



0.72 LEVEL LOT AVAILABLE IN ASHEVILLE

FOR GROUND LEASE OR FOR SALE

1480 TUNNEL ROAD

ASHEVILLE, NC, 28805



OFFERING SUMMARY

Lease Rate	Negotiable
Sale Price	\$795,000
Lot Size	0.72 Acres
Zoning	Highway Business
Market	Asheville MSA



GROUND LEASE OR FOR SALE

1480 Tunnel Road, Asheville, NC 28805



.72 ACRES

PROPERTY DESCRIPTION

Well located and flat .72 acre site available for ground lease or build to suit. The property is located in a thriving commercial area and offers great visibility and accessibility from Tunnel Road. The zoning of the property is Highway Business, which allows for a wide range of development possibilities, including DRIVE THRU food service, retail stores, offices, restaurants, or a combination of different uses. The property is also well-served by utility infrastructure, including electricity, gas, and water. Moreover, the property is strategically located on US-70 and close to I-40 at exit 55, making it easy to access and attract a large customer base. Overall, this is a prime location for a ground lease or build to suit development, with great potential for businesses looking to establish a presence in a active commercial area.

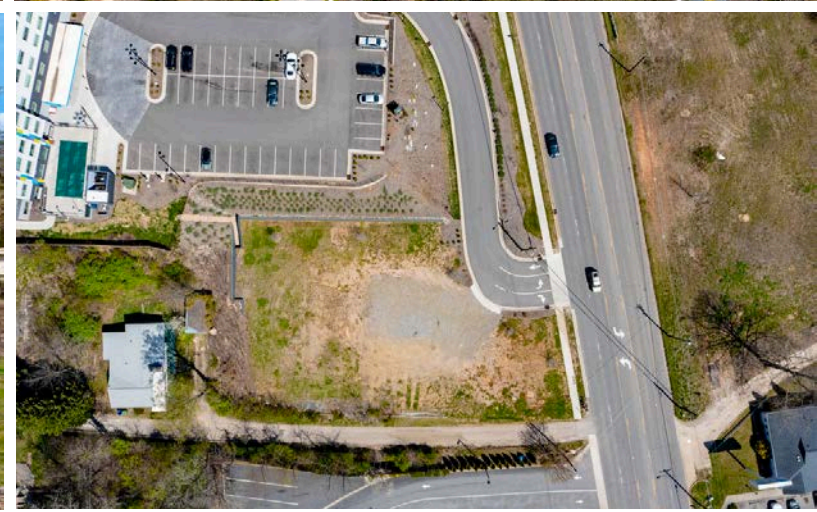
PROPERTY HIGHLIGHTS

- .72 acres
- Graded, level land ready for construction
- Thriving hotel area
- Less than 1 mile to Blue Ridge Parkway (NPS)
- 18,000 CPD
- Near Zaxby's, Bojangles, Arby's



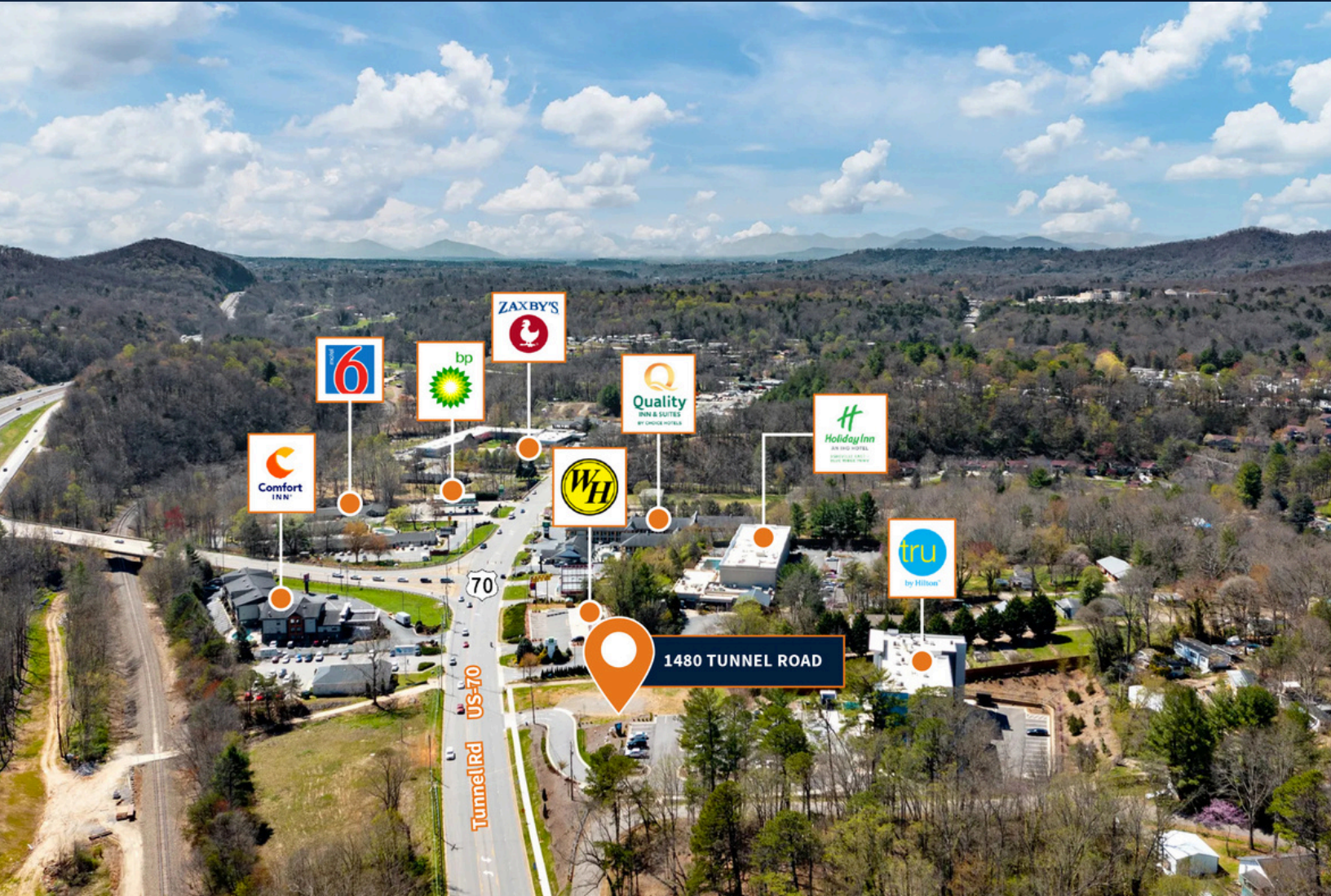
PICTURES

1480 Tunnel Road, Asheville, NC 28805



AREA LANDMARKS

1480 Tunnel Road, Asheville, NC 28805



DEMOGRAPHICS

3 MILE 5 MILE

Population	20,312	55,216
Households	9,323	25,274
Families	5,111	13,507
Average Household Size	2.11	2.13
Owner Occupied Housing Units	5,826	14,553
Renter Occupied Housing Units	3,497	10,720
Median Age	47.5	44.5
Median Household Income	\$58,393	\$56,014
Average Household Income	\$80,461	\$82,273

MAP OF WESTERN NORTH CAROLINA

