

**Downtown
Asheville**


sam's club

1 Hansel Ave.

Patton Ave.

**INTERSTATE
240**

1 HANSEL AVE
ASHEVILLE, NC

LEASING INFORMATION

MARKET ASHEVILLE, NC



1 Hansel Ave, Asheville, NC 28806

\$19 per SF/Yr, Modified Gross

Well-maintained, office building, visible from Patton Avenue adjacent to Regent Park and near Sam's Club.

The 1,434 SF lower level is available for lease, while the entire building is for sale. Windows surround the building provide ample sunlight into the offices. The lower floor features a vestibule leading onto an open plan office area, private offices, and restrooms.

This two-story office has entrances from opposite sides on each level of the building. The building is situated on a slope, providing ground level entrances for each independent level. (No interior stairwell.)

The 3,009 SF upper level of the building is currently leased until Sept. 2028. Great accessibility from I-240 and I-26.

HIGHLIGHTS

- Visible from Patton Avenue (50,000 VPD)
- Great access from I-240 and I-26
- Independent entrance from top level tenant
- Abundant parking
- **\$19 per SF, Modified Gross, Negotiable Lease Terms**



LOWER FLOOR - FEATURES 2 RESTROOMS + BREAK ROOM/STORAGE



EXTERIOR





Downtown Asheville

Mission Hospital

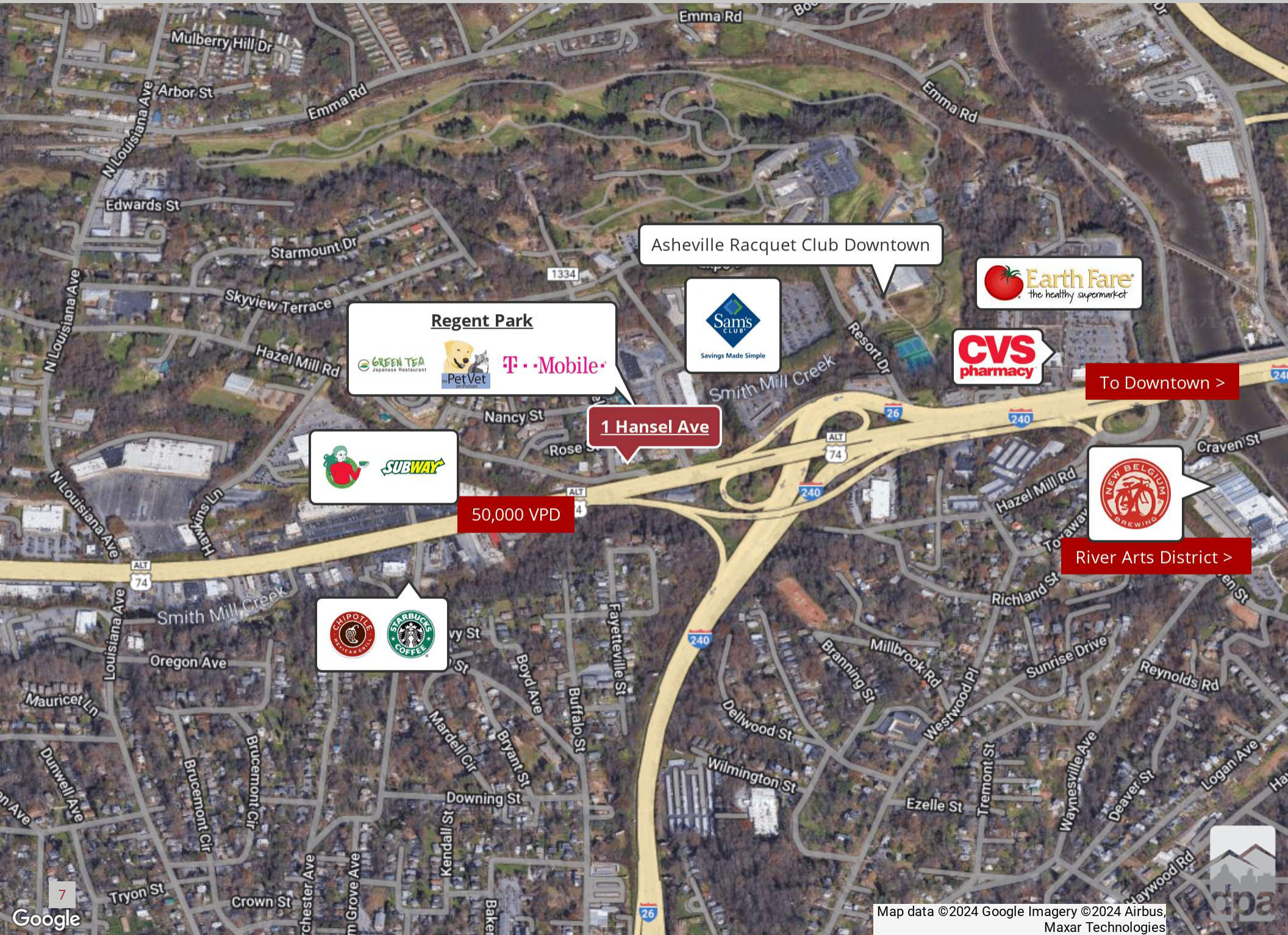
River Arts District

**INTERSTATE
240**

1 Hansel Ave.

Patton Ave.

RETAILER MAP



Asheville Racquet Club Downtown

Regent Park



To Downtown >

1 Hansel Ave

50,000 VPD



River Arts District >

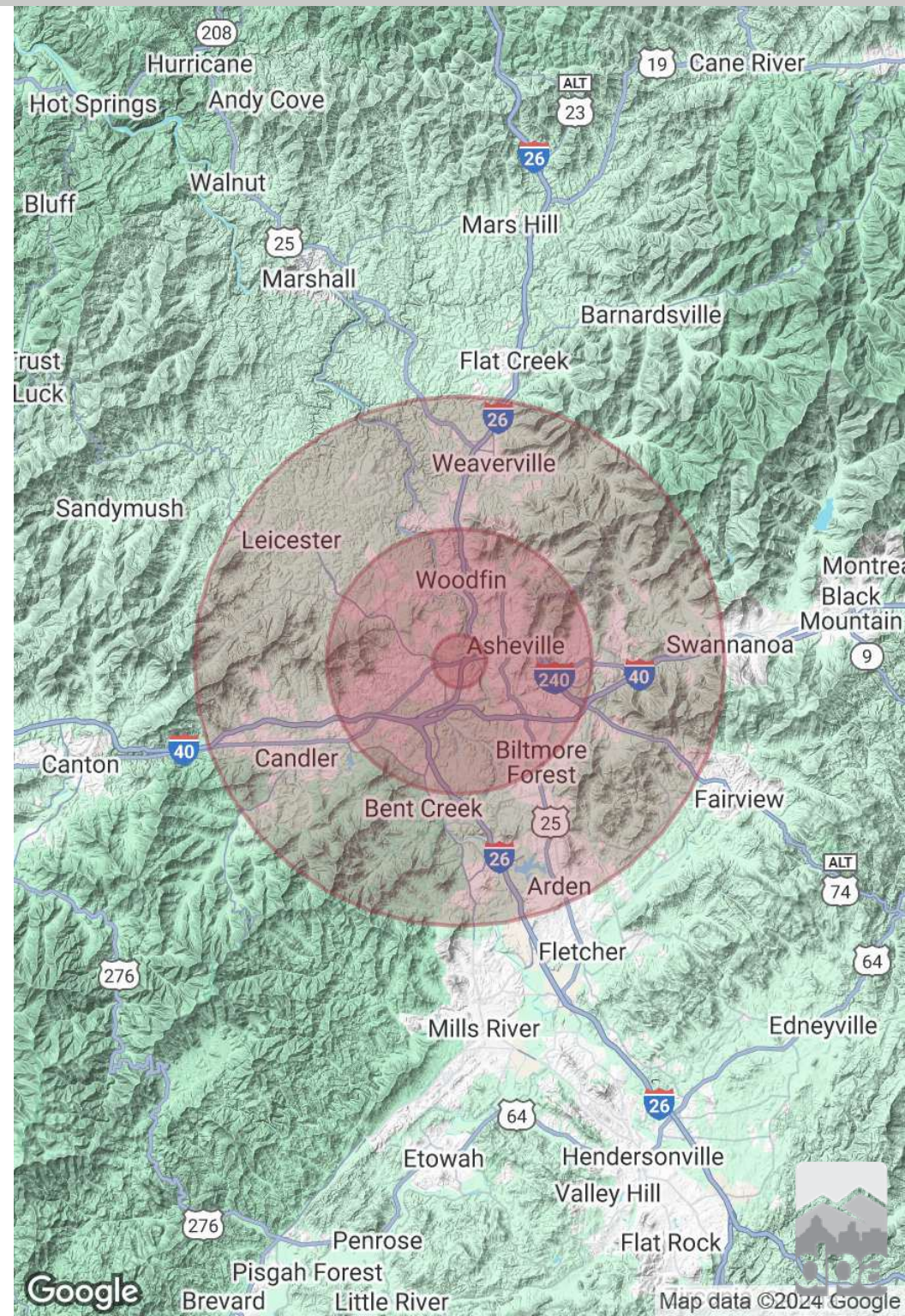


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,115	94,063	202,870
Average Age	37.8	40.0	42.1
Average Age (Male)	37.0	38.5	40.5
Average Age (Female)	39.6	41.4	42.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,819	47,002	97,696
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$80,525	\$64,814	\$68,069
Average House Value	\$242,900	\$297,614	\$293,297

2020 American Community Survey (ACS)



Debbie Lane
 NC #122957
 Debbie.Lane@deweypa.com



Dewey
Property
Advisors

Sale & Leasing Contact:

Debbie Lane | NC #122957

Debbie.Lane@deweypa.com

Dewey Property Advisors

1 Page Avenue

Asheville, NC 28801

Office: 828.548.0090

Cell: 828.230.5263

www.deweypa.com