



Dewey Property Advisors



RETAIL SUITE FOR LEASE AT THE AVERY

363 HILLIARD AVE | ASHEVILLE, NC

LEASING INFORMATION



PROPERTY DESCRIPTION

Premier street-level retail space located at The Avery, a Class-A residential project consisting of 187 units with first-class finishes and amenities, located at the intersection of Clingman and Hilliard Avenues in Downtown Asheville. The retail space will include 16.5 ft ceiling heights – inquire with broker for more information. The suite is adjacent to The Avery's co-working space and lounge and is conveniently accessed by onsite retail parking located off of Hilliard Avenue. Proximal to the River Arts District, South Slope and Aston Park, this location is prime for a retail user. Project delivery is planned for August 2024.

LOCATION DESCRIPTION

Located at 363 Hilliard Avenue, just off Clingman Avenue between the River Arts District and Downtown Asheville.

PROPERTY HIGHLIGHTS

- High-profile Retail Suite
- Tenant Improvement Allowances Available
- 16.5 ft ceiling heights
- On-site parking
- Proximal to Downtown, River Arts District and South Slope

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,928 SF

Tim Bramley, CCIM, SIOR Jesse Toller, PE
 NC #271946 NC #339207
 Tim.Bramley@deweypa.com Jesse.Toller@deweypa.com



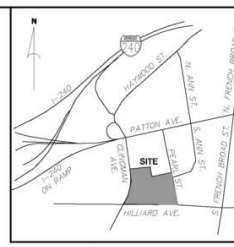
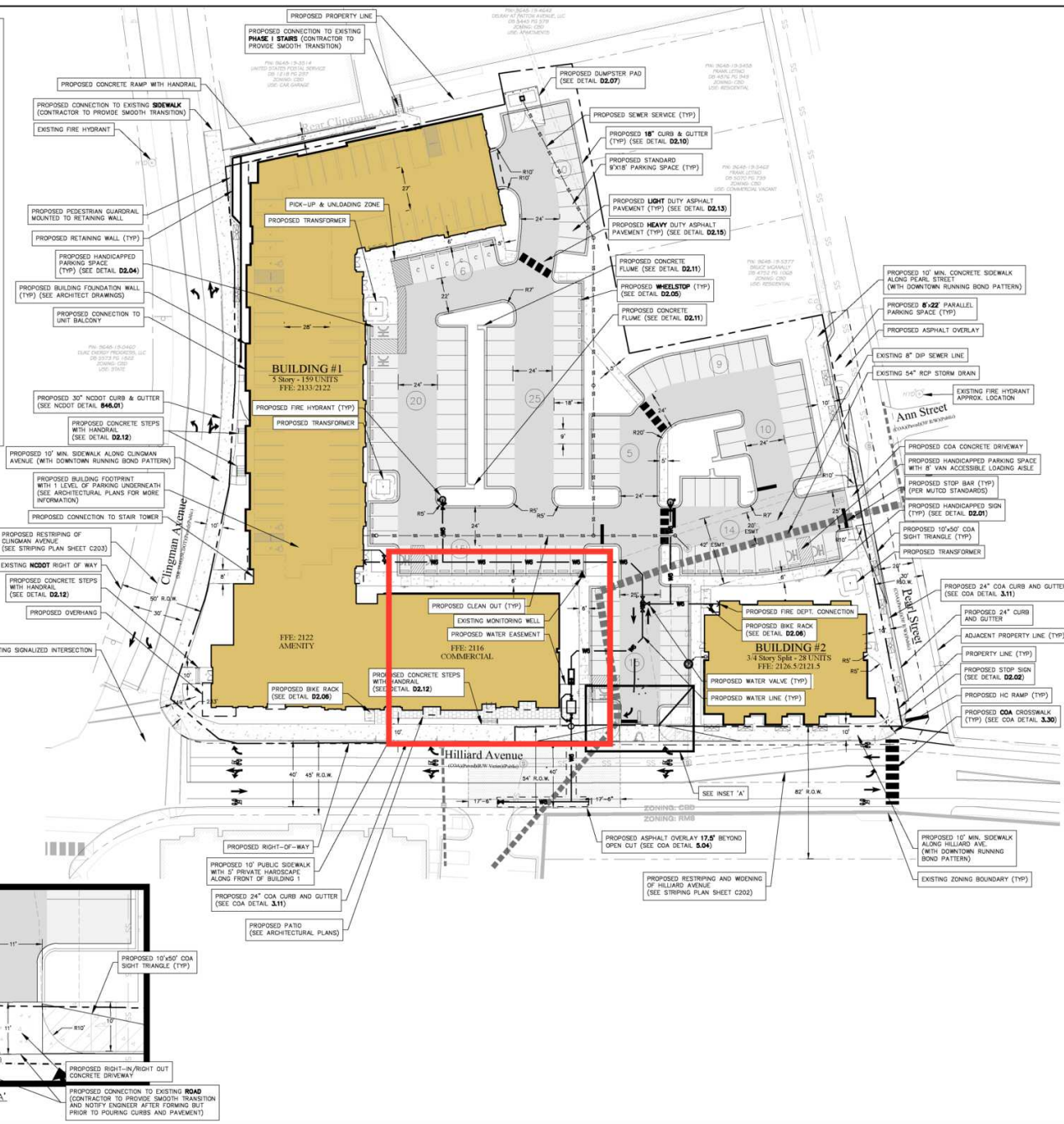
SITE PLAN

NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- SINGLE-PHASE CONSTRUCTION.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCDCO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDGING WORK.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY 910-411-800-532-4949 OR 817, 72 HOURS BEFORE CONSTRUCTION BEGINS.
- SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 0.5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- ALL RADI LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADI ARE 3' UNLESS OTHERWISE NOTED.
- ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
- CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SANDBUT LINE
- PROPOSED SIGHT TRIANGLE
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE SIDEWALK



DEVELOPMENT DATA

OWNER/DEVELOPER: DELRAY VENTURES, LLC
715 N. CHURCH ST., UNIT 110
CHARLOTTE, NC 28202
DANIEL A. JAMNEZ
(704) 499-9921

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHVILLE, NC 28801
PAUL E. SEXTON, P.L.S.
(828) 252-3388

SURVEYOR: BROOKS ENGINEERING ASSOCIATES
17 ARUNSTON STREET
ASHVILLE, NC 28801
MARK WARD, P.E.
(704) 491-6841

ARCHITECT: CLINE DESIGN ASSOCIATES, P.A.
220 E. PETERSON DRIVE
CHARLOTTE, NC 28217
MARK WARD, P.E.
(704) 491-6841

PROJECT DATA

FIN: 9648-19-3422, 9648-19-4329, 9648-19-3278, 9648-19-3115, 9648-19-4116, 9648-19-8145, 9648-19-8125, 9648-19-8205, 9648-19-8391

ADDRESS: PEARL ST, HILLIARD AVE, CLINGMAN AVE, 33 HILLIARD AVE, 33 CLINGMAN AVE, 5873/7542, 5873/7504, 5873/7532, 5873/7518, 5883/7725, 5883/7530

SITE ACREAGE: 2.934 ACRES
ZONING: C80

DISTURBED AREA: 3.15 AC

PARKING CALCULATIONS:

VEHICULAR:	REQUIRED SPACES:	N/A (C80)
COVERED SPACES:	63	
SURFACE SPACES:	129	
ON-STREET SPACES:	3	
TOTAL SPACES:	196	

HANDICAPPED SPACES: SPACES PROVIDED: 7
BICYCLE SPACES: AMOUNT REQUIRED: 10 SPACES PROVIDED: 10

BUILDING DATA

BUILDING	DESCRIPTION	HEIGHT	UNITS
1	THREE-FOUR STORY	41'-11"	28
2	THREE-FOUR STORY	41'-11"	28

AMENITY/LEASING GFA: 5,800 SF
TOTAL COMMERCIAL GFA: 7,850 SF
TOTAL GFA: 146,872 SF

PERVIOUSNESS CALCULATIONS

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	1.96 ACRES (54%)	1.72 ACRES (48%)
POST-DEVELOPMENT:	2.42 ACRES (68%)	1.28 ACRES (35%)

GREEN SPACE CALCULATIONS

GREEN SPACE CALCULATIONS: N/A (C80)

EARTHWORK VOLUME SUMMARY

CUT VOLUME:	8015 CY
FILL VOLUME:	3828 CY
NET VOLUME:	2686 CY <DUT>

NOTES

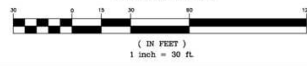
EARTHWORK VOLUME FOR REFERENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR PERFORMING TAKE-OFF. ALL EARTHWORK VOLUMES SHOWN HERE ARE ONLY TO BE USED FOR DETERMINING WHETHER SITE IS IMPORT OR EXPORT.

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTIONS@CDCDCO.COM



SITE PLAN

GRAPHIC SCALE



CDC Civil Design Concepts, PA
168 PATTON AVENUE, SUITE 200
ASHVILLE, NC 28801
TEL: 828-252-3388
WWW.CDCDCO.COM

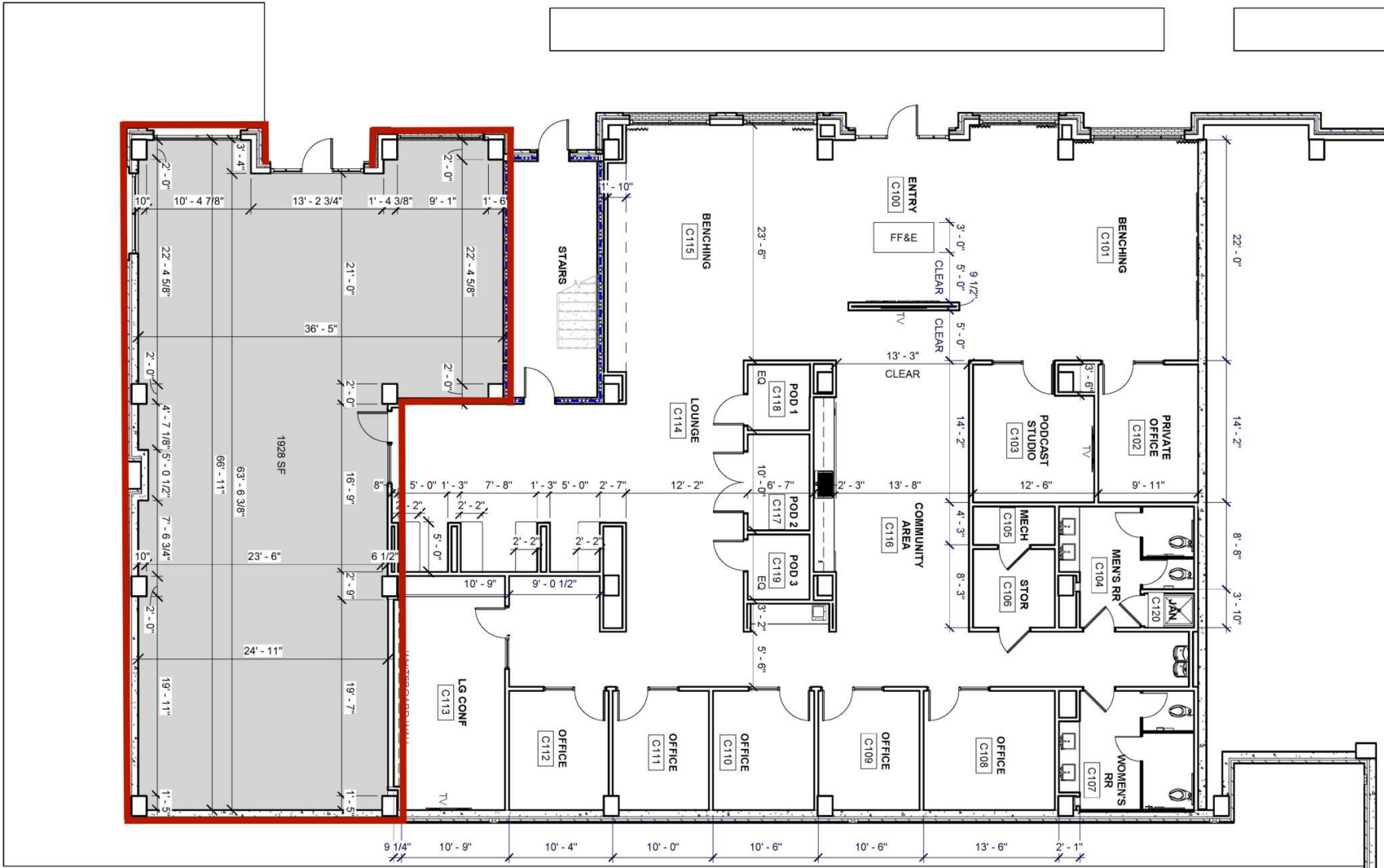
THE AVERY GROUP
DELAIR VENTURES, LLC - ASHEVILLE, NORTH CAROLINA

FOR REVIEW ONLY

NO.	DATE	DESCRIPTION	BY
10/29/21		CONCEPTUAL TPC SUBMITTAL	
11/19/21		DEC SUBMITTAL	
01/19/22		HILLIARD REDLINE	
01/19/22		DEC SUBMITTAL	
03/04/22		FINAL TPC SUBMITTAL	

DRAWN BY: EMS
CDC PROJECT NO.: 12031
COA PERMIT NO.: 21-08126 PZ
COA PERMIT NO.: WFP-21-02-000
MSD PERMIT NO.: 202206

dpa





English "Nega" Breakfast	\$5.95
<small>(includes: Sausage, Bacon, Diced Potato, Grind or Scrambled egg, Hashbrowns, Grilled Tomato & Swiss cheddar)</small>	
Toast	\$1.25
Cheese or Ham Toasty	\$2.25
Bacon or Sausage Toasty	\$2.95
Cheese & Ham Toasty	\$2.75
Bacon & Sausage Toasty	\$3.50
Scrambled or fried Egg/Omelette on Toast	\$3.25
Pan de Pelajo - (with oil & tomato)	\$1.50
Waffles/Maple Syrup, Pancakes & Crepes	\$1.35
<small>Ice Cream \$1.00, French Vanilla Sauce \$2.50, Lemon or Hot Choc. \$1.50</small>	

ADDITIONAL RENDERINGS OF THE PROJECT



LOCATION



363 Hilliard Ave



Rabbit Rabbit



The Grey Eagle Music Hall and Pub



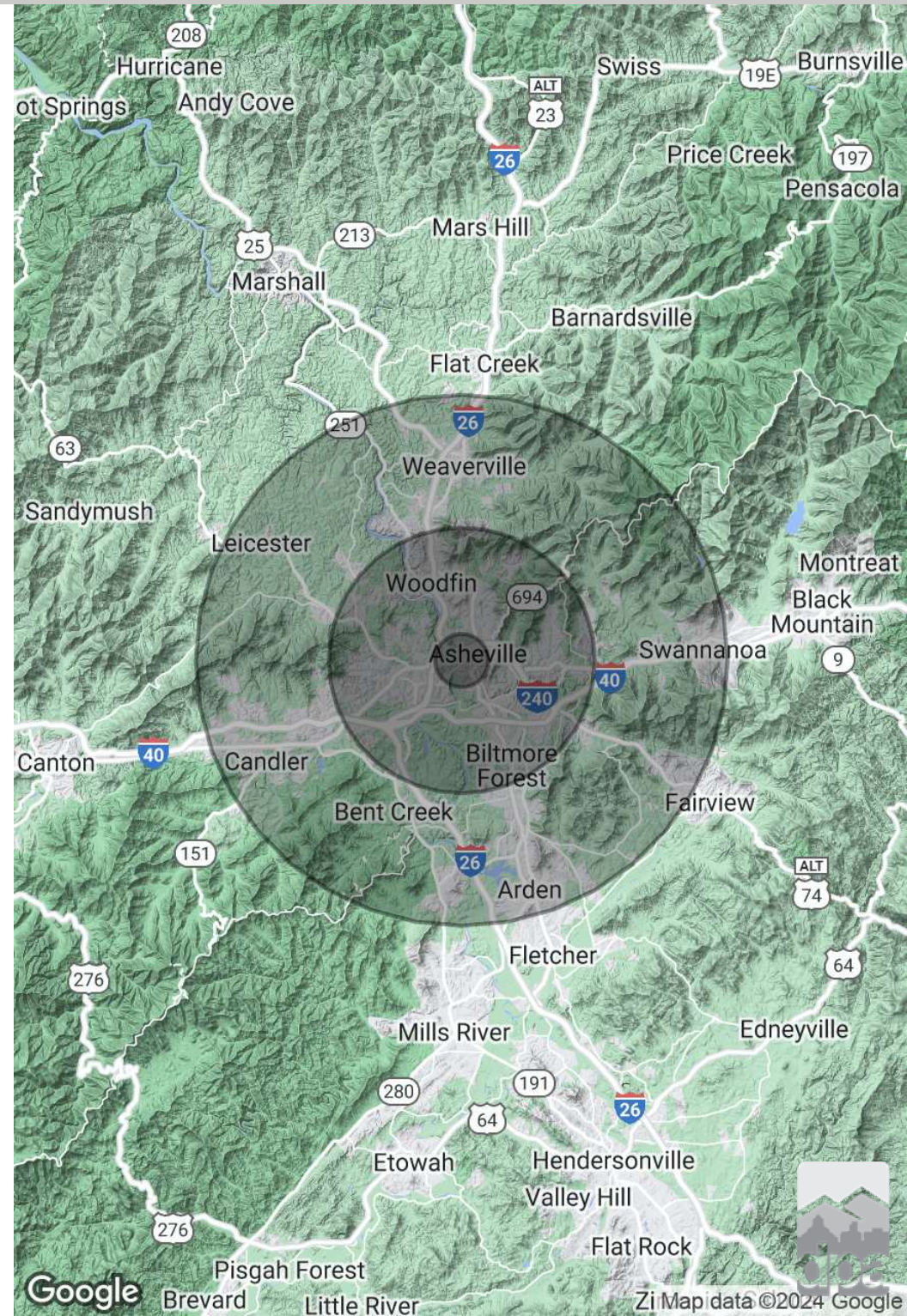
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,122	97,597	205,195
Average Age	39.9	40.3	42.1
Average Age (Male)	40.7	39.1	40.5
Average Age (Female)	41.0	41.6	43.0

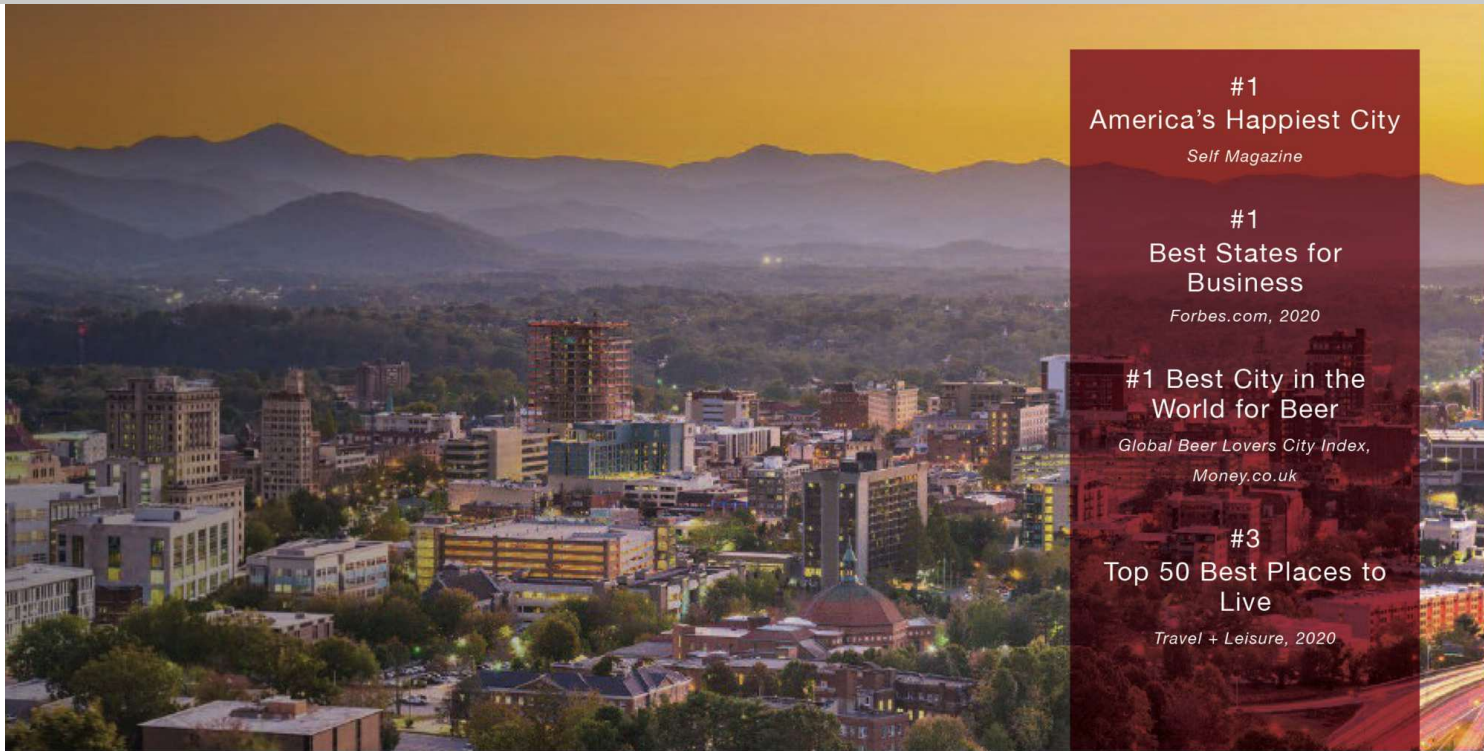
HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
Total Households	4,690	49,252	98,890
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$53,445	\$65,663	\$68,317
Average House Value	\$388,147	\$300,619	\$293,899

2020 American Community Survey (ACS)



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DID YOU KNOW

- As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly **12 million visitors annually**.
- Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges. The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors.
- Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors. The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.



PRESS

- Asheville is one of “The 25 Best Places to Enjoy Your Retirement in 2022” —Forbes.com, 2022
- Asheville ranked as 7th fastest growing tech hub in the nation —LinkedIn.com, 2022
- Asheville ranked #3 on “The South’s Best Cities” —Southernliving.com, 2023
- Asheville ranked #10 on list of “Best Food Destinations in U.S.” —Tripadvisor.com, 2023
- Asheville is 14th in “Best Places to Retire” —U.S. News and World Report, 2021
- Asheville ranked #19 on the “Top 100 Best Places to Live in the U.S.”—livability.com, 2021
- Asheville ranked as the “Most Beautiful Small City” in North Carolina —msn.com, 2021
- North Carolina ranked #1 among “America’s Top States for Business” and has the nation’s strongest economy —cnbc.com, 2022
- Asheville’s Charles George VA Medical Center earns 5-star facility rating —U.S. Department of Veteran Affairs
- UNC Asheville is ranked #7 out of “Best Public Liberal Arts Colleges” in the United States —U.S. News and World Report

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