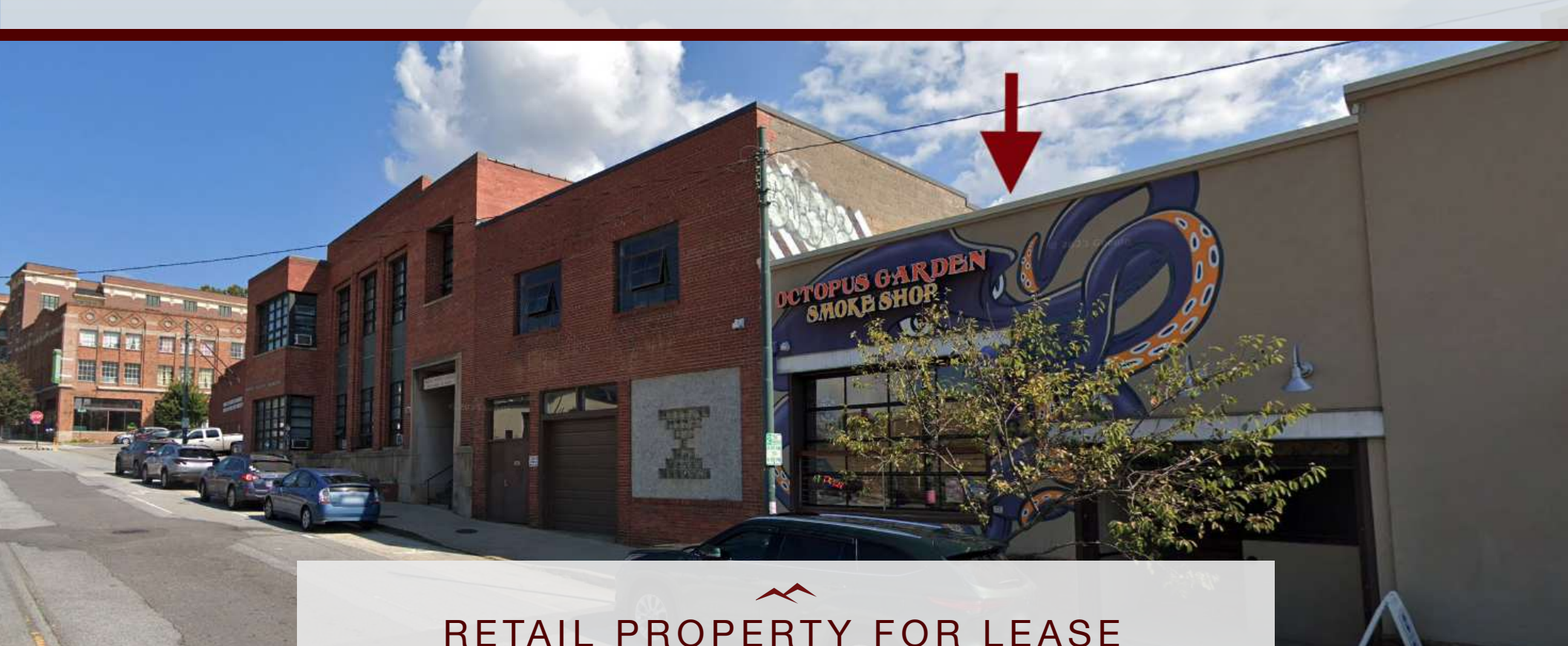




Dewey Property Advisors

# 186 COXE AVENUE



RETAIL PROPERTY FOR LEASE

## ASHEVILLE, NC 28801

*Presented By*

**TIM BRAMLEY, CCIM, SIOR**

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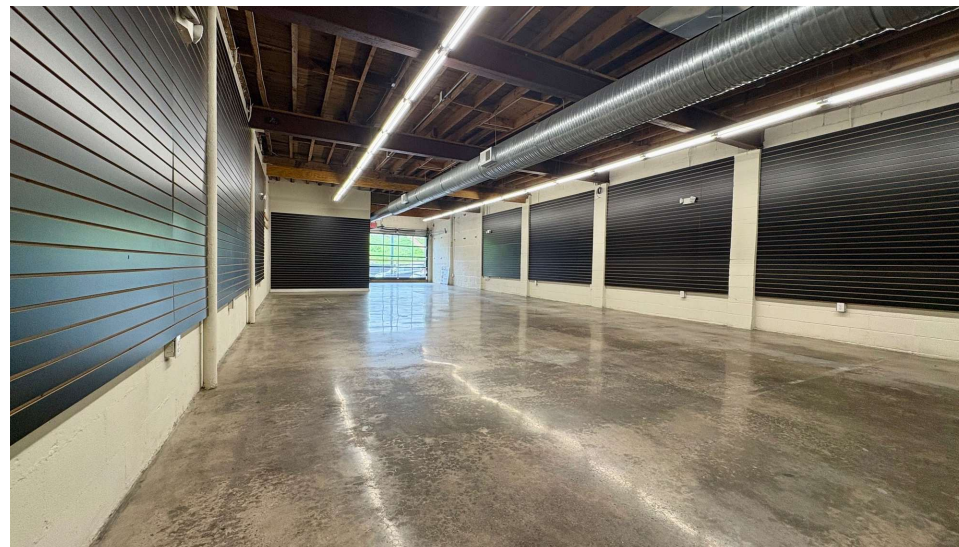
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# 186 COXE AVENUE | ASHEVILLE, NC 28801

## EXECUTIVE SUMMARY



Lease Rate

**\$25.00 SF/YR**

### PROPERTY OVERVIEW

Street level retail space located in the popular South Slope Brewing District. The space offers an open floor plan with polished concrete floors for retail, workroom space in the back, and secondary (back) access on Collier Avenue.

### OFFERING SUMMARY

Available SF:

2,432 SF

### PROPERTY HIGHLIGHTS

- Incredible walkable South Slope location with proximity to retailers, galleries, restaurants and breweries
- Open, flexible layout
- Showroom space and workroom space
- Secondary access on Collier Avenue across from Burial Beer



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PHOTOS



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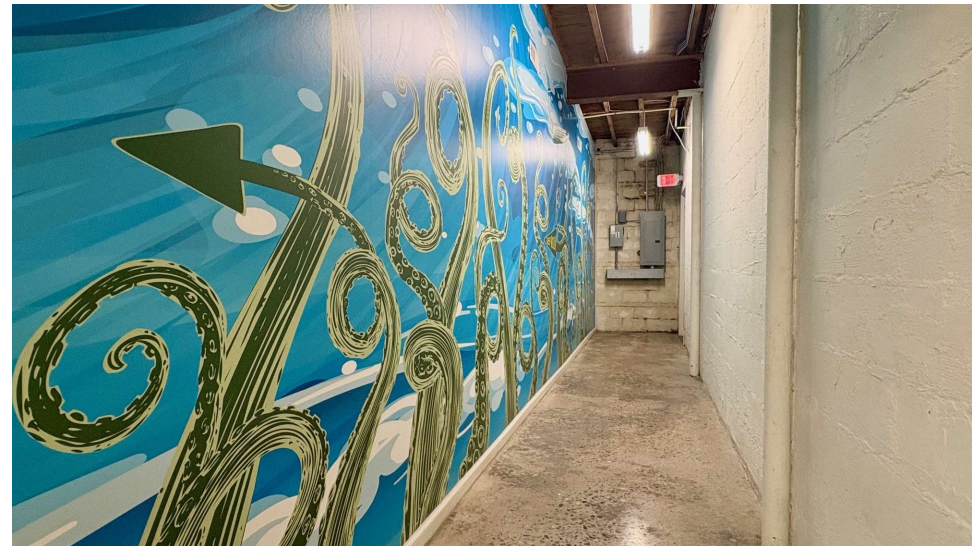
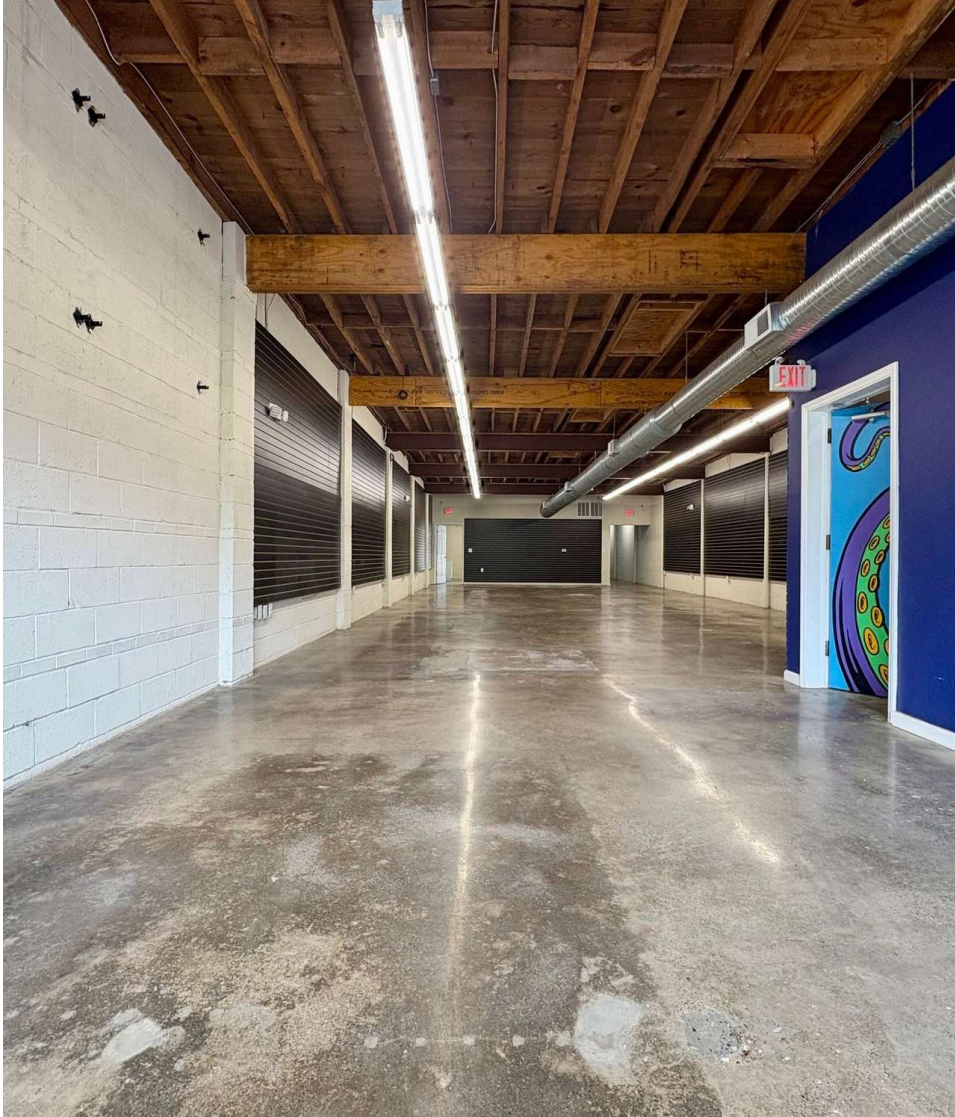
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## PHOTOS



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## RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT

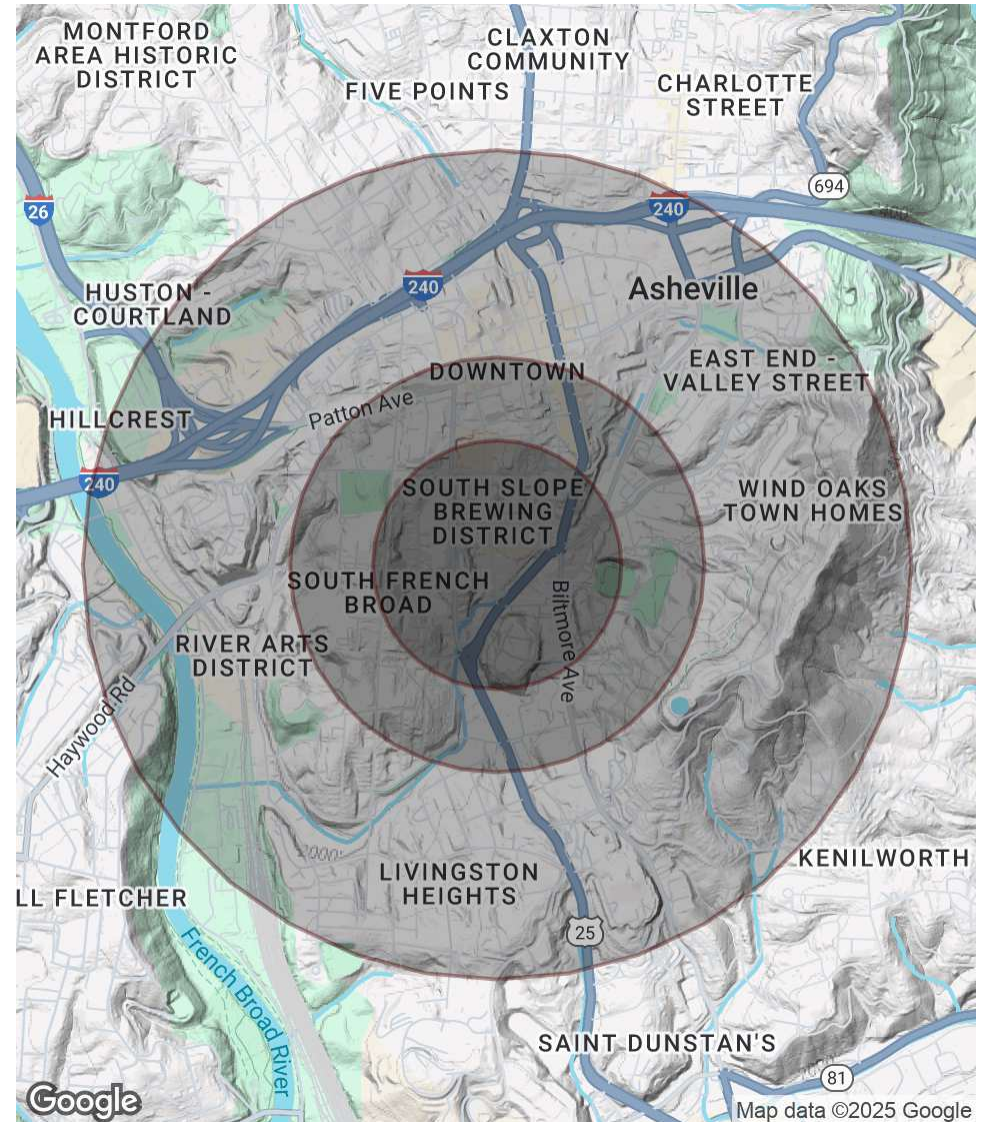
### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 292       | 1,868     | 9,072  |
| Average Age          | 43        | 44        | 43     |
| Average Age (Male)   | 44        | 44        | 42     |
| Average Age (Female) | 43        | 45        | 44     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 154       | 968       | 4,474     |
| # of Persons per HH | 1.9       | 1.9       | 2         |
| Average HH Income   | \$139,000 | \$90,059  | \$82,488  |
| Average House Value | \$486,934 | \$603,395 | \$612,012 |

Demographics data derived from AlphaMap



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