



396 NEW LEICESTER HIGHWAY

ASHEVILLE, NC

SALE INFORMATION

MARKET ASHEVILLE, NC



396 New Leicester Highway, Asheville, NC 28806

For Sale: \$795,000

Positioned along the highly traveled New Leicester Highway (NC-63), 396 New Leicester Highway presents an excellent opportunity to acquire a well-located commercial asset in one of West Asheville's most active growth corridors. This 2,544 SF building benefits from outstanding visibility and accessibility along a primary commuter route connecting the rapidly expanding Leicester community to Asheville.

Located just ± 4 miles northwest of Asheville's vibrant downtown, the property enjoys strong daily traffic counts estimated between 20,000 and 33,000 vehicles per day, delivering consistent "drive-home" exposure ideal for a wide range of commercial uses. The surrounding corridor is characterized by a dynamic mix of neighborhood retail, dining, and service-oriented businesses, making it a proven destination for both local residents and commuters.

The property is supported by a robust and growing customer base, with over 99,000 residents within a 5-mile radius and continued population growth projected in the coming years. This combination of strong demographics, high visibility, and strategic location makes the site well-suited for owner-users, investors, or businesses seeking to establish or expand their presence in the West Asheville market. The building features a functional layout including a reception area, full kitchen, two restrooms, four private offices on the first floor, and a second floor with two large workrooms and additional storage.





PHOTOS









Ingles

Incoming Publix Grocery Anchor
Confirmed Development

Walgreens

Subject Site

DOLLAR GENERAL

ZAXBY'S **McDonald's** **DUNKIN' DONUTS**

CVS pharmacy

LOCATION MAP



Subject Site

Downtown Asheville

MISSION HEALTH

AVL
ASHEVILLE REGIONAL AIRPORT

LOCATION OVERVIEW

396 New Leicester Highway is strategically positioned along New Leicester Highway (NC-63), a primary commercial and commuter corridor serving West Asheville and the growing Leicester community. Located approximately four miles northwest of downtown Asheville. The corridor experiences strong daily traffic volumes seeing roughly 20,000–33,000 vehicles per day along the highway. This steady commuter flow provides consistent “drive-home” exposure for businesses and supports a mix of neighborhood retail, dining, and service establishments. Within a 5-mile radius, the population exceeds 99,000 residents, with continued growth projected over the next several years.



Map data ©2026 Google

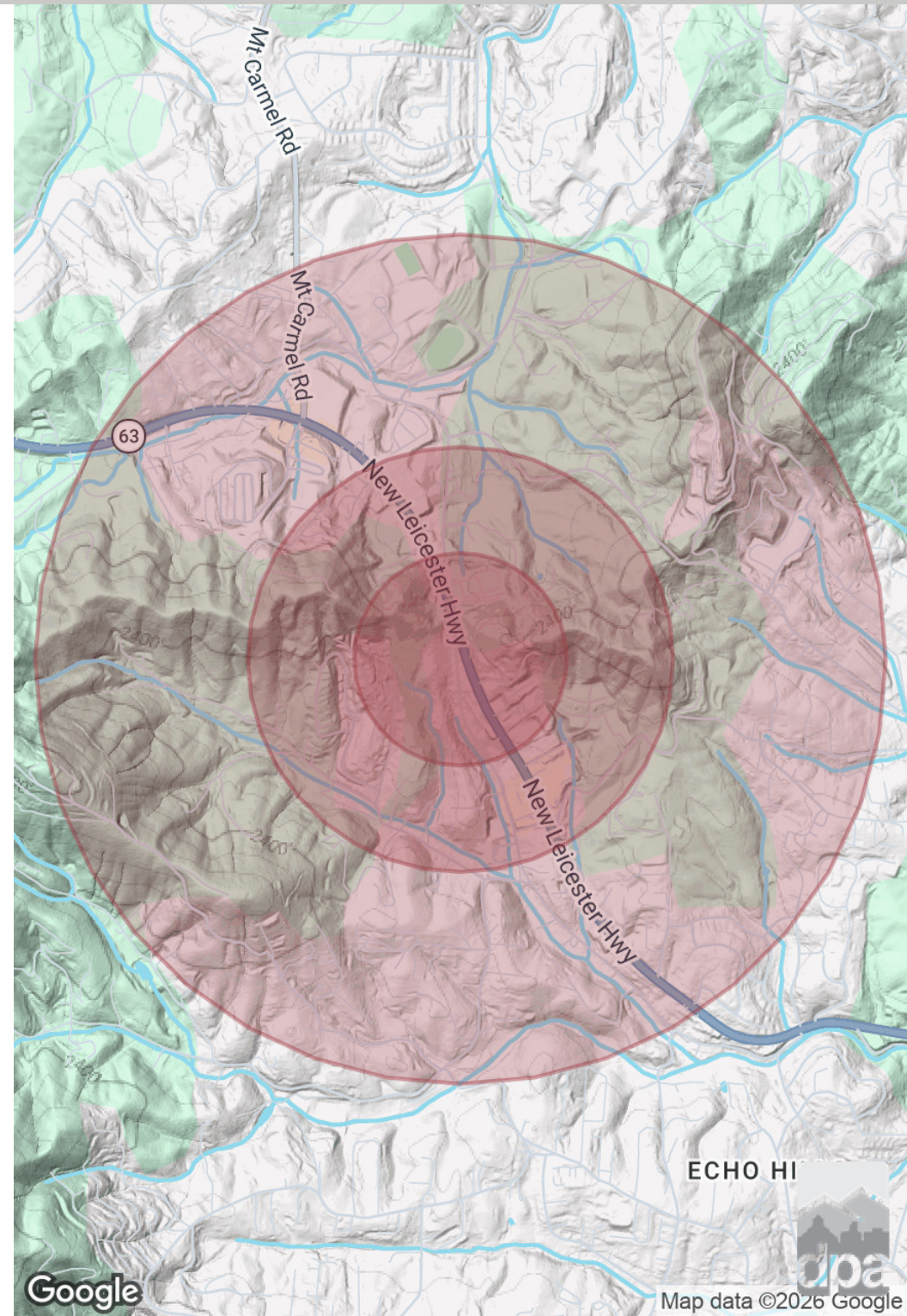


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	332	1,266	3,989
Average Age	30.7	30.7	34.1
Average Age (Male)	30.2	30.3	33.4
Average Age (Female)	32.4	32.0	34.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	416	1,401
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$73,887	\$73,051	\$78,529
Average House Value	\$262,692	\$259,580	\$288,276

2023 American Community Survey (ACS)



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