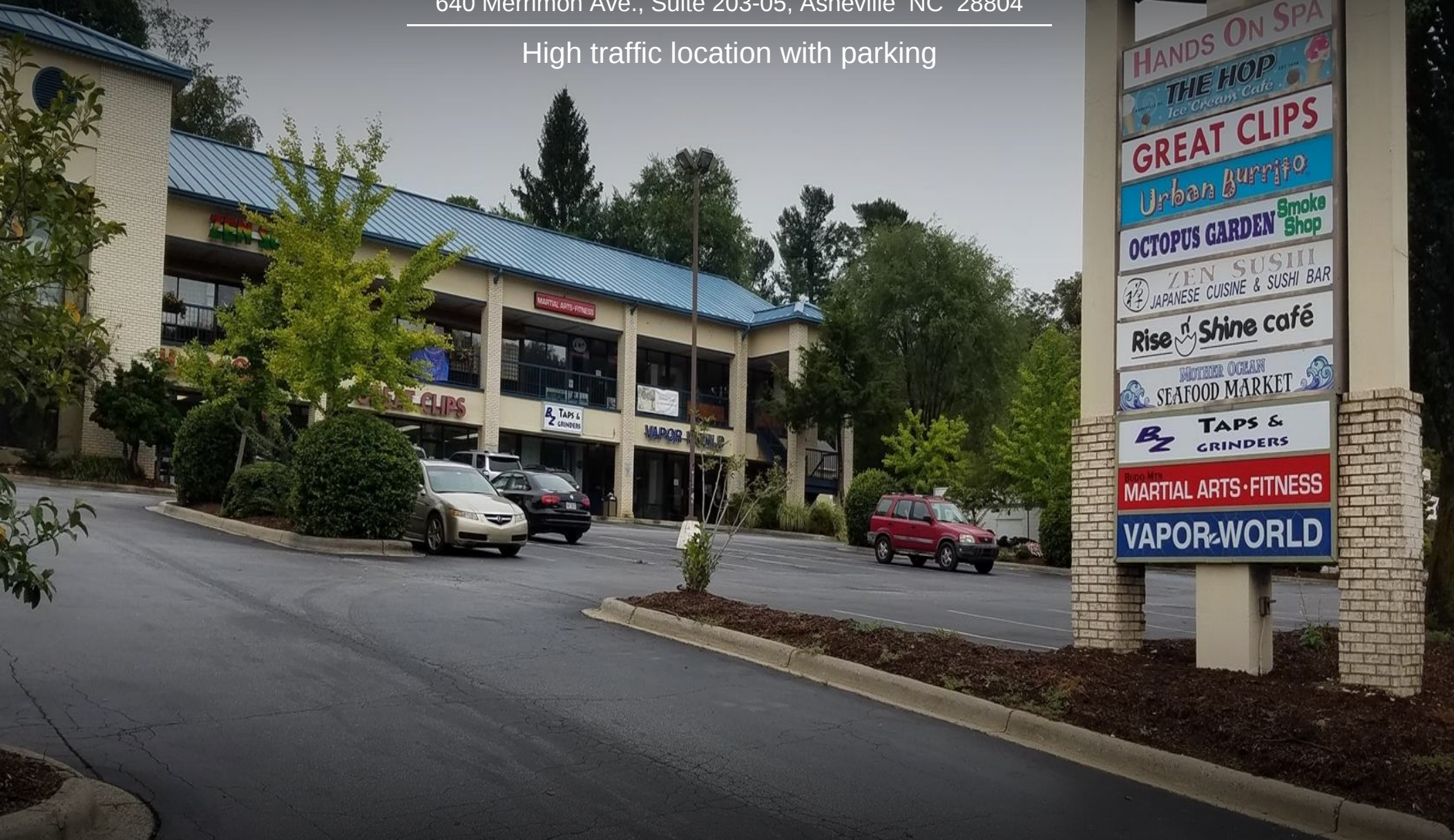


Merrimon Square

640 Merrimon Ave., Suite 203-05, Asheville NC 28804

High traffic location with parking



Bill Steigerwald

Advisor / Broker

(828) 460-9529

bill.steig@tessiergroup.com

TESSIER

PROPERTY BROKERAGE & MANAGEMENT

THE SPACE

Location	640 Merrimon Ave., Suite 203-05, Asheville, NC, 28804
COUNTY	Buncombe
APN	964939773600000
Cross Street	Edgewood Rd.
Traffic Count	18000

HIGHLIGHTS

- High traffic area - 20,667 cars daily
- Available surface parking
- Elevator to second level
- Half a mile to UNC-A campus

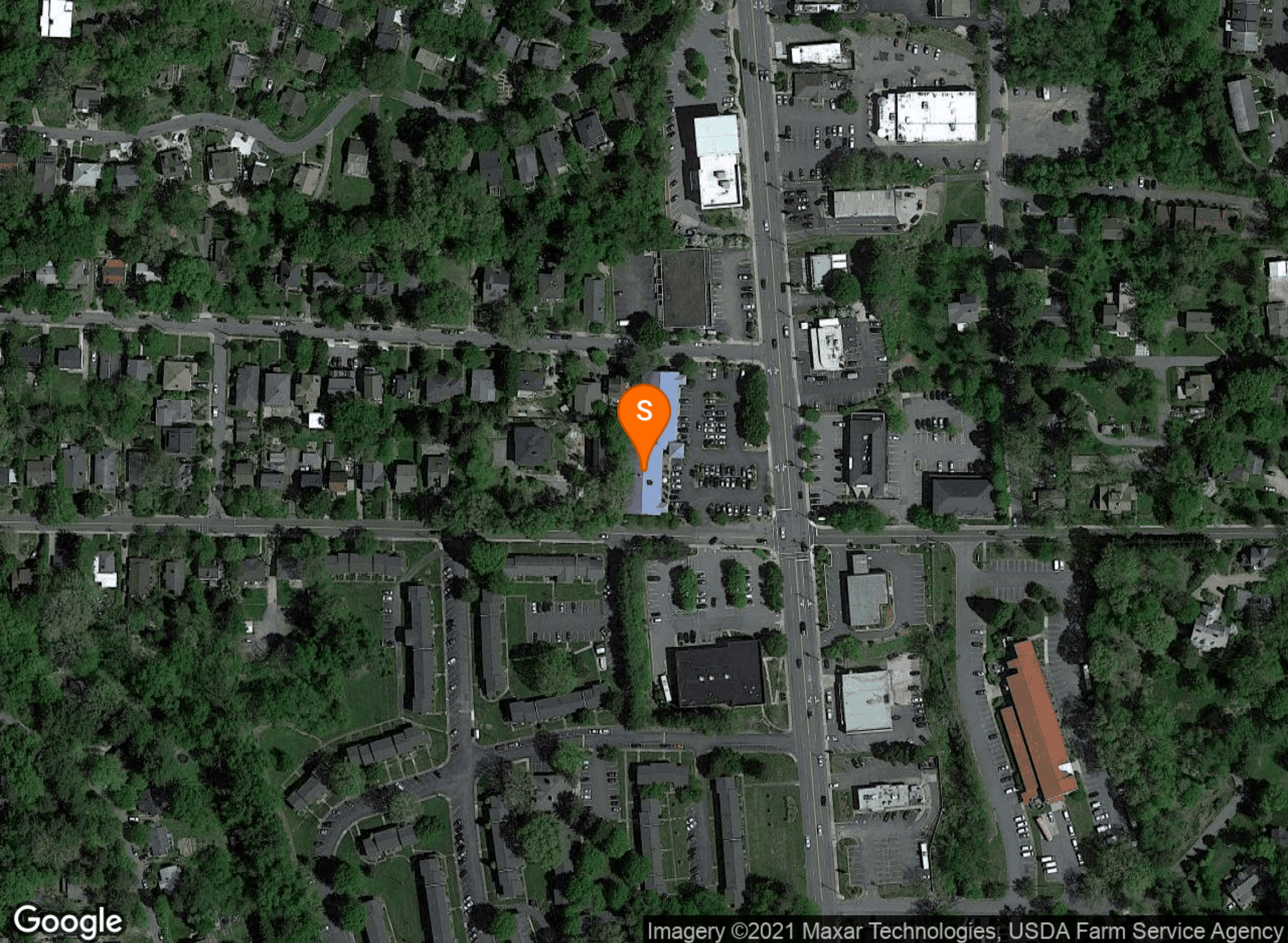


POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
8,634	43,844	101,108

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$96,508	\$81,360	\$75,892

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
3,462	19,443	43,959





Google

Imagery ©2021 Maxar Technologies, USDA Farm Service Agency



Serving bar



Seating area



Kitchen



Outdoor seating

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,930	36,346	80,606
2010 Population	8,170	38,461	88,609
2020 Population	8,634	43,844	101,108
2025 Population	8,835	46,429	107,170
2020 African American	457	5,551	10,801
2020 American Indian	33	163	377
2020 Asian	132	591	1,378
2020 Hispanic	315	3,279	7,750
2020 Other Race	87	1,411	3,461
2020 White	7,729	34,806	81,744
2020 Multiracial	196	1,300	3,145
2020-2025: Population: Growth Rate	2.30 %	5.75 %	5.85 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	241	2,498	4,936
\$15,000-\$24,999	385	2,837	5,971
\$25,000-\$34,999	308	2,040	4,721
\$35,000-\$49,999	432	2,237	5,427
\$50,000-\$74,999	577	2,826	7,732
\$75,000-\$99,999	401	1,869	4,798
\$100,000-\$149,999	474	2,345	5,441
\$150,000-\$199,999	303	1,324	2,481
\$200,000 or greater	340	1,466	2,452
Median HH Income	\$63,599	\$50,671	\$52,070
Average HH Income	\$96,508	\$81,360	\$75,892

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,604	17,528	37,980
2010 Total Households	3,315	17,059	38,464
2020 Total Households	3,462	19,443	43,959
2025 Total Households	3,546	20,644	46,700
2020 Average Household Size	2.14	2.12	2.19
2000 Owner Occupied Housing	1,917	8,831	21,089
2000 Renter Occupied Housing	1,440	7,197	13,872
2020 Owner Occupied Housing	1,850	9,758	24,058
2020 Renter Occupied Housing	1,611	9,685	19,901
2020 Vacant Housing	413	2,655	5,605
2020 Total Housing	3,875	22,098	49,564
2025 Owner Occupied Housing	1,924	10,394	25,774
2025 Renter Occupied Housing	1,622	10,250	20,926
2025 Vacant Housing	424	2,796	5,915
2025 Total Housing	3,970	23,440	52,615
2020-2025: Households: Growth Rate	2.40 %	6.05 %	6.10 %



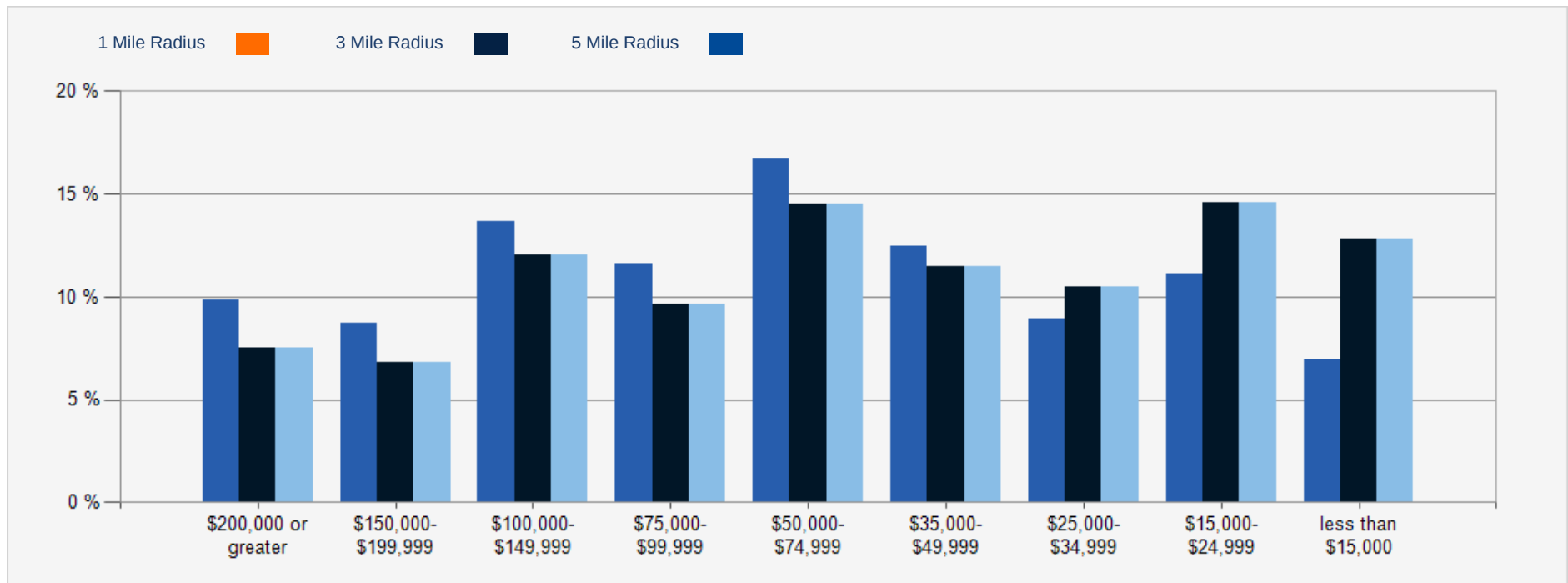
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	626	3,354	7,611
2020 Population Age 35-39	534	3,002	7,316
2020 Population Age 40-44	447	2,532	6,383
2020 Population Age 45-49	370	2,374	5,864
2020 Population Age 50-54	430	2,479	5,903
2020 Population Age 55-59	490	2,928	6,565
2020 Population Age 60-64	510	3,006	6,709
2020 Population Age 65-69	458	2,707	6,063
2020 Population Age 70-74	372	2,376	5,384
2020 Population Age 75-79	291	1,549	3,598
2020 Population Age 80-84	192	1,042	2,454
2020 Population Age 85+	270	1,227	2,781
2020 Population Age 18+	7,524	36,917	83,136
2020 Median Age	35	41	41

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,534	\$51,887	\$53,123
Average Household Income 25-34	\$79,432	\$75,962	\$73,330
Median Household Income 35-44	\$80,772	\$61,883	\$63,828
Average Household Income 35-44	\$111,355	\$91,786	\$87,208
Median Household Income 45-54	\$92,249	\$67,178	\$63,329
Average Household Income 45-54	\$119,630	\$99,316	\$88,629
Median Household Income 55-64	\$83,829	\$55,010	\$54,878
Average Household Income 55-64	\$118,445	\$89,641	\$81,123
Median Household Income 65-74	\$68,637	\$49,201	\$49,657
Average Household Income 65-74	\$107,355	\$84,432	\$76,233
Average Household Income 75+	\$70,676	\$60,121	\$55,098

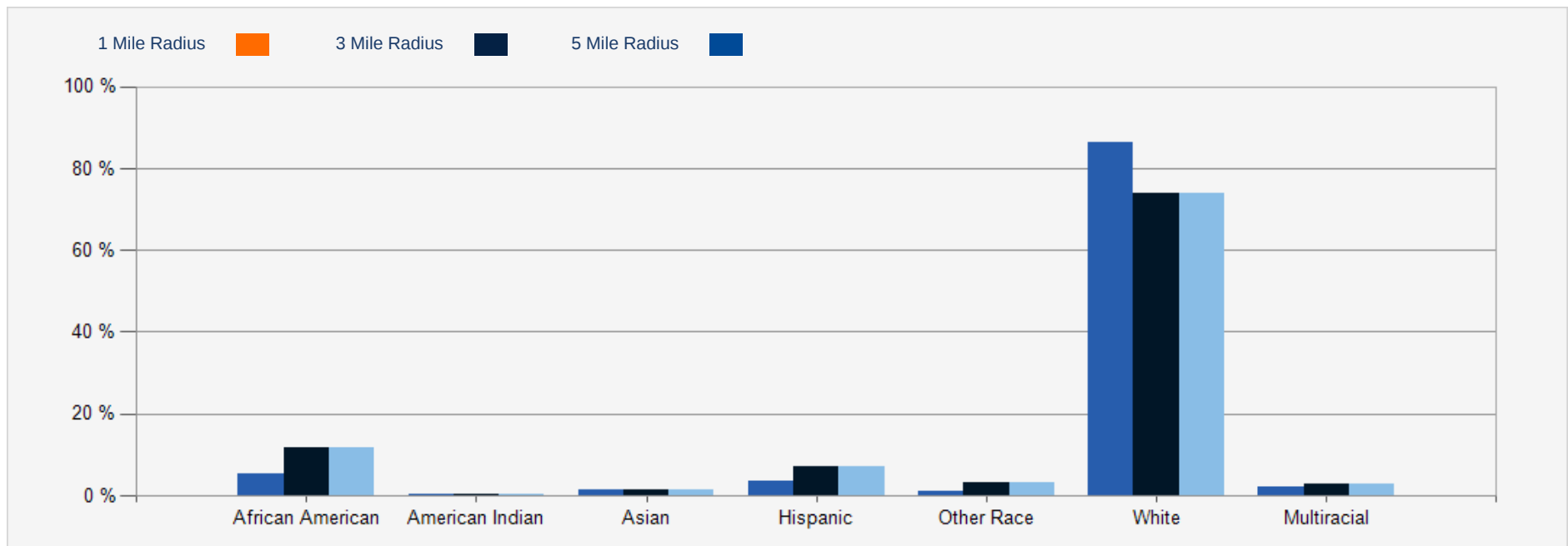
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	521	3,085	7,198
2025 Population Age 35-39	667	3,241	7,423
2025 Population Age 40-44	482	2,866	7,060
2025 Population Age 45-49	415	2,662	6,611
2025 Population Age 50-54	404	2,558	6,176
2025 Population Age 55-59	472	2,780	6,392
2025 Population Age 60-64	482	2,950	6,661
2025 Population Age 65-69	451	2,915	6,540
2025 Population Age 70-74	410	2,578	5,843
2025 Population Age 75-79	368	2,158	4,850
2025 Population Age 80-84	264	1,382	3,205
2025 Population Age 85+	290	1,336	3,011
2025 Population Age 18+	7,718	39,177	88,337
2025 Median Age	37	42	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,498	\$57,423	\$59,361
Average Household Income 25-34	\$87,431	\$84,498	\$82,303
Median Household Income 35-44	\$89,715	\$72,160	\$72,002
Average Household Income 35-44	\$123,876	\$104,163	\$98,538
Median Household Income 45-54	\$99,741	\$75,702	\$70,901
Average Household Income 45-54	\$130,978	\$110,620	\$99,746
Median Household Income 55-64	\$96,149	\$62,476	\$61,528
Average Household Income 55-64	\$133,186	\$100,734	\$92,295
Median Household Income 65-74	\$75,156	\$55,093	\$54,899
Average Household Income 65-74	\$119,248	\$95,265	\$86,880
Average Household Income 75+	\$82,932	\$70,202	\$64,290

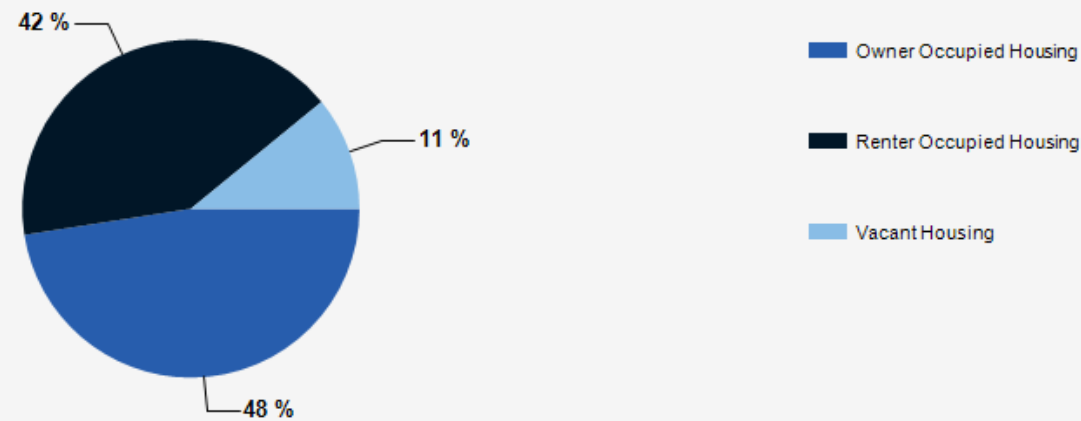
2020 Household Income



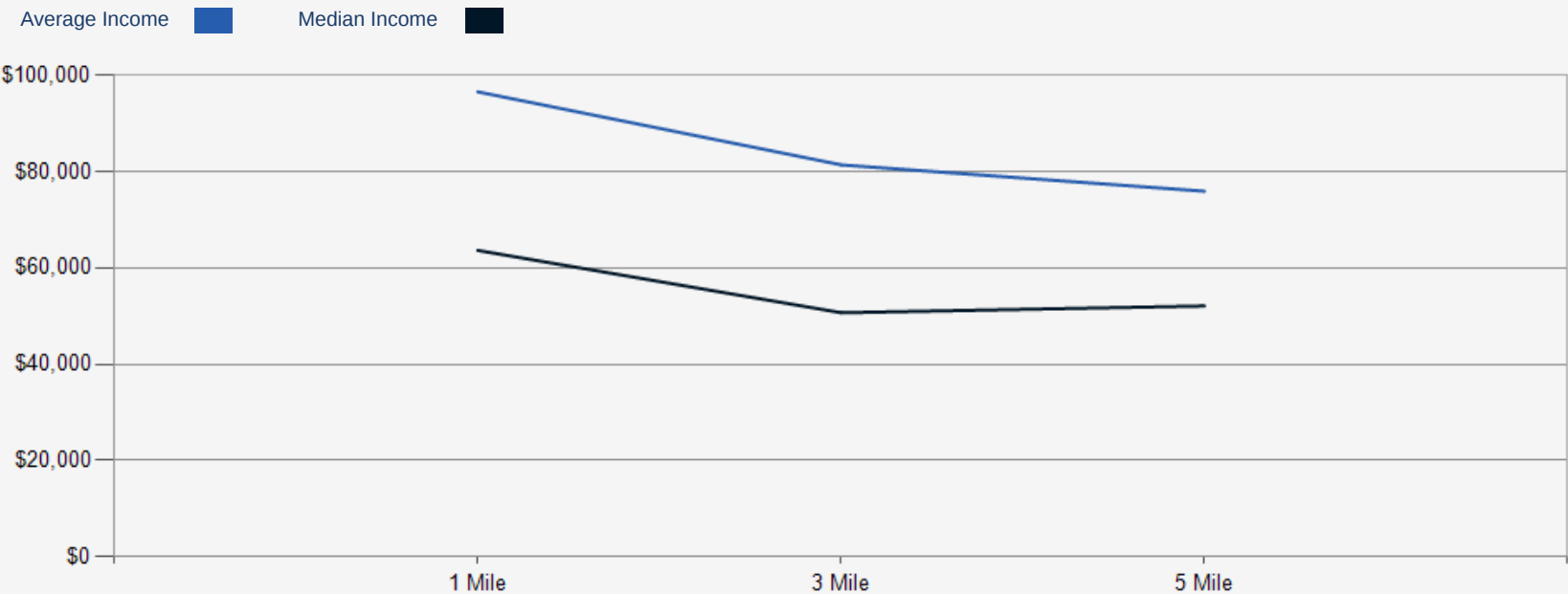
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



TESSIER ASSOCIATES

Although Tessier was created in 1985 as a development services company to plan, develop, lease, sell and manage commercial investments, our vision for the future is as fresh as ever. We are a multi-faceted, experienced team of real estate professionals. We embrace the team concept of providing a high level of service to our clients.

Unlike many other firms, we can navigate you through whatever real estate transaction or situation you come across.

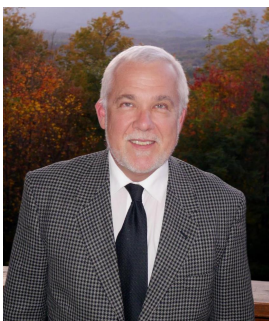
Our mission at Tessier is to build a long-term relationship with you as we help to professionally guide you through your real estate needs with a high level of client care.

At Tessier, we value relationships. We are all in this together, so we strive to build relationships with our clients, customers, tenants, and vendors with integrity and fairness. We treat all with respect, dignity, and honor. We do not exaggerate or stretch the truth. We give our honest opinions and advice. We always strive for excellence in every way and continually improve our processes and services.

Tessier built a strong base in property management and leasing. Today, the Tessier team manages or exclusively leases over 80 major office, commercial, retail, and multi-family residential properties.

As one of the top brokerage firms in Asheville, Tessier broadened its scope to also help clients build, buy, or lease properties in suburban and other properties throughout Western North Carolina and neighboring states.

Today, the company is represented by a strong group of professionals who combine their talents to make Tessier a leader in building relationships.



Bill Steigerwald

Advisor / Broker

Bill is a seasoned broker having sold multi-million dollar assets, negotiated several professional office leases, contracted a major sale-leaseback with Opportunity Zone benefits, and researched dozens of development land projects. His strengths are communication, negotiation, knowledge of essential service providers, and his proactive approach. His background includes business administration, marketing, and small business management.

Raised in North Carolina, schooled at UNC-Chapel Hill, he set out to see more of the world. He worked for Marriott Hotels in Washington, DC, New Orleans, and New Jersey, then became an entrepreneur in the event production field, creating major private and public events in Houston and winning international recognition. Ultimately he and his wife built a home and moved to their dream location, western NC.

Bill is an avid woodworker, cook, reader, hiker, and traveler, and enjoys kayaking and fishing.

Merrimon Square

Exclusively Marketed by:

Bill Steigerwald

Advisor / Broker

(828) 460-9529

bill.steig@tessiergroup.com

