

FOR SALE

**14 McDowell Street
Asheville, NC 28801**

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$3,000,000

9,629±/SF ON 1.57±ACRES NEAR POPULAR DOWNTOWN ASHEVILLE



PROPERTY VIDEO LINK



PROPERTY HIGHLIGHTS

9,629±/sf development opportunity on 1.57±/acres

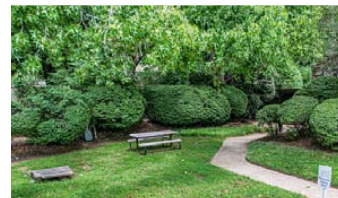
Great location for a medical or business office

Site includes plenty of parking and beautiful landscaping

Popular Downtown Asheville is just minutes away

Tenant in place with 3± left on lease. 6.9% CAP Rate.

Hospitals, medical offices & restaurant nearby



MAP CREDIT: NOAA

AERIAL VIEW

SITE LOCATION



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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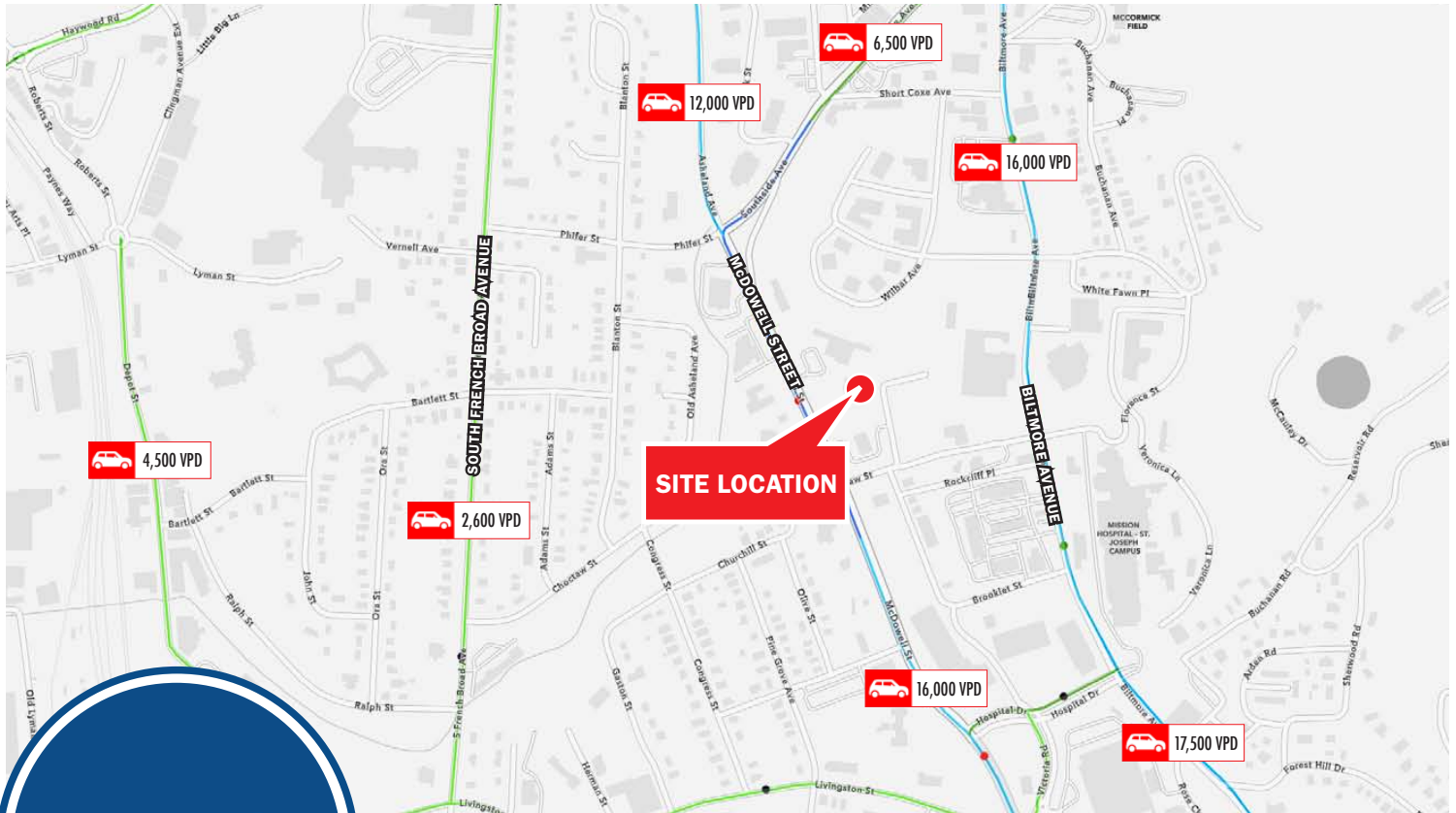
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
McDowell St	Southside Ave NW	19,159	0.05 mi
Southside Ave	McDowell St SE	21,050	0.13 mi
Biltmore Ave	Brooklet St S	19,545	0.22 mi
Blitmore Ave	Short Cox Ave N	20,934	0.25 mi
McDowell St	Myrtle St NW	17,479	0.30 mi
McDowell St	Hospital Dr NW	20,549	0.32 mi
Southside Ave	Church St NE	7,212	0.35 mi



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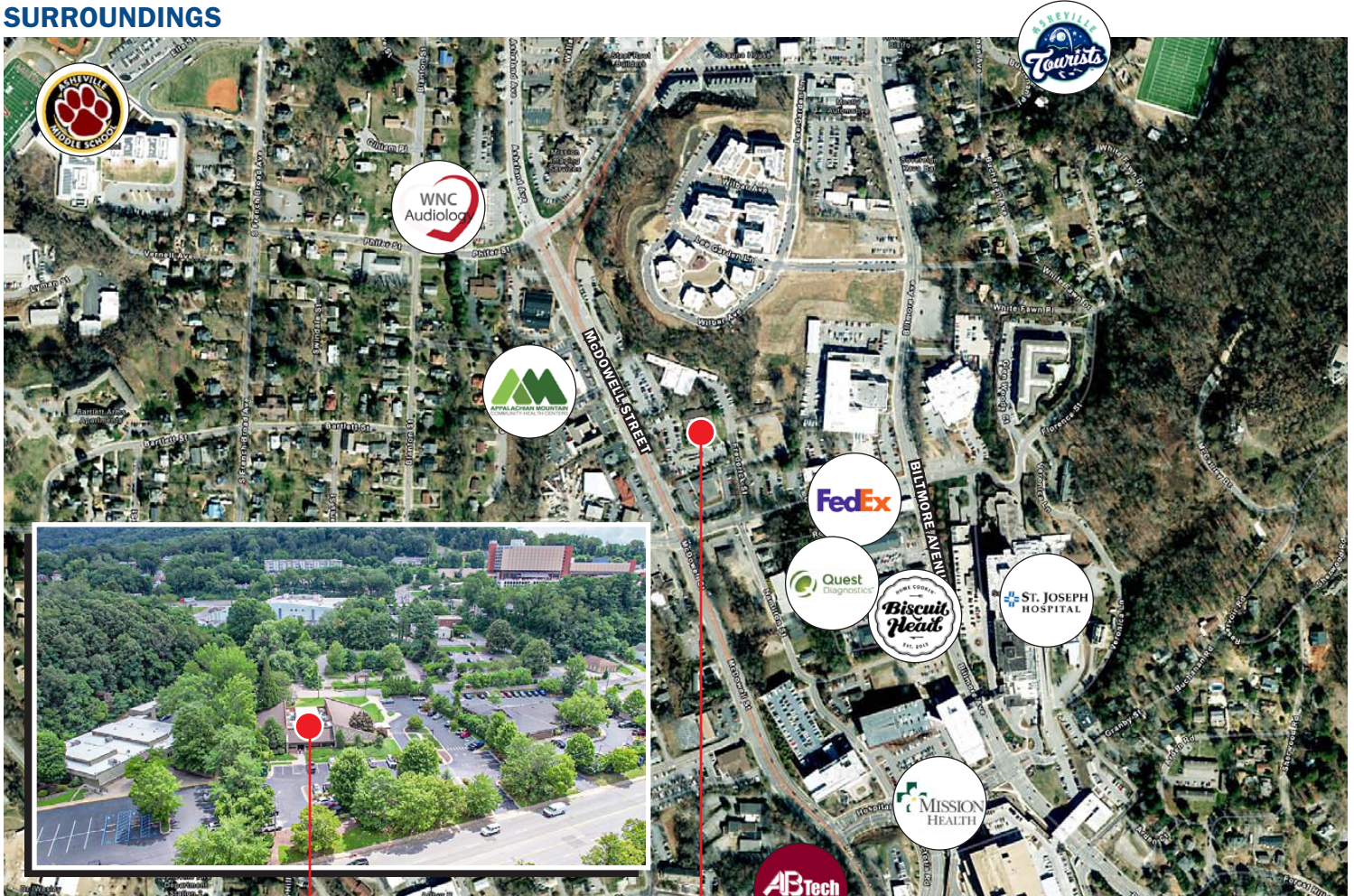
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SURROUNDINGS



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SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	9,068	54,560
Households	4,482	24,849
Median Age	42.50	39.70
Median Household Income	\$44,917	\$59,087
Daytime Employees	27,275	70,341
Population Growth '23 - '28	+4.92%	+3.76%
Household Growth '23 - '28	+4.75%	+3.34%



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