



Dewey Property Advisors



# RETAIL BUILDING AVAILABLE

186-188 COXE AVENUE | ASHEVILLE, NC 28801



## EXECUTIVE SUMMARY

**For Sale: \$1,600,000**

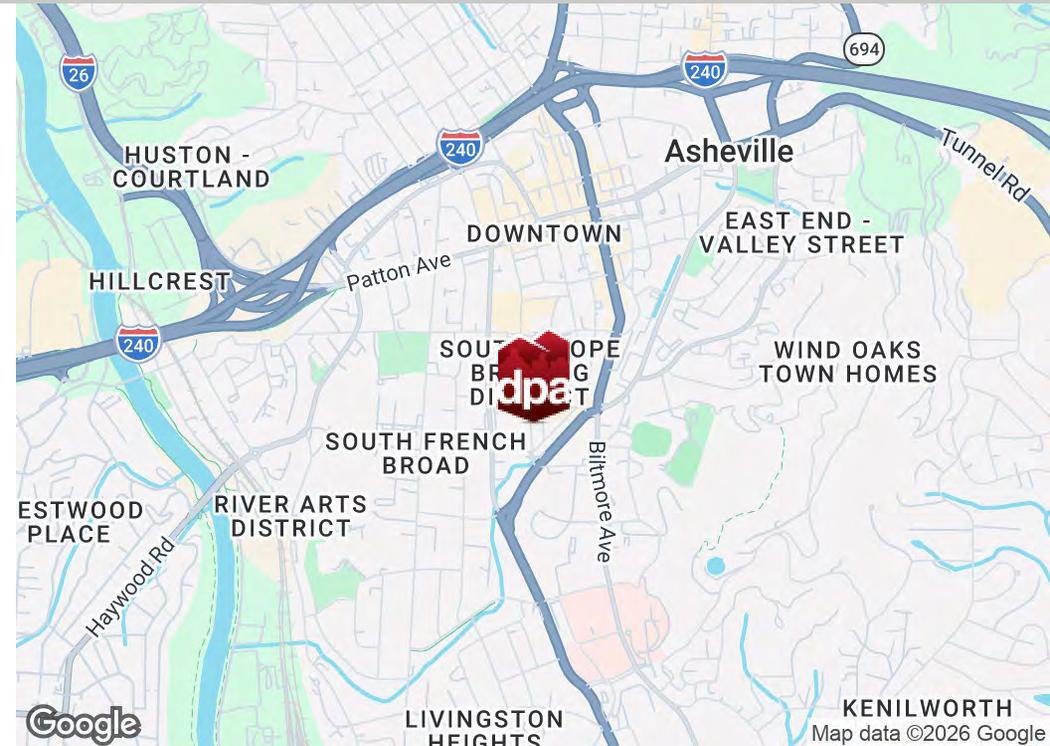
186-188 Coxe Avenue | Asheville, NC 28801

±5,150 SF | Street-Level Retail

Located in the heart of Asheville's highly sought-after South Slope District, 186-188 Coxe Avenue offers a rare opportunity to acquire or lease a two-suite street-level commercial property in one of the city's most active pedestrian corridors.

Surrounded by award-winning breweries, restaurants, entertainment venues, professional offices and attractive residential developments, the building features two versatile suites with open floor plans, ideal for retail, showroom, office or experiential concepts.

Polished concrete floors, high ceilings and flexible, clear-span layouts provide a modern, industrial aesthetic, while rear workroom space and secondary access from Collier Avenue enhance functionality for operations and deliveries.



## OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	5,150 SF
Lot Size:	0.12 Acres
Price / SF:	\$310.68

## PROPERTY HIGHLIGHTS

- ±5,150 SF street-level retail building on 0.12 acres zoned CBD
- Two suites with open, flexible floor plans
- Polished concrete floors ideal for retail or showroom use
- Rear workroom/storage space
- Secondary (back) access from Collier Avenue
- High visibility and strong pedestrian traffic
- Suitable for owner-user, investor, or retail tenant

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### INVESTING IN THE SOUTH SLOPE

The South Slope district, located just south of Asheville's central downtown core, has rapidly evolved from a once-industrial corridor into a vibrant and expanding urban neighborhood. Known for its strong craft brewery presence, including names like Burial Beer Co. and Wicked Weed's Funkatorium, South Slope has become a magnet for both locals and tourists seeking food, culture, and unique experiences.

This area is characterized by a blend of renovated warehouse spaces, new mixed-use developments, and a growing number of residential infill projects. Over the past decade, significant public and private investment has spurred revitalization, with infrastructure improvements, streetscape enhancements, and zoning changes that favor high-density, pedestrian-friendly development.

#### Notable Neighbor: The Ironwood

The Ironwood is a proposed, partially developed mixed-use project comprised of five buildings across approximately 4.5 acres in the South Slope district in Asheville, NC. The private developer is developing this property with a core goal of creating better community use for the underutilized parcels. The project could feature 488 apartments, office and commercial space. Connectivity between Asheland Avenue and Coxe Avenue was imperative during site development and our design team responded by creating pedestrian thoroughfares with beautifully landscaped public plazas and courtyards.

**Strategic Location:** Walking distance to downtown Asheville's core attractions, yet with available space for development—rare in central Asheville.

**Strong Demographics:** Popular with young professionals, entrepreneurs, and tourists, with consistent demand for housing, retail, and hospitality.

**Cultural Cachet:** Known as Asheville's "Brewery District," the area draws significant foot traffic year-round.

**On-going Growth:** New hotels, apartments, and retail establishments are reshaping the skyline and increasing long-term value.

For investors, South Slope presents an attractive combination of location, culture, and momentum. Whether considering commercial, hospitality, or residential developments, this district offers a rare opportunity in one of the Southeast's most dynamic small cities.

RETAILER MAP



Asheville Sports Club

Twin Leaf Brewery



Vortex Doughnuts



Morgan Ave



Well Played Board Game Cafe



South Slope Pilates



Dirty Jack's

**186-188 Coxe Avenue**

Asheville Artist Coalition



Underground Fitness Asheville

Wheelhouse

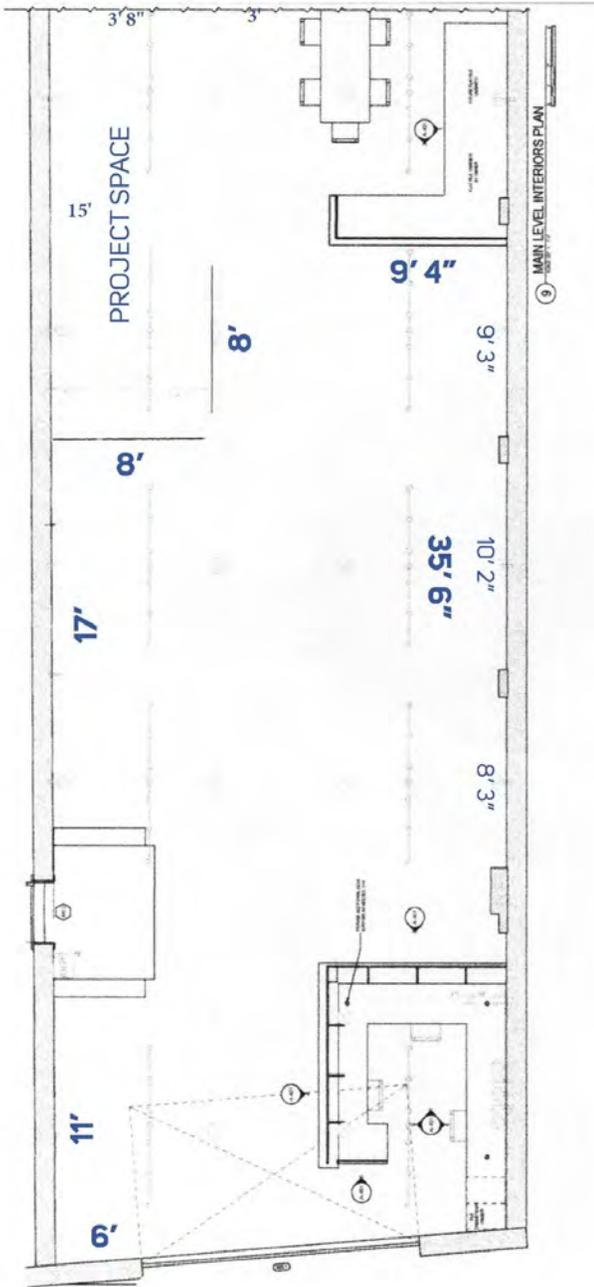
mother bakery & cafe | south slope

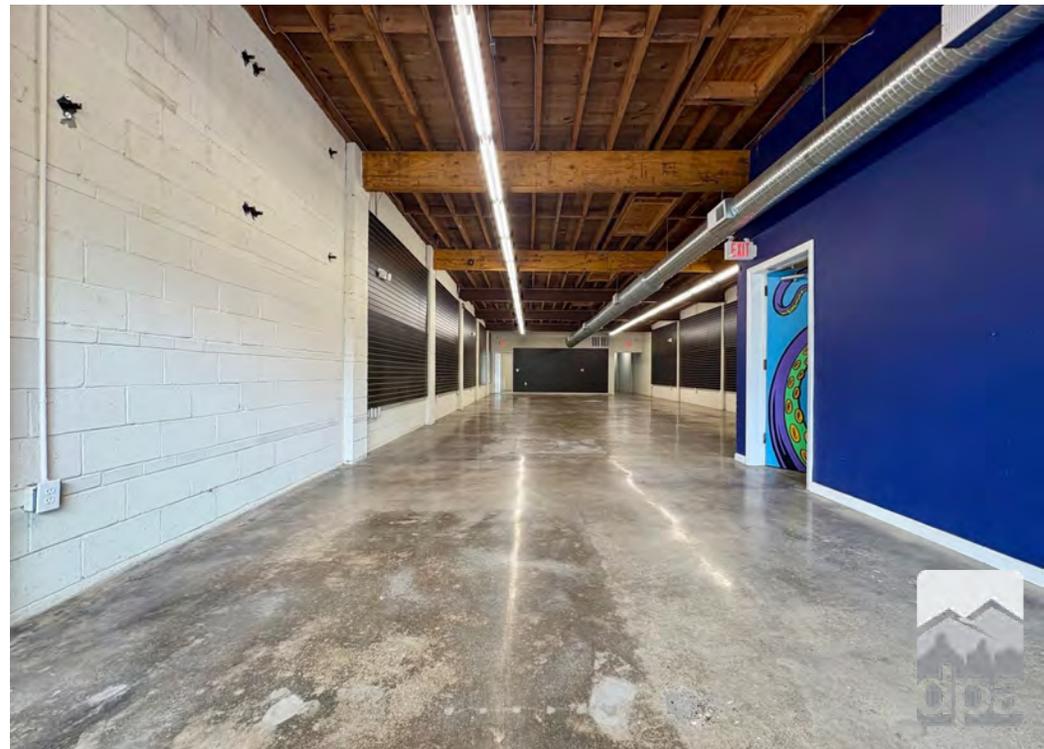


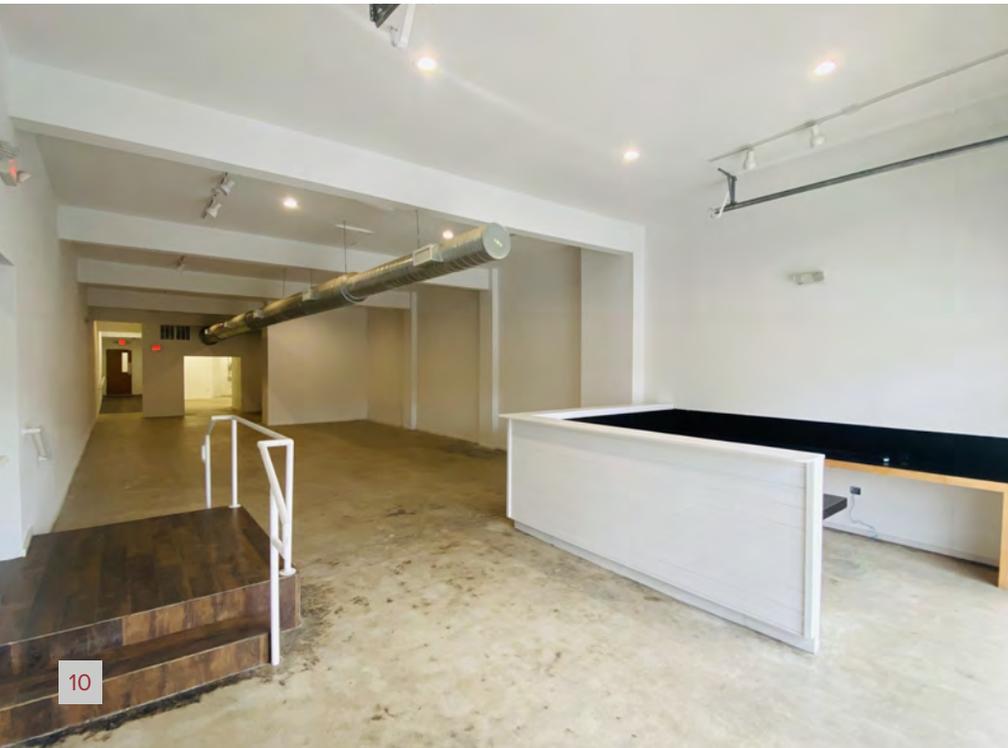
**HOTELS WITHIN 5 MINUTES OF THE SITE**

HOTEL	ROOMS	AVG PRICE PER NIGHT
Omni Grove Park Inn	513	\$382 - \$1,485
The Inn on Biltmore Estate	211	\$462 - \$610
Grand Bohemian Hotel, Autograph Collection	104	\$349 - \$799
The Foundry Hotel, Curio Collection by Hilton	87	\$280 - \$528
Kimpton Hotel Arras	128	\$272 - \$772
The Restoration	60	\$289 - \$468
Hotel Indigo, an IHG Hotel	115	\$285 - \$340
Aloft Downtown Asheville	115	\$302 - \$414
Cambria Downtown Asheville	136	\$149 - \$699
AC Hotel by Marriott	132	\$290 - \$415
Windsor Boutique Hotel	14	\$299 - \$427
Renaissance Downtown Asheville	278	\$289 - \$386
Four Point by Sheraton	150	\$146 - \$289
Hilton Garden Inn	140	\$187 - \$277
Doubletree by Hilton	140	\$163 - \$389
		<b>\$276+ AVG RATE</b>









# REAR ALLEY EXIT





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