



Dewey Property Advisors

ASHEVILLE MARKET



RETAIL PROPERTY FOR LEASE

4 S TUNNEL ROAD, ASHEVILLE, NC 28805

Presented By

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DEWEY PROPERTY ADVISORS

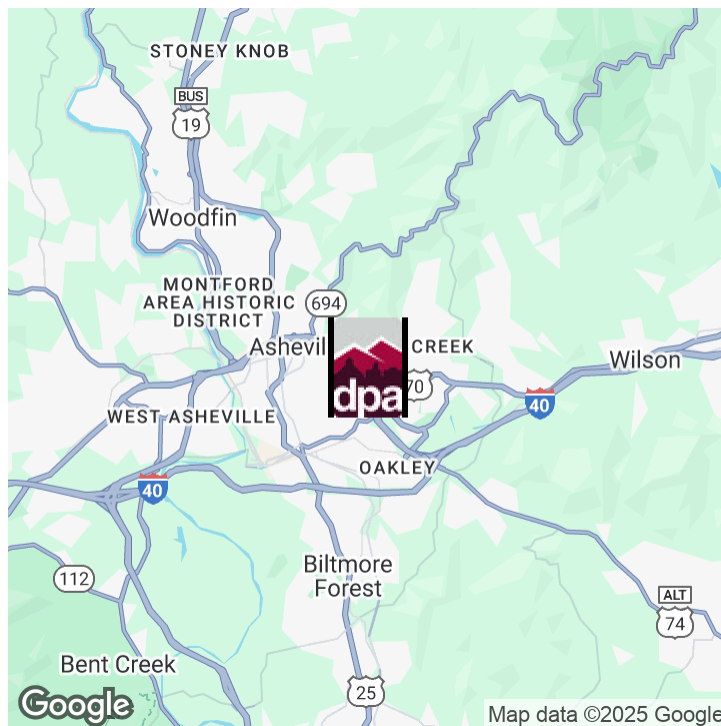
1 Page Avenue
Asheville, NC 28801

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ASHEVILLE MARKET | 4 S TUNNEL ROAD, ASHEVILLE, NC 28805

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Available SF:	3,700 SF
Traffic Count:	102,000

PROPERTY OVERVIEW

Suites 500 & 600 are currently available. These spaces are currently combined and can be subdivided back into individual suites.

Asheville Market is a high-traffic and well-maintained center, consisting of 130,000 SF of retail. The multi-tenant center is centrally located on Tunnel Road, the #1 retail corridor in Western North Carolina.

The center has two points of ingress and egress on Tunnel Road. The main entrance is signalized. Strong draw from anchor retailers and traffic from Asheville Mall across the street. Great visibility along Tunnel Road and I-240.

Tenants include: Whole Foods, DSW, Guitar Center, Nadeau, Trek Bikes, Arhaus, and Hollywood Feed.

PROPERTY HIGHLIGHTS

- Tenants include: Whole Foods, DSW, Guitar Center, Nadeau, Trek Bikes, Arhaus, and Hollywood Feed
- 102,000 VPD
- I-240 Visibility
- High Traffic Center



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AVAILABLE SPACES



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suites 500 & 600	Restaurant	\$29.00 SF/yr	NNN	3,700 SF	Negotiable



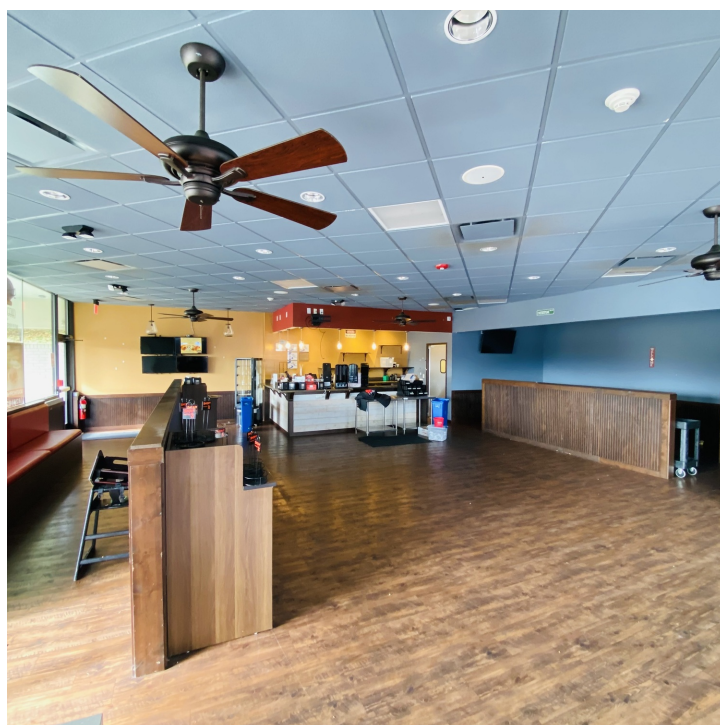
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SUITE 500 & 600



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ASHEVILLE MARKET | 4 S TUNNEL ROAD, ASHEVILLE, NC 28805

MARKET CENTER PHOTOS



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PHOTOS



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ASHEVILLE MARKET | 4 S TUNNEL ROAD, ASHEVILLE, NC 28805

AREA RETAILER MAP



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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market 4 S Tunnel Rd Asheville, NC 28805	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,016	47,816	92,403
2030 Projected Population	6,035	48,872	93,542
2020 Census Population	6,035	46,556	90,058
2010 Census Population	4,931	41,906	81,452
Projected Annual Growth 2025 to 2030	-	0.4%	0.2%
Historical Annual Growth 2010 to 2025	1.5%	0.9%	0.9%
2025 Median Age	42.2	41.4	41.7
Households			
2025 Estimated Households	3,096	23,476	43,183
2030 Projected Households	3,127	24,165	44,040
2020 Census Households	2,978	21,771	40,712
2010 Census Households	2,411	18,946	35,932
Projected Annual Growth 2025 to 2030	0.2%	0.6%	0.4%
Historical Annual Growth 2010 to 2025	1.9%	1.6%	1.3%
Race and Ethnicity			
2025 Estimated White	79.9%	79.7%	81.4%
2025 Estimated Black or African American	10.9%	11.5%	8.9%
2025 Estimated Asian or Pacific Islander	1.8%	1.7%	1.6%
2025 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.3%
2025 Estimated Other Races	7.2%	6.9%	7.8%
2025 Estimated Hispanic	6.7%	6.6%	7.6%
Income			
2025 Estimated Average Household Income	\$88,041	\$99,284	\$105,727
2025 Estimated Median Household Income	\$66,442	\$71,160	\$75,015
2025 Estimated Per Capita Income	\$45,443	\$49,084	\$49,754
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.4%	2.3%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	4.1%	3.9%
2025 Estimated High School Graduate	23.6%	19.8%	18.6%
2025 Estimated Some College	11.0%	12.9%	13.7%
2025 Estimated Associates Degree Only	10.0%	8.4%	7.6%
2025 Estimated Bachelors Degree Only	28.9%	31.2%	31.3%
2025 Estimated Graduate Degree	20.1%	21.4%	22.7%
Business			
2025 Estimated Total Businesses	446	5,153	7,787
2025 Estimated Total Employees	4,350	42,636	61,356
2025 Estimated Employee Population per Business	9.8	8.3	7.9
2025 Estimated Residential Population per Business	13.5	9.3	11.9

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
Population				
Estimated Population (2025)	6,016	47,816	92,403	
Projected Population (2030)	6,035	48,872	93,542	
Census Population (2020)	6,035	46,556	90,058	
Census Population (2010)	4,931	41,906	81,452	
Projected Annual Growth (2025-2030)	19 -	1,057 0.4%	1,139 0.2%	
Historical Annual Growth (2020-2025)	-19 -	1,260 0.5%	2,345 0.5%	
Historical Annual Growth (2010-2020)	1,104 2.2%	4,650 1.1%	8,605 1.1%	
Estimated Population Density (2025)	1,916 psm	1,692 psm	1,177 psm	
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	
Households				
Estimated Households (2025)	3,096	23,476	43,183	
Projected Households (2030)	3,127	24,165	44,040	
Census Households (2020)	2,978	21,771	40,712	
Census Households (2010)	2,411	18,946	35,932	
Projected Annual Growth (2025-2030)	30 0.2%	689 0.6%	856 0.4%	
Historical Annual Change (2010-2025)	685 1.9%	4,530 1.6%	7,251 1.3%	
Average Household Income				
Estimated Average Household Income (2025)	\$88,041	\$99,284	\$105,727	
Projected Average Household Income (2030)	\$86,530	\$97,675	\$103,956	
Census Average Household Income (2010)	\$47,348	\$52,284	\$55,165	
Census Average Household Income (2000)	\$44,653	\$43,509	\$48,127	
Projected Annual Change (2025-2030)	-\$1,511 -0.3%	-\$1,609 -0.3%	-\$1,771 -0.3%	
Historical Annual Change (2000-2025)	\$43,387 3.9%	\$55,775 5.1%	\$57,600 4.8%	
Median Household Income				
Estimated Median Household Income (2025)	\$66,442	\$71,160	\$75,015	
Projected Median Household Income (2030)	\$65,975	\$70,441	\$74,327	
Census Median Household Income (2010)	\$37,916	\$37,944	\$40,624	
Census Median Household Income (2000)	\$36,040	\$33,192	\$36,105	
Projected Annual Change (2025-2030)	-\$466 -0.1%	-\$719 -0.2%	-\$688 -0.2%	
Historical Annual Change (2000-2025)	\$30,401 3.4%	\$37,968 4.6%	\$38,910 4.3%	
Per Capita Income				
Estimated Per Capita Income (2025)	\$45,443	\$49,084	\$49,754	
Projected Per Capita Income (2030)	\$44,963	\$48,627	\$49,283	
Census Per Capita Income (2010)	\$23,154	\$23,639	\$24,335	
Census Per Capita Income (2000)	\$20,644	\$19,441	\$21,052	
Projected Annual Change (2025-2030)	-\$480 -0.2%	-\$457 -0.2%	-\$472 -0.2%	
Historical Annual Change (2000-2025)	\$24,800 4.8%	\$29,642 6.1%	\$28,703 5.5%	
Estimated Average Household Net Worth (2025)	\$786,445	\$892,491	\$997,264	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC							
Race and Ethnicity							
Total Population (2025)	6,016			47,816			92,403
White (2025)	4,804	####		38,103	####		75,198
Black or African American (2025)	654	####		5,484	####		8,204
American Indian or Alaska Native (2025)	16	0.3%		114	0.2%		250
Asian (2025)	99	1.6%		716	1.5%		1,386
Hawaiian or Pacific Islander (2025)	10	0.2%		81	0.2%		128
Other Race (2025)	124	2.1%		1,011	2.1%		2,586
Two or More Races (2025)	309	5.1%		2,308	4.8%		4,651
Population < 18 (2025)	1,008	####		7,520	####		15,056
White Not Hispanic	652	####		4,980	####		10,167
Black or African American	174	####		1,183	####		1,841
Asian	14	1.4%		85	1.1%		191
Other Race Not Hispanic	61	6.0%		433	5.8%		812
Hispanic	108	####		839	####		2,044
Not Hispanic or Latino Population (2025)	5,611	####		44,671	####		85,365
Not Hispanic White	4,699	####		37,277	####		73,524
Not Hispanic Black or African American	648	####		5,418	####		8,062
Not Hispanic American Indian or Alaska Native	6	0.1%		54	0.1%		104
Not Hispanic Asian	99	1.8%		706	1.6%		1,368
Not Hispanic Hawaiian or Pacific Islander	8	0.1%		55	0.1%		88
Not Hispanic Other Race	2	-		32	-		81
Not Hispanic Two or More Races	150	2.7%		1,128	2.5%		2,139
Hispanic or Latino Population (2025)	405	6.7%		3,145	6.6%		7,038
Hispanic White	105	####		825	####		1,674
Hispanic Black or African American	6	1.6%		65	2.1%		142
Hispanic American Indian or Alaska Native	10	2.5%		61	1.9%		146
Hispanic Asian	-	-		10	0.3%		19
Hispanic Hawaiian or Pacific Islander	2	0.5%		25	0.8%		40
Hispanic Other Race	122	####		979	####		2,505
Hispanic Two or More Races	160	####		1,180	####		2,513
Not Hispanic or Latino Population (2020)	5,680	####		43,874	####		83,131
Hispanic or Latino Population (2020)	355	5.9%		2,682	5.8%		6,927
Not Hispanic or Latino Population (2010)	4,722	####		40,029	####		76,563
Hispanic or Latino Population (2010)	210	4.3%		1,877	4.5%		4,890
Not Hispanic or Latino Population (2030)	5,519	####		44,909	####		85,455
Hispanic or Latino Population (2030)	516	8.5%		3,963	8.1%		8,086
Projected Annual Growth (2025-2030)	110	5.4%		818	5.2%		1,048
Historical Annual Growth (2010-2020)	145	6.9%		805	4.3%		2,037

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC							
Total Age Distribution (2025)							
Total Population		6,016		47,816		92,403	
Age Under 5 Years		291	4.8%	2,123	4.4%	3,999	4.3%
Age 5 to 9 Years		256	4.2%	2,043	4.3%	4,141	4.5%
Age 10 to 14 Years		283	4.7%	2,074	4.3%	4,301	4.7%
Age 15 to 19 Years		262	4.4%	2,279	4.8%	4,954	5.4%
Age 20 to 24 Years		283	4.7%	2,676	5.6%	5,483	5.9%
Age 25 to 29 Years		445	7.4%	3,655	7.6%	6,524	7.1%
Age 30 to 34 Years		517	8.6%	4,196	8.8%	7,610	8.2%
Age 35 to 39 Years		451	7.5%	3,703	7.7%	6,968	7.5%
Age 40 to 44 Years		449	7.5%	3,496	7.3%	6,778	7.3%
Age 45 to 49 Years		324	5.4%	2,924	6.1%	5,689	6.2%
Age 50 to 54 Years		358	5.9%	2,956	6.2%	5,599	6.1%
Age 55 to 59 Years		332	5.5%	2,748	5.7%	5,244	5.7%
Age 60 to 64 Years		387	6.4%	3,080	6.4%	5,869	6.4%
Age 65 to 69 Years		439	7.3%	3,234	6.8%	6,180	6.7%
Age 70 to 74 Years		391	6.5%	2,782	5.8%	5,469	5.9%
Age 75 to 79 Years		257	4.3%	1,921	4.0%	3,743	4.1%
Age 80 to 84 Years		156	2.6%	1,044	2.2%	2,093	2.3%
Age 85 Years or Over		135	2.2%	885	1.9%	1,758	1.9%
Median Age		42.2		41.4		41.7	
Age 19 Years or Less		1,091	####	8,518	####	17,395	####
Age 20 to 64 Years		3,546	####	29,432	####	55,765	####
Age 65 Years or Over		1,379	####	9,865	####	19,243	####
Female Age Distribution (2025)							
Female Population		3,153	####	24,133	####	46,295	####
Age Under 5 Years		144	4.6%	1,043	4.3%	1,918	4.1%
Age 5 to 9 Years		122	3.9%	1,025	4.2%	2,064	4.5%
Age 10 to 14 Years		136	4.3%	1,031	4.3%	2,174	4.7%
Age 15 to 19 Years		109	3.5%	943	3.9%	1,954	4.2%
Age 20 to 24 Years		161	5.1%	1,328	5.5%	2,536	5.5%
Age 25 to 29 Years		228	7.2%	1,904	7.9%	3,383	7.3%
Age 30 to 34 Years		264	8.4%	2,024	8.4%	3,733	8.1%
Age 35 to 39 Years		234	7.4%	1,863	7.7%	3,578	7.7%
Age 40 to 44 Years		232	7.4%	1,751	7.3%	3,390	7.3%
Age 45 to 49 Years		165	5.2%	1,401	5.8%	2,796	6.0%
Age 50 to 54 Years		177	5.6%	1,424	5.9%	2,739	5.9%
Age 55 to 59 Years		165	5.2%	1,402	5.8%	2,664	5.8%
Age 60 to 64 Years		214	6.8%	1,634	6.8%	3,063	6.6%
Age 65 to 69 Years		247	7.8%	1,776	7.4%	3,336	7.2%
Age 70 to 74 Years		207	6.6%	1,460	6.0%	2,874	6.2%
Age 75 to 79 Years		161	5.1%	1,040	4.3%	2,001	4.3%
Age 80 to 84 Years		96	3.0%	595	2.5%	1,181	2.6%
Age 85 Years or Over		89	2.8%	487	2.0%	912	2.0%
Female Median Age		44.0		42.7		42.9	
Age 19 Years or Less		512	####	4,042	####	8,111	####
Age 20 to 64 Years		1,840	####	14,731	####	27,881	####
Age 65 Years or Over		801	####	5,359	####	10,303	####

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC							
Male Age Distribution (2025)							
Male Population		2,863	####	23,683	####	46,108	####
Age Under 5 Years		146	5.1%	1,080	4.6%	2,081	4.5%
Age 5 to 9 Years		134	4.7%	1,018	4.3%	2,077	4.5%
Age 10 to 14 Years		147	5.1%	1,042	4.4%	2,127	4.6%
Age 15 to 19 Years		153	5.3%	1,337	5.6%	3,000	6.5%
Age 20 to 24 Years		122	4.3%	1,347	5.7%	2,947	6.4%
Age 25 to 29 Years		217	7.6%	1,752	7.4%	3,141	6.8%
Age 30 to 34 Years		253	8.8%	2,171	9.2%	3,877	8.4%
Age 35 to 39 Years		217	7.6%	1,840	7.8%	3,390	7.4%
Age 40 to 44 Years		217	7.6%	1,744	7.4%	3,388	7.3%
Age 45 to 49 Years		159	5.6%	1,523	6.4%	2,894	6.3%
Age 50 to 54 Years		180	6.3%	1,532	6.5%	2,861	6.2%
Age 55 to 59 Years		167	5.8%	1,346	5.7%	2,580	5.6%
Age 60 to 64 Years		173	6.0%	1,446	6.1%	2,806	6.1%
Age 65 to 69 Years		192	6.7%	1,457	6.2%	2,845	6.2%
Age 70 to 74 Years		184	6.4%	1,322	5.6%	2,595	5.6%
Age 75 to 79 Years		96	3.4%	880	3.7%	1,742	3.8%
Age 80 to 84 Years		61	2.1%	449	1.9%	912	2.0%
Age 85 Years or Over		46	1.6%	397	1.7%	846	1.8%
Male Median Age		40.5		40.5		40.7	
Age 19 Years or Less		580	####	4,476	####	9,284	####
Age 20 to 64 Years		1,706	####	14,701	####	27,884	####
Age 65 Years or Over		578	####	4,506	####	8,940	####
Males per 100 Females (2025)							
Overall Comparison		91		98		100	
Age Under 5 Years		101	####	104	####	108	####
Age 5 to 9 Years		110	####	99	####	101	####
Age 10 to 14 Years		108	####	101	####	98	####
Age 15 to 19 Years		140	####	142	####	153	####
Age 20 to 24 Years		76	####	101	####	116	####
Age 25 to 29 Years		95	####	92	####	93	####
Age 30 to 34 Years		96	####	107	####	104	####
Age 35 to 39 Years		93	####	99	####	95	####
Age 40 to 44 Years		93	####	100	####	100	####
Age 45 to 49 Years		97	####	109	####	104	####
Age 50 to 54 Years		102	####	108	####	104	####
Age 55 to 59 Years		101	####	96	####	97	####
Age 60 to 64 Years		81	####	88	####	92	####
Age 65 to 69 Years		78	####	82	####	85	####
Age 70 to 74 Years		89	####	91	####	90	####
Age 75 to 79 Years		60	####	85	####	87	####
Age 80 to 84 Years		63	####	75	####	77	####
Age 85 Years or Over		51	####	82	####	93	####
Age 19 Years or Less		113	####	111	####	114	####
Age 20 to 39 Years		91	####	100	####	101	####
Age 40 to 64 Years		94	####	100	####	99	####
Age 65 Years or Over		72	####	84	####	87	####

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC 28205				
Household Type (2025)				
Total Households	3,096	23,476	43,183	
Households with Children	567 ####	4,488 ####	9,238 ####	
Average Household Size	1.9	1.9	2.0	
Household Density per Square Mile	986	831	550	
Population Family	3,503 ####	26,772 ####	56,585 ####	
Population Non-Family	2,452 ####	18,942 ####	31,722 ####	
Population Group Quarters	61 1.0%	2,101 4.4%	4,096 4.4%	
Family Households	1,235 ####	9,587 ####	20,439 ####	
Married Couple Households	813 ####	6,447 ####	14,307 ####	
Other Family Households with Children	422 ####	3,139 ####	6,132 ####	
Family Households with Children	566 ####	4,474 ####	9,211 ####	
Married Couple with Children	333 ####	2,608 ####	5,704 ####	
Other Family Households with Children	232 ####	1,866 ####	3,507 ####	
Family Households No Children	669 ####	5,113 ####	11,228 ####	
Married Couple No Children	480 ####	3,839 ####	8,604 ####	
Other Family Households No Children	189 ####	1,273 ####	2,625 ####	
Non-Family Households	1,861 ####	13,889 ####	22,744 ####	
Non-Family Households with Children	1 -	15 0.1%	27 0.1%	
Non-Family Households No Children	1,860 ####	13,875 ####	22,717 ####	
Average Family Household Size	2.8	2.8	2.8	
Average Family Income	\$121,777	\$135,819	\$138,234	
Median Family Income	\$89,420	\$107,076	\$106,249	
Average Non-Family Household Size	1.3	1.4	1.4	
Marital Status (2025)				
Population Age 15 Years or Over	5,187	41,577	79,962	
Never Married	2,291 ####	18,092 ####	34,396 ####	
Currently Married	1,634 ####	13,366 ####	27,660 ####	
Previously Married	1,261 ####	10,118 ####	17,906 ####	
Separated	181 ####	1,918 ####	3,200 ####	
Widowed	314 ####	2,462 ####	4,494 ####	
Divorced	766 ####	5,738 ####	10,213 ####	
Educational Attainment (2025)				
Adult Population Age 25 Years or Over	4,642	36,622	69,525	
Elementary (Grade Level 0 to 8)	205 4.4%	838 2.3%	1,517 2.2%	
Some High School (Grade Level 9 to 11)	96 2.1%	1,491 4.1%	2,729 3.9%	
High School Graduate	1,094 ####	7,241 ####	12,899 ####	
Some College	508 ####	4,708 ####	9,555 ####	
Associate Degree Only	465 ####	3,064 8.4%	5,256 7.6%	
Bachelor Degree Only	1,343 ####	11,439 ####	21,776 ####	
Graduate Degree	932 ####	7,842 ####	15,794 ####	
Any College (Some College or Higher)	3,248 ####	27,052 ####	52,381 ####	
College Degree + (Bachelor Degree or Higher)	2,274 ####	19,280 ####	37,570 ####	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market			1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC 28205								
Housing								
Total Housing Units (2025)			3,449		26,468		48,626	
Total Housing Units (2020)			3,299		24,176		44,949	
Historical Annual Growth (2020-2025)			150 -		2,293 -		3,677 -	
Housing Units Occupied (2025)			3,096 #####		23,476 #####		43,183 #####	
Housing Units Owner-Occupied			1,443 #####		11,122 #####		23,329 #####	
Housing Units Renter-Occupied			1,654 #####		12,354 #####		19,854 #####	
Housing Units Vacant (2025)			352 #####		2,992 #####		5,442 #####	
Household Size (2025)								
Total Households			3,096		23,476		43,183	
1 Person Households			1,494 #####		10,712 #####		17,235 #####	
2 Person Households			915 #####		7,524 #####		15,388 #####	
3 Person Households			322 #####		2,462 #####		5,026 #####	
4 Person Households			240 7.7%		1,819 7.7%		3,553 8.2%	
5 Person Households			79 2.6%		629 2.7%		1,283 3.0%	
6 Person Households			30 1.0%		223 1.0%		461 1.1%	
7 or More Person Households			16 0.5%		107 0.5%		238 0.6%	
Household Income Distribution (2025)								
HH Income \$200,000 or More			281 9.1%		2,527 #####		4,995 #####	
HH Income \$150,000 to \$199,999			291 9.4%		1,816 7.7%		3,609 8.4%	
HH Income \$125,000 to \$149,999			164 5.3%		1,606 6.8%		2,924 6.8%	
HH Income \$100,000 to \$124,999			187 6.0%		1,884 8.0%		3,556 8.2%	
HH Income \$75,000 to \$99,999			399 #####		2,709 #####		5,154 #####	
HH Income \$50,000 to \$74,999			542 #####		3,987 #####		7,524 #####	
HH Income \$35,000 to \$49,999			300 9.7%		2,345 #####		4,654 #####	
HH Income \$25,000 to \$34,999			323 #####		1,836 7.8%		3,264 7.6%	
HH Income \$15,000 to \$24,999			253 8.2%		2,034 8.7%		3,384 7.8%	
HH Income \$10,000 to \$14,999			216 7.0%		1,367 5.8%		1,879 4.4%	
HH Income Under \$10,000			141 4.5%		1,366 5.8%		2,241 5.2%	
Household Vehicles (2025)								
Households 0 Vehicles Available			294 9.5%		3,143 #####		4,004 9.3%	
Households 1 Vehicle Available			1,381 #####		9,675 #####		16,668 #####	
Households 2 Vehicles Available			1,109 #####		8,167 #####		16,394 #####	
Households 3 or More Vehicles Available			311 #####		2,491 #####		6,117 #####	
Total Vehicles Available			4,714		34,345		69,825	
Average Vehicles per Household			1.5		1.5		1.6	
Owner-Occupied Household Vehicles			2,568 #####		19,875 #####		43,932 #####	
Average Vehicles per Owner-Occupied Household			1.8		1.8		1.9	
Renter-Occupied Household Vehicles			2,146 #####		14,470 #####		25,894 #####	
Average Vehicles per Renter-Occupied Household			1.3		1.2		1.3	
Travel Time (2025)								
Worker Base Age 16 years or Over			3,018		23,213		44,592	
Travel to Work in 14 Minutes or Less			838 #####		6,315 #####		11,092 #####	
Travel to Work in 15 to 29 Minutes			1,095 #####		8,452 #####		17,691 #####	
Travel to Work in 30 to 59 Minutes			269 8.9%		2,175 9.4%		4,530 #####	
Travel to Work in 60 Minutes or More			23 0.8%		398 1.7%		787 1.8%	
Work at Home			793 #####		5,874 #####		10,491 #####	
Average Minutes Travel to Work			16.4		16.5		17.3	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
Transportation To Work (2025)				
Worker Base Age 16 years or Over	3,018	23,213	44,592	
Drive to Work Alone	1,871 ####	14,032 ####	27,849 ####	
Drive to Work in Carpool	244 8.1%	1,620 7.0%	3,293 7.4%	
Travel to Work by Public Transportation	10 0.3%	158 0.7%	268 0.6%	
Drive to Work on Motorcycle	7 0.2%	70 0.3%	116 0.3%	
Bicycle to Work	4 0.1%	113 0.5%	242 0.5%	
Walk to Work	82 2.7%	1,178 5.1%	2,020 4.5%	
Other Means	8 0.2%	168 0.7%	313 0.7%	
Work at Home	793 ####	5,874 ####	10,491 ####	
Daytime Demographics (2025)				
Total Businesses	446	5,153	7,787	
Total Employees	4,350	42,636	61,356	
Company Headquarter Businesses	6 1.4%	160 3.1%	225 2.9%	
Company Headquarter Employees	106 2.4%	5,696 ####	7,149 ####	
Employee Population per Business	9.8 to 1	8.3 to 1	7.9 to 1	
Residential Population per Business	13.5 to 1	9.3 to 1	11.9 to 1	
Adj. Daytime Demographics Age 16 Years or Over	6,455	60,543	95,829	
Labor Force				
Labor Population Age 16 Years or Over (2025)	5,123	41,136	79,112	
Labor Force Total Males (2025)	2,391 ####	20,297 ####	39,374 ####	
Male Civilian Employed	1,592 ####	12,190 ####	23,643 ####	
Male Civilian Unemployed	61 2.5%	632 3.1%	1,569 4.0%	
Males in Armed Forces	- -	14 -	39 -	
Males Not in Labor Force	739 ####	7,461 ####	14,124 ####	
Labor Force Total Females (2025)	2,732 ####	20,839 ####	39,737 ####	
Female Civilian Employed	1,426 ####	11,026 ####	20,957 ####	
Female Civilian Unemployed	75 2.7%	743 3.6%	1,326 3.3%	
Females in Armed Forces	- -	- -	- -	
Females Not in Labor Force	1,231 ####	9,070 ####	17,454 ####	
Unemployment Rate	135 2.6%	1,376 3.3%	2,894 3.7%	
Occupation (2025)				
Occupation Population Age 16 Years or Over	3,018	23,213	44,592	
Occupation Total Males	1,592 ####	12,188 ####	23,634 ####	
Occupation Total Females	1,426 ####	11,026 ####	20,957 ####	
Management, Business, Financial Operations	445 ####	4,161 ####	8,089 ####	
Professional, Related	1,087 ####	8,157 ####	15,389 ####	
Service	633 ####	4,822 ####	8,829 ####	
Sales, Office	423 ####	3,074 ####	6,026 ####	
Farming, Fishing, Forestry	11 0.4%	61 0.3%	70 0.2%	
Construction, Extraction, Maintenance	173 5.7%	1,309 5.6%	2,983 6.7%	
Production, Transport, Material Moving	245 8.1%	1,629 7.0%	3,206 7.2%	
White Collar Workers	1,955 ####	15,391 ####	29,503 ####	
Blue Collar Workers	1,063 ####	7,822 ####	15,088 ####	

Complete Profile

2010- 2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC							
Units In Structure (2025)							
Total Units		3,096		23,476		43,183	
1 Detached Unit		1,619	####	12,221	####	24,420	####
1 Attached Unit		148	4.8%	779	3.3%	1,631	3.8%
2 Units		116	3.7%	697	3.0%	1,338	3.1%
3 to 4 Units		178	5.8%	1,285	5.5%	2,309	5.3%
5 to 9 Units		449	####	2,609	####	4,114	9.5%
10 to 19 Units		86	2.8%	857	3.7%	1,522	3.5%
20 to 49 Units		63	2.0%	1,324	5.6%	1,730	4.0%
50 or More Units		336	####	2,489	####	2,969	6.9%
Mobile Home or Trailer		102	3.3%	1,214	5.2%	3,149	7.3%
Other Structure		-	-	-	-	-	-
Homes Built By Year (2025)							
Homes Built 2020 or later		105	3.0%	1,173	4.4%	1,863	3.8%
Homes Built 2010 to 2019		548	####	3,127	####	5,448	####
Homes Built 2000 to 2009		388	####	3,093	####	5,772	####
Homes Built 1990 to 1999		332	9.6%	2,356	8.9%	4,814	9.9%
Homes Built 1980 to 1989		284	8.2%	2,147	8.1%	4,279	8.8%
Homes Built 1970 to 1979		180	5.2%	1,884	7.1%	3,280	6.7%
Homes Built 1960 to 1969		397	####	2,272	8.6%	4,199	8.6%
Homes Built 1950 to 1959		321	9.3%	1,857	7.0%	4,133	8.5%
Homes Built 1940 to 1949		168	4.9%	1,032	3.9%	2,040	4.2%
Homes Built Before 1939		375	####	4,536	####	7,356	####
Median Age of Homes		44.3	yrs	47.0	yrs	46.8	yrs
Home Values (2025)							
Owner Specified Housing Units		1,443		11,122		23,329	
Home Values \$1,000,000 or More		95	6.6%	985	8.9%	2,168	9.3%
Home Values \$750,000 to \$999,999		92	6.4%	1,052	9.5%	2,522	####
Home Values \$500,000 to \$749,999		294	####	2,380	####	5,142	####
Home Values \$400,000 to \$499,999		327	####	2,306	####	4,337	####
Home Values \$300,000 to \$399,999		349	####	1,903	####	3,813	####
Home Values \$250,000 to \$299,999		132	9.2%	840	7.6%	1,525	6.5%
Home Values \$200,000 to \$249,999		49	3.4%	405	3.6%	860	3.7%
Home Values \$175,000 to \$199,999		12	0.8%	118	1.1%	228	1.0%
Home Values \$150,000 to \$174,999		27	1.9%	243	2.2%	563	2.4%
Home Values \$125,000 to \$149,999		11	0.8%	152	1.4%	337	1.4%
Home Values \$100,000 to \$124,999		13	0.9%	197	1.8%	432	1.9%
Home Values \$90,000 to \$99,999		5	0.3%	48	0.4%	162	0.7%
Home Values \$80,000 to \$89,999		-	-	82	0.7%	137	0.6%
Home Values \$70,000 to \$79,999		3	0.2%	28	0.3%	69	0.3%
Home Values \$60,000 to \$69,999		5	0.3%	120	1.1%	408	1.7%
Home Values \$50,000 to \$59,999		7	0.5%	17	0.2%	33	0.1%
Home Values \$35,000 to \$49,999		3	0.2%	35	0.3%	117	0.5%
Home Values \$25,000 to \$34,999		4	0.3%	26	0.2%	129	0.6%
Home Values \$10,000 to \$24,999		6	0.4%	24	0.2%	60	0.3%
Home Values Under \$10,000		7	0.5%	162	1.5%	285	1.2%
Owner-Occupied Median Home Value		\$430,165		\$485,927		\$494,375	
Renter-Occupied Median Rent		\$1,218		\$1,172		\$1,223	

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Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure	\$277.59 M	\$2.17 B	\$4.15 B	
Total Non-Retail Expenditure	\$140.2 M	\$1.1 B	\$2.11 B	
Total Retail Expenditure	\$137.39 M	\$1.06 B	\$2.05 B	
Alcoholic Beverages	\$1.68 M	\$13.21 M	\$25.27 M	
Apparel	\$5.05 M	\$39.56 M	\$75.67 M	
Contributions	\$8.85 M	\$69.99 M	\$134.02 M	
Education	\$6.28 M	\$49.55 M	\$94.86 M	
Entertainment	\$15.64 M	\$122.48 M	\$234.23 M	
Food Away From Home	\$12.03 M	\$94.31 M	\$180.43 M	
Grocery	\$17.48 M	\$134.96 M	\$257.8 M	
Health Care	\$19.99 M	\$149.21 M	\$277.15 M	
Household Furnishings and Equipment	\$7.29 M	\$57.2 M	\$109.43 M	
Household Operations	\$5.07 M	\$39.72 M	\$76.01 M	
Miscellaneous Expenses	\$4.71 M	\$36.88 M	\$70.49 M	
Personal Care	\$3.45 M	\$26.73 M	\$51.09 M	
Shelter	\$46.06 M	\$358.13 M	\$671.02 M	
Tax and Retirement	\$67.4 M	\$545.47 M	\$1.05 B	
Tobacco and Related	\$1.28 M	\$9.69 M	\$18.41 M	
Transportation	\$42.91 M	\$322.89 M	\$643.59 M	
Utilities	\$12.43 M	\$95.88 M	\$183.11 M	
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure	\$7,471	\$7,688	\$8,015	
Total Non-Retail Expenditure	\$3,773 ####	\$3,920 ####	\$4,065 ####	
Total Retail Expenditures	\$3,698 ####	\$3,768 ####	\$3,949 ####	
Alcoholic Beverages	\$45 0.6%	\$47 0.6%	\$49 0.6%	
Apparel	\$136 1.8%	\$140 1.8%	\$146 1.8%	
Contributions	\$238 3.2%	\$248 3.2%	\$259 3.2%	
Education	\$169 2.3%	\$176 2.3%	\$183 2.3%	
Entertainment	\$421 5.6%	\$435 5.7%	\$452 5.6%	
Food Away From Home	\$324 4.3%	\$335 4.4%	\$348 4.3%	
Grocery	\$470 6.3%	\$479 6.2%	\$497 6.2%	
Health Care	\$538 7.2%	\$530 6.9%	\$535 6.7%	
Household Furnishings and Equipment	\$196 2.6%	\$203 2.6%	\$211 2.6%	
Household Operations	\$136 1.8%	\$141 1.8%	\$147 1.8%	
Miscellaneous Expenses	\$127 1.7%	\$131 1.7%	\$136 1.7%	
Personal Care	\$93 1.2%	\$95 1.2%	\$99 1.2%	
Shelter	\$1,240 ####	\$1,271 ####	\$1,295 ####	
Tax and Retirement	\$1,814 ####	\$1,936 ####	\$2,027 ####	
Tobacco and Related	\$34 0.5%	\$34 0.4%	\$36 0.4%	
Transportation	\$1,155 ####	\$1,146 ####	\$1,242 ####	
Utilities	\$335 4.5%	\$340 4.4%	\$353 4.4%	