	90	\$23,228.74	\$292,473,055
722	Food Services & Drinking Places	83	\$3,910.52	\$49,237,307

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	91	\$2,925.75	\$36,838,137
4411	Automobile Dealers	89	\$2,468.84	\$31,085,200
4412	Other Motor Vehicle Dealers	104	\$228.13	\$2,872,439
4413	Auto Parts, Accessories & Tire Stores	97	\$228.77	\$2,880,498
442	Furniture and Home Furnishings Stores	87	\$865.31	\$10,895,128
4421	Furniture Stores	87	\$562.41	\$7,081,270
4422	Home Furnishings Stores	87	\$302.90	\$3,813,858
443, 4431	Electronics and Appliance Stores	85	\$243.74	\$3,068,985
444	Bldg Material & Garden Equipment & Supplies Dealers	93	\$1,290.26	\$16,245,619
4441	Building Material and Supplies Dealers	92	\$1,160.99	\$14,618,055
4442	Lawn and Garden Equipment and Supplies Stores	95	\$129.26	\$1,627,564
445	Food and Beverage Stores	89	\$5,042.04	\$63,484,283
4451	Grocery Stores	89	\$4,731.38	\$59,572,828
4452	Specialty Food Stores	87	\$155.84	\$1,962,225
4453	Beer, Wine, and Liquor Stores	86	\$154.81	\$1,949,231
446, 4461	Health and Personal Care Stores	92	\$765.33	\$9,636,210
447, 4471	Gasoline Stations	96	\$3,681.53	\$46,354,136
448	Clothing and Clothing Accessories Stores	85	\$1,078.60	\$13,580,704
4481	Clothing Stores	85	\$852.06	\$10,728,315
4482	Shoe Stores	85	\$210.15	\$2,646,057
4483	Jewelry, Luggage, and Leather Goods Stores	80	\$16.39	\$206,332
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	83	\$386.66	\$4,868,419
4511	Sporting Goods, Hobby, and Musical Inst Stores	84	\$309.40	\$3,895,660
4512	Book Stores and News Dealers	81	\$77.26	\$972,758
452	General Merchandise Stores	89	\$3,949.79	\$49,731,819
4522	Department Stores	85	\$335.51	\$4,224,344
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	90	\$3,614.29	\$45,507,476

# Retail Demand by Industry

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Drive time of 15 minutes



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	91	\$568.49	\$7,157,843
4531	Florists	97	\$27.90	\$351,261
4532	Office Supplies, Stationery, and Gift Stores	84	\$84.43	\$1,063,076
4533	Used Merchandise Stores	84	\$73.58	\$926,429
4539	Other Miscellaneous Store Retailers	93	\$382.58	\$4,817,076
454	Nonstore Retailers	87	\$2,431.24	\$30,611,771
4541	Electronic Shopping and Mail-Order Houses	88	\$2,083.38	\$26,231,884
4542	Vending Machine Operators	93	\$42.79	\$538,817
4543	Direct Selling Establishments	85	\$305.06	\$3,841,070
722	Food Services & Drinking Places	83	\$3,910.52	\$49,237,307
7223	Special Food Services	83	\$14.04	\$176,752
7224	Drinking Places (Alcoholic Beverages)	77	\$94.09	\$1,184,660
7225	Restaurants and Other Eating Places	84	\$3,802.39	\$47,875,894

Data Note:The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.





04

# Agent Profile

PROFESSIONAL BIO




DISCLAIMER

# Professional Bio



## **Jake Mossman, SRS**

Broker, CCIM Candidate

 (828) 367-9148  
 jakemossman@gmail.com  
 NC 325658, NM 42567, NC & NM

With two decades of full-time experience in both Commercial and Residential real estate brokerage, Jake Mossman brings a results-oriented and strategic approach to every assignment. His mission is clear: to maximize property value, streamline the transaction process, and deliver exceptional service grounded in transparency, integrity, and expertise. From preparing assets for market to negotiating complex deals, Jake serves as a trusted advisor and strong advocate for his clients at every stage.

As a member of KW Commercial and the CCIM Institute, Jake specializes in the marketing and sale of Commercial properties, land, and Residential homes—including luxury listings—throughout Western North Carolina and Southern New Mexico. His deep understanding of market dynamics, pricing strategy, and buyer behavior allows him to position properties competitively and attract serious, qualified buyers. With a high-touch, detail-focused approach, he ensures every listing stands out and achieves optimal results.

Jake holds himself to the highest standards of professionalism and client care. He believes that trust is earned through results and that every client relationship is built on respect, communication, and loyalty. For him, real estate is not just about closing transactions—it's about creating success through service and strategy.



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# This Text is Catchy Headline of the Property

OFFERING MEMORANDUM | 3100 EAST LAKE MEAD BOULEVARD | NORTH LAS VEGAS, NV

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