

FOR SALE
100 Craven Street
Asheville, NC 28806

contact: 828.768.7098 • jwilson@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$895,000

0.95±/ACRES OF COMMERCIAL LAND IN THE RIVER ARTS DISTRICT



* PROPOSED MULTI-FAMILY PLAN



* RIVER ARTS DISTRICT

PROPERTY HIGHLIGHTS

- 0.95±/acres of commercial land in the River Arts District
- Corner lot with an existing proposed multi-family plan
- Many possible uses: multi-family, office, retail, etc.
- Zoned RAD-NT / sewer available at the property
- Located across from the New Belgium Brewery
- 20 minute drive to Asheville Regional Airport (13.9 miles)



James Wilson
Commercial Broker

Main Office:
828.684.4344

Mobile:
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jwilson@pulliamproperties.com



MAP CREDIT: NOAA

AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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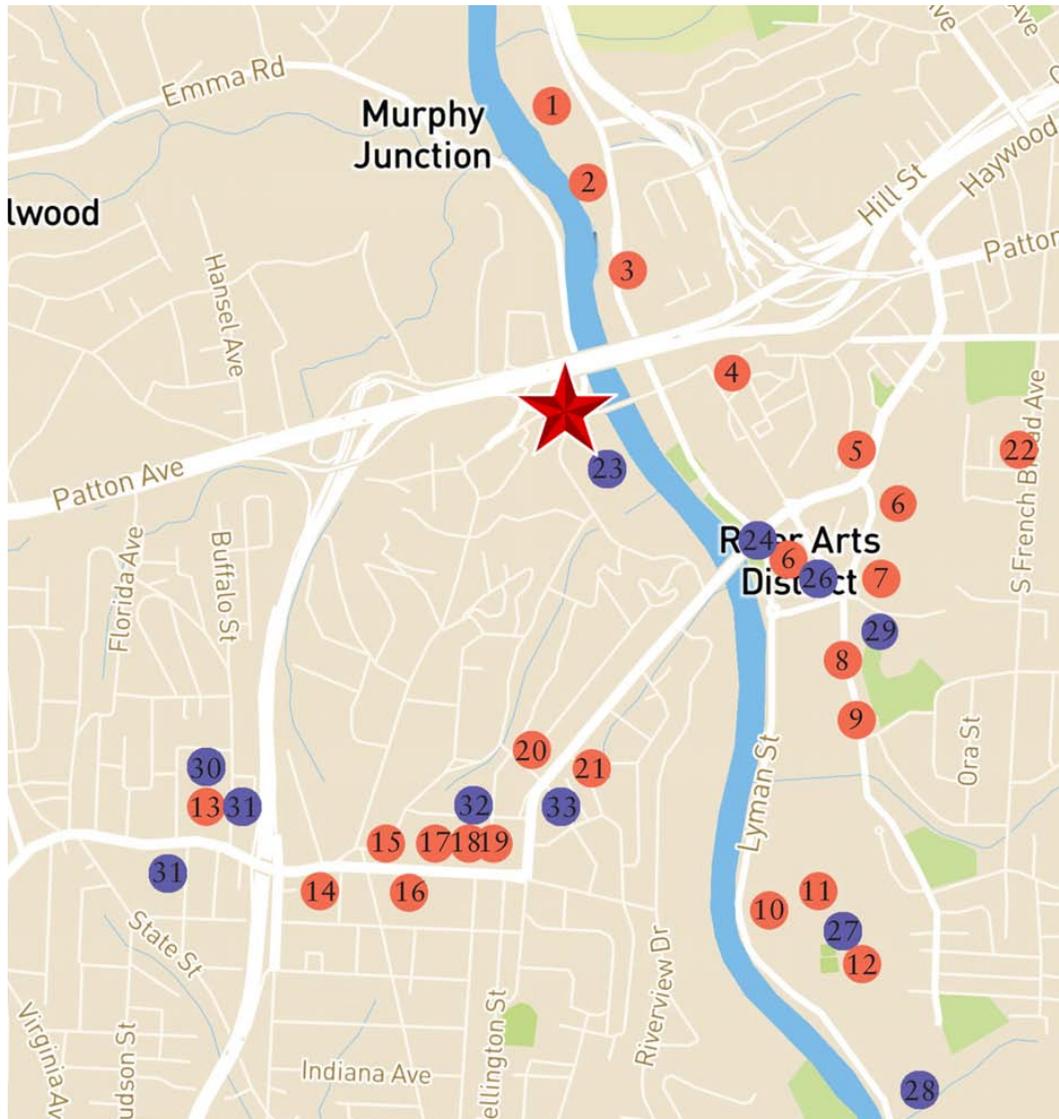
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THE NEIGHBORHOOD



FOOD

01. Salvage Station
02. White Duck Taco Shop
03. Smoky Park Supper Club
04. Baby Bull
05. All Souls Pizza
06. Mother Bakery
07. Bull and Beggar
08. Ultra Coffee Bar
09. Fresh Woodfired Pizza
10. Vivian's
11. Rosabee's
12. 12 Bones BBQ
13. Summit Coffee
14. Haywood Common
15. Early Girl West
16. WALK
17. The Admiral
18. OWL Bakery
19. Gan Shan West
20. Pizza Mind
21. Taco Billy
22. Hole Donuts
23. Little Bee Thai

DRINK

22. New Belgium Brewery
23. Bottle Riot Wine Bar
24. The Wedge Brewery
25. The Wedge Foundation
26. Pleb Winery
27. Urban Orchard Cider
28. Achetype Brewing
29. The Whale Craft Beer
30. The Golden Pineapple Cocktail
31. One World Brewing West



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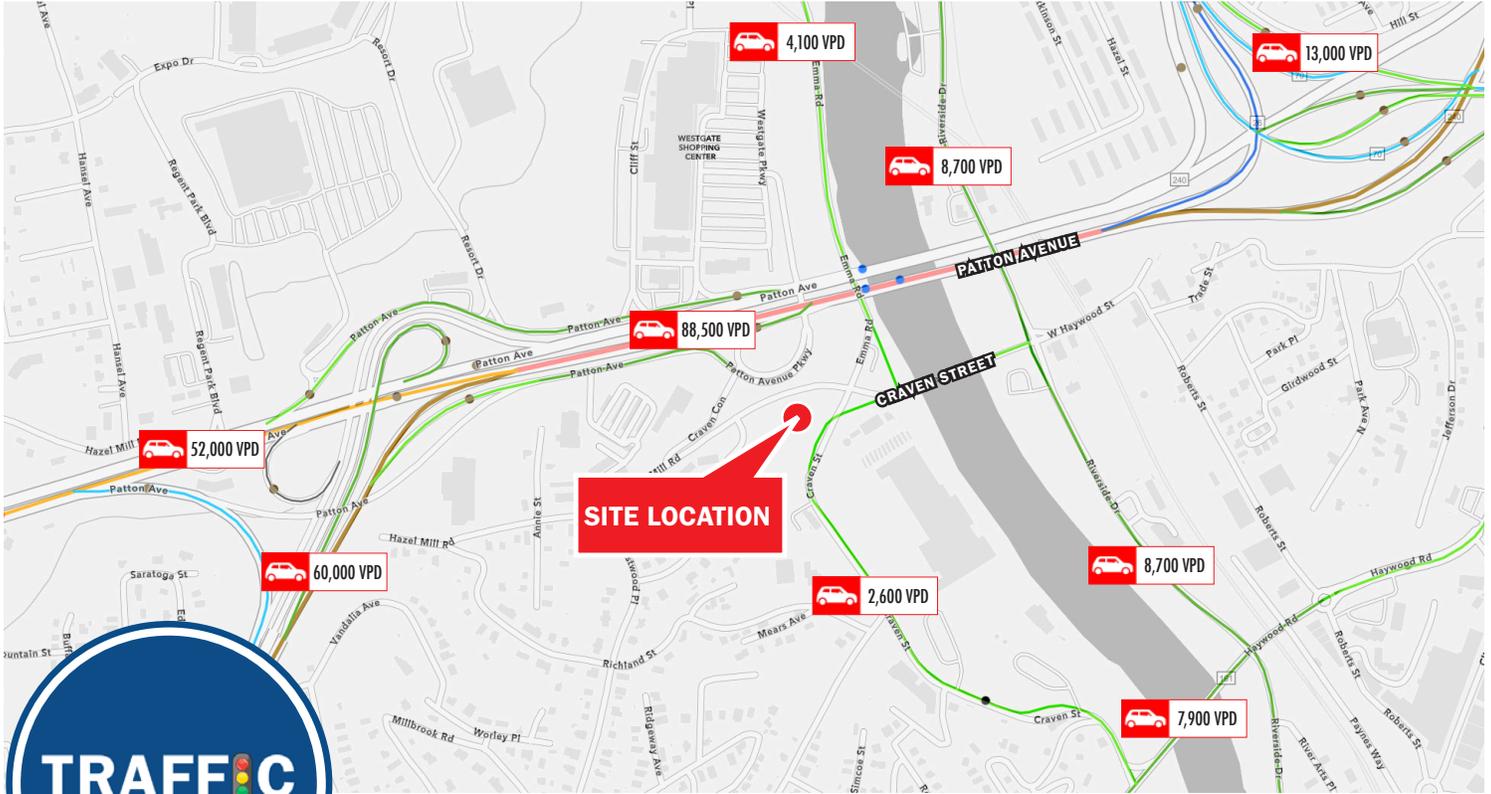
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TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Emma Rd	I-26 NW	3,410	0.08 mi
I-240 / I-26 / US19	Patton Ave NW	90,881	0.10 mi
Billy Graham Freeway	Patton Ave NW	91,500	0.10 mi
I-26	Westgate Pkwy SW	103,341	0.10 mi
Billy Graham Freeway	Westgate Pkwy SW	101,115	0.12 mi
Billy Graham Freeway	I-26	102,365	0.13 mi
Emma Rd	I-26 W	112,545	0.14 mi
I-240 / I-26 / US19	Patton Ave SW	6,339	0.18 mi
Patton Avenue	Patton Ave W	15,500	0.26 mi



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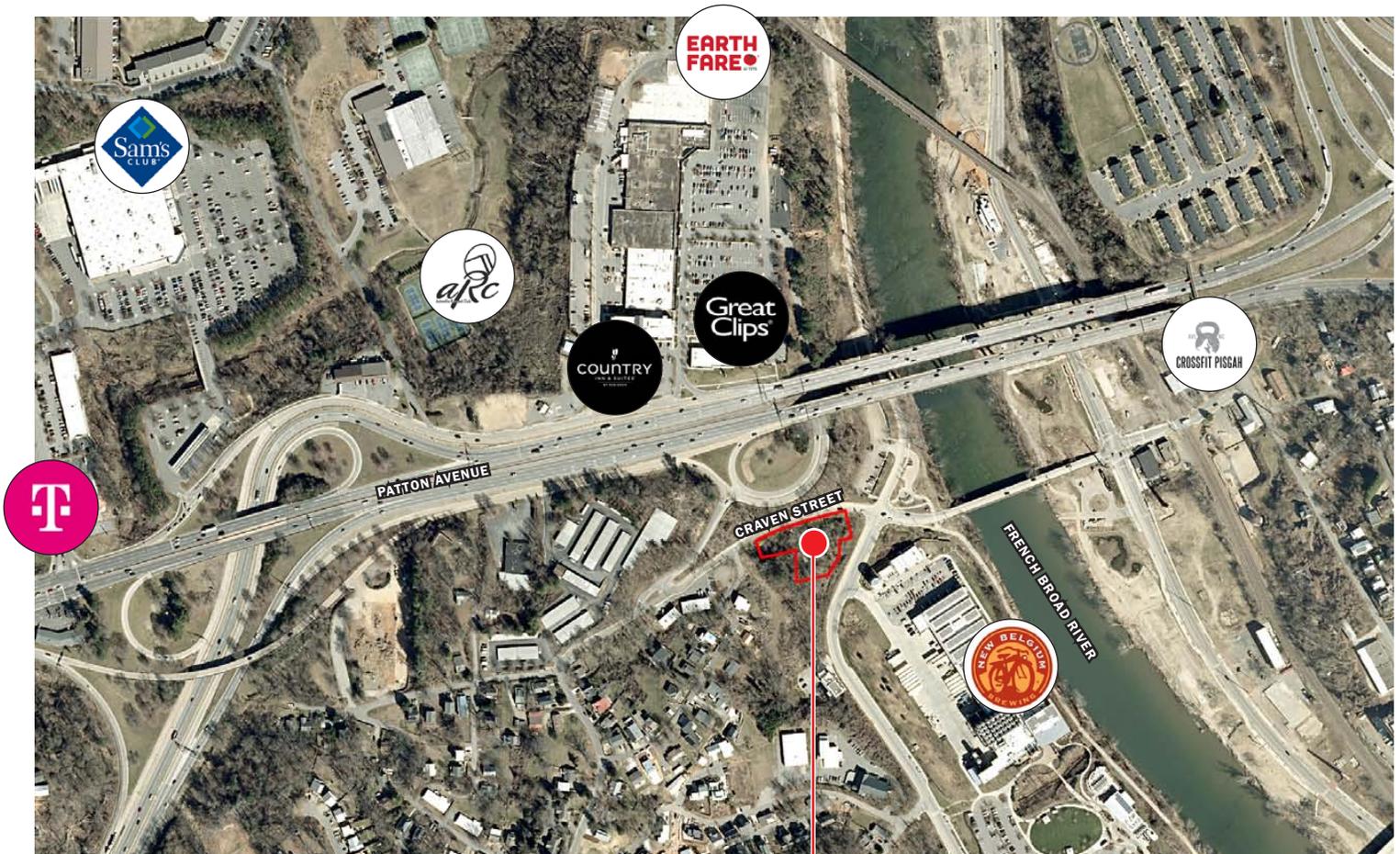
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SURROUNDINGS



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SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	8,124	55,172
Households	3,580	24,577
Median Age	39.60	39.40
Median Houshold Income	\$51,536	\$64,389
Daytime Employees	8,186	66,414
Population Growth '23 - '28	+2.55%	+2.30%
Household Growth '23 - '28	+2.32%	+2.10%



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