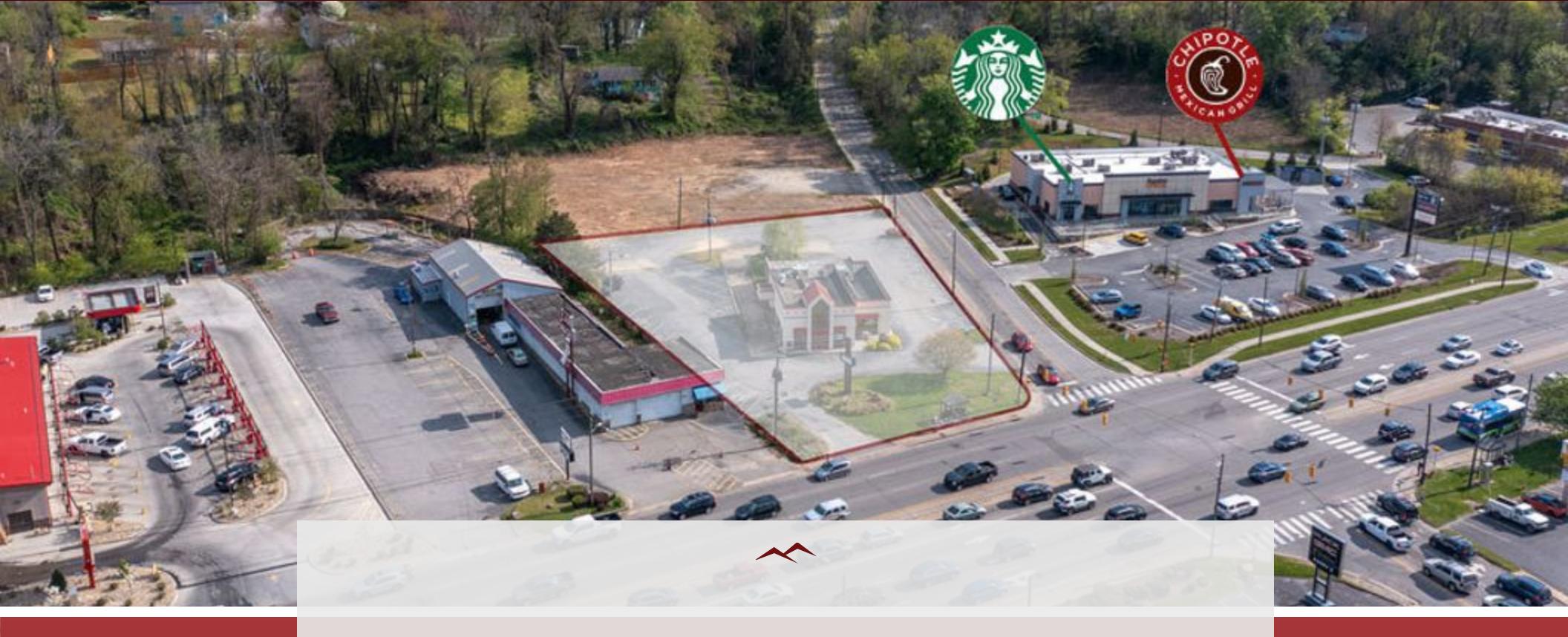




Dewey Property Advisors

VACANT QSR FOR LEASE



900 PATTON AVE., ASHEVILLE, NC 28806

Presented By

SCOTT RAINES, CCIM

828.548.0090 x104

scott.raines@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue

Asheville, NC 28801

828.548.0090

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VACANT QSR FOR LEASE | 900 PATTON AVE., ASHEVILLE, NC 28806

EXECUTIVE SUMMARY



Lease Rate

**\$125,000.00 PER
YEAR**

LOCATION OVERVIEW

Former Arby's location on Patton Avenue (busiest intersection in the Asheville market at 51,000 cars per day), less than 1 mile from Downtown Asheville.

OFFERING SUMMARY

Available SF:

3,258 SF

Lot Size:

0.78 Acres

PROPERTY HIGHLIGHTS

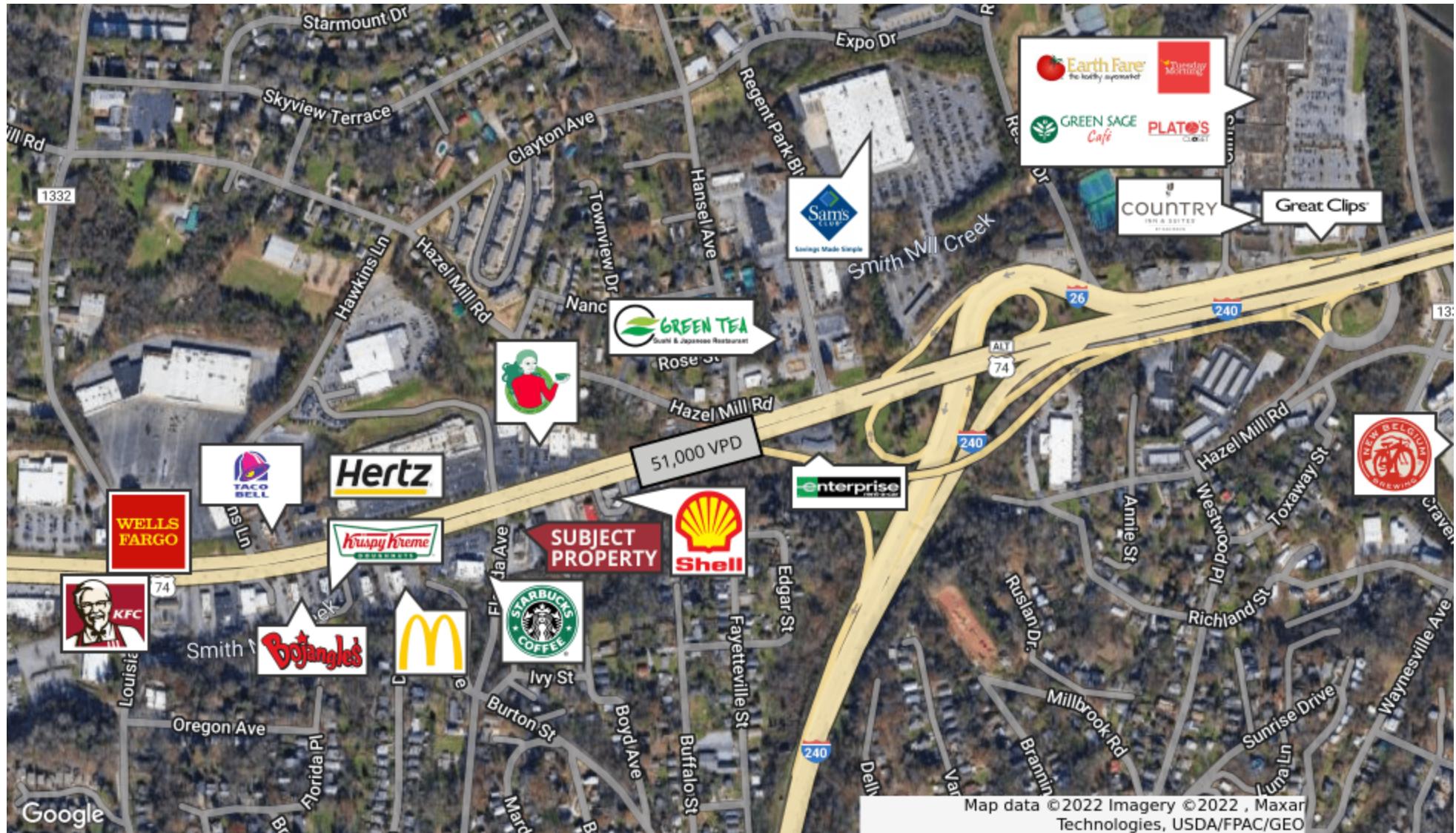
- Former Arby's restaurant site with drive-thru.
- Located next to Starbucks and Chipotle.
- Full access signalized intersection
- Highest traffic intersection in the Asheville market
- 51,000 vehicles per day
- Drone video link: <https://youtu.be/jd8N9ov7x3M>



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LOCATION AND SURROUNDING RETAIL NEIGHBORS



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PHOTOS



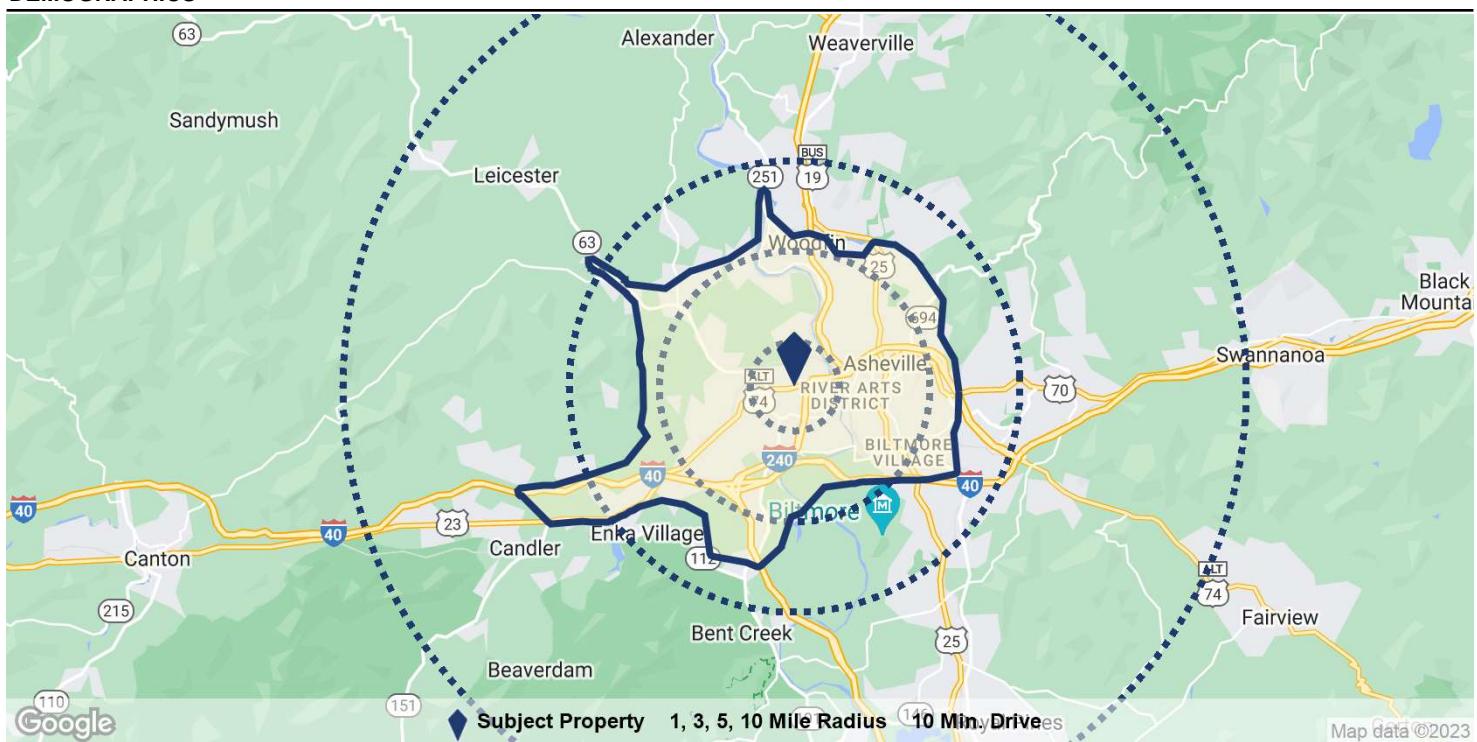
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Subject Property

900 Patton Ave

DEMOGRAPHICS

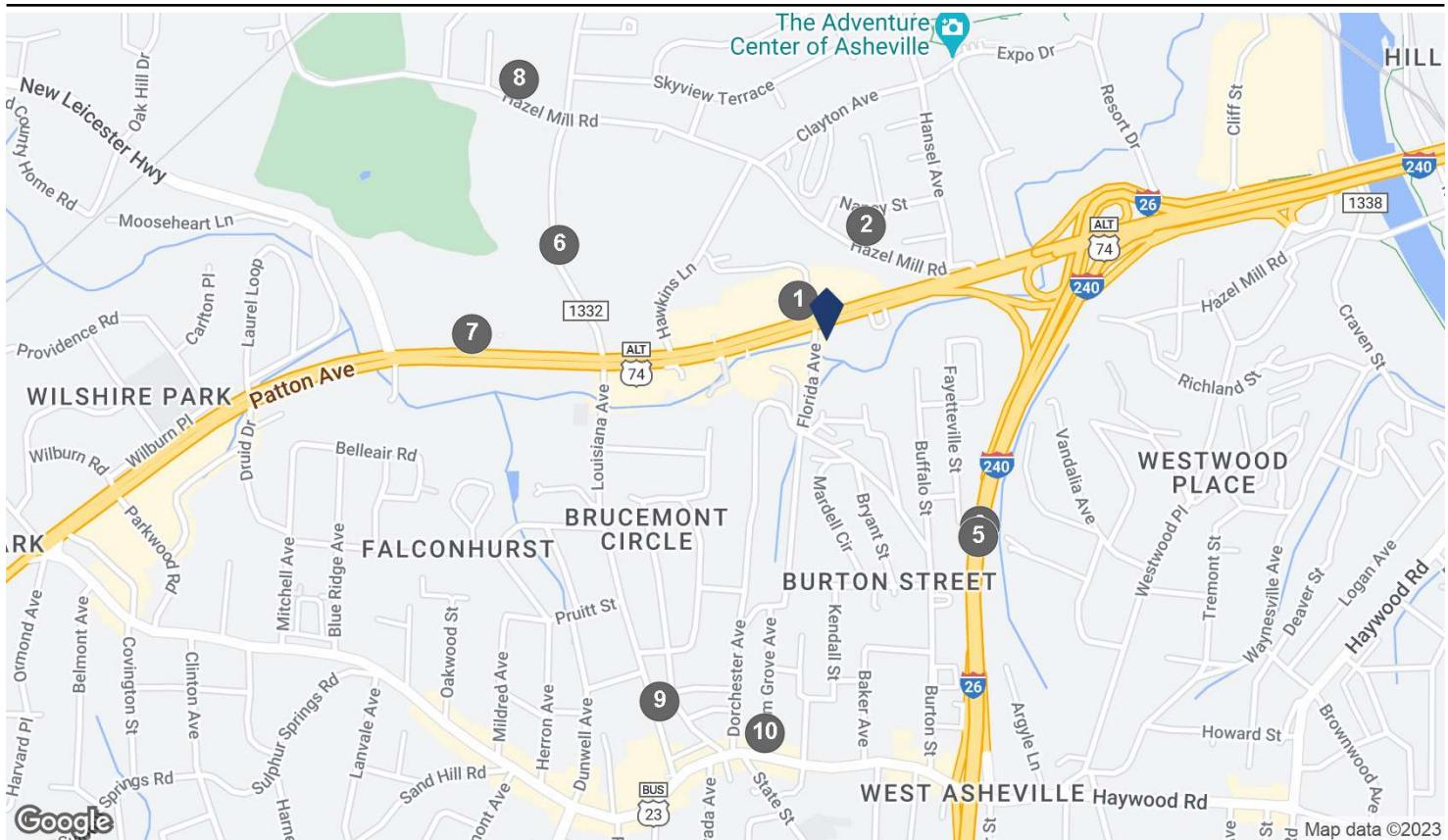


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	8,173	52,839	99,475	212,649	70,575
5 Yr Growth	5.1%	4.6%	4.8%	5.0%	3.7%
Median Age	40	39	41	43	40
5 Yr Forecast	42	41	43	44	42
White / Black / Hispanic	82% / 14% / 12%	80% / 15% / 9%	84% / 11% / 8%	88% / 7% / 8%	82% / 13% / 9%
5 Yr Forecast	82% / 14% / 13%	80% / 15% / 10%	84% / 11% / 9%	88% / 7% / 8%	82% / 13% / 9%
Employment	6,222	56,861	88,162	130,089	35,969
Buying Power	\$207.6M	\$1B	\$2.2B	\$5.1B	\$1.5B
5 Yr Growth	8.9%	8.6%	7.3%	7.4%	6.1%
College Graduates	50.1%	42.2%	41.3%	39.3%	51.3%
Household					
Households	3,519	22,444	42,823	90,438	29,782
5 Yr Growth	4.9%	4.7%	4.8%	5.1%	3.2%
Median Household Income	\$59,008	\$46,775	\$51,389	\$56,919	\$50,672
5 Yr Forecast	\$61,240	\$48,510	\$52,626	\$58,208	\$52,096
Average Household Income	\$79,193	\$68,233	\$73,376	\$77,998	\$72,707
5 Yr Forecast	\$81,812	\$69,813	\$74,919	\$79,544	\$74,363
% High Income (>\$75K)	36%	31%	33%	37%	34%
Housing					
Median Home Value	\$292,398	\$287,206	\$286,986	\$283,540	\$301,005
Median Year Built	1961	1965	1973	1984	1969
Owner / Renter Occupied	57% / 43%	48% / 52%	56% / 44%	63% / 37%	52% / 48%

Subject Property

900 Patton Ave

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Patton Ave	Florida Ave - E	47,015	2022	0.05 mi
② Hazel Mill Rd	Hansel Ave - E	3,726	2022	0.14 mi
③ I-240	Haywood Rd - S	53,500	2020	0.36 mi
④ I- 26	I- 240 - S	57,474	2015	0.37 mi
⑤ I- 26	Haywood Rd - S	60,739	2022	0.37 mi
⑥ N Louisiana Ave	Patton Ave - SE	11,033	2022	0.39 mi
⑦ Patton Ave	Sawyer Rd - W	43,850	2022	0.50 mi
⑧ Hazel Mill Rd	Pasture Vw - NW	5,744	2022	0.55 mi
⑨ Louisiana Ave	Majestic Ave - N	5,714	2022	0.59 mi
⑩ Balm Grove Avenue	Haywood Rd - S	12,417	2022	0.59 mi



Demographics

900 Patton Ave

3,688 SF Retail Fast Food

Asheville, North Carolina - West Asheville Submarket

PREPARED BY

Income & Spending Demographics

900 Patton Ave

2022 Households by HH Income	1 Mile		3 Miles		5 Miles		10 Min. Drive	
	3,520		22,442		42,824		29,782	
<\$25,000	753	21.39%	6,397	28.50%	10,840	25.31%	8,130	27.30%
\$25,000 - \$50,000	689	19.57%	5,267	23.47%	10,099	23.58%	6,613	22.20%
\$50,000 - \$75,000	825	23.44%	3,739	16.66%	7,664	17.90%	5,017	16.85%
\$75,000 - \$100,000	439	12.47%	2,521	11.23%	4,732	11.05%	3,144	10.56%
\$100,000 - \$125,000	241	6.85%	1,537	6.85%	3,074	7.18%	2,283	7.67%
\$125,000 - \$150,000	150	4.26%	907	4.04%	1,698	3.97%	1,469	4.93%
\$150,000 - \$200,000	187	5.31%	1,093	4.87%	2,394	5.59%	1,565	5.25%
\$200,000+	236	6.70%	981	4.37%	2,323	5.42%	1,562	5.24%
2022 Avg Household Income	\$79,193		\$68,233		\$73,376		\$72,707	
2022 Med Household Income	\$59,008		\$46,775		\$51,389		\$50,672	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$103.2M		\$599.3M		\$1.2B		\$825.5M	
Total Apparel	\$5.2M	5.01%	\$31.1M	5.18%	\$60.5M	4.98%	\$42.3M	5.12%
Women's Apparel	\$2M	1.93%	\$11.9M	1.99%	\$23.7M	1.95%	\$16.4M	1.99%
Men's Apparel	\$1.1M	1.02%	\$6.2M	1.03%	\$12.2M	1.01%	\$8.5M	1.03%
Girl's Apparel	\$358.3K	0.35%	\$2.2M	0.36%	\$4.1M	0.34%	\$2.9M	0.35%
Boy's Apparel	\$265.7K	0.26%	\$1.6M	0.27%	\$3M	0.25%	\$2.2M	0.26%
Infant Apparel	\$258.6K	0.25%	\$1.7M	0.28%	\$3M	0.25%	\$2.1M	0.26%
Footwear	\$1.2M	1.20%	\$7.5M	1.24%	\$14.5M	1.19%	\$10.2M	1.23%

Total Entertainment & Hobbies	\$15.9M	15.40%	\$95.3M	15.89%	\$193.4M	15.92%	\$131.2M	15.89%
Entertainment	\$1.5M	1.42%	\$8.8M	1.47%	\$18.6M	1.53%	\$12.4M	1.50%
Audio & Visual Equipment/Service	\$3.8M	3.65%	\$22.8M	3.80%	\$44.8M	3.69%	\$30.6M	3.70%
Reading Materials	\$212.9K	0.21%	\$1.3M	0.21%	\$2.7M	0.22%	\$1.8M	0.21%
Pets, Toys, & Hobbies	\$2.7M	2.63%	\$16.1M	2.68%	\$32.3M	2.66%	\$22.2M	2.69%
Personal Items	\$7.7M	7.49%	\$46.4M	7.74%	\$95M	7.82%	\$64.2M	7.78%

Total Food and Alcohol	\$27.8M	26.91%	\$164.6M	27.46%	\$326.3M	26.87%	\$224.6M	27.21%
Food At Home	\$14.1M	13.67%	\$85.6M	14.29%	\$169M	13.92%	\$117M	14.17%
Food Away From Home	\$11.7M	11.33%	\$67.6M	11.28%	\$134.5M	11.08%	\$92.1M	11.16%
Alcoholic Beverages	\$2M	1.91%	\$11.4M	1.90%	\$22.7M	1.87%	\$15.5M	1.88%

Total Household	\$16.8M	16.29%	\$95.8M	15.98%	\$199.1M	16.39%	\$133.2M	16.13%
House Maintenance & Repair	\$3.6M	3.50%	\$19.5M	3.26%	\$43.5M	3.58%	\$28M	3.39%
Household Equip & Furnishings	\$6.4M	6.17%	\$37.2M	6.21%	\$75.8M	6.24%	\$51.1M	6.20%
Household Operations	\$4.9M	4.74%	\$28.3M	4.72%	\$57.5M	4.73%	\$39.1M	4.73%
Housing Costs	\$1.9M	1.88%	\$10.7M	1.79%	\$22.3M	1.84%	\$15M	1.82%

Income & Spending Demographics

900 Patton Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$26.4M	25.63%	\$149.1M	24.88%	\$302.6M	24.92%	\$205.5M	24.90%
Vehicle Purchases	\$13.2M	12.78%	\$72.1M	12.03%	\$148.4M	12.22%	\$100.1M	12.13%
Gasoline	\$7.2M	6.95%	\$41.8M	6.97%	\$82.5M	6.80%	\$56.9M	6.89%
Vehicle Expenses	\$375.6K	0.36%	\$2.7M	0.45%	\$5.9M	0.49%	\$3.9M	0.47%
Transportation	\$2.4M	2.32%	\$13.6M	2.27%	\$27.9M	2.30%	\$18.9M	2.29%
Automotive Repair & Maintenance	\$3.3M	3.21%	\$18.9M	3.16%	\$37.9M	3.12%	\$25.8M	3.12%
Total Health Care	\$4.9M	4.78%	\$30M	5.01%	\$63M	5.18%	\$41.9M	5.07%
Medical Services	\$2.7M	2.66%	\$16.4M	2.73%	\$34.3M	2.82%	\$22.7M	2.75%
Prescription Drugs	\$1.6M	1.59%	\$10.3M	1.72%	\$21.7M	1.79%	\$14.5M	1.75%
Medical Supplies	\$551K	0.53%	\$3.4M	0.56%	\$6.9M	0.57%	\$4.6M	0.56%
Total Education/Day Care	\$6.2M	5.98%	\$33.5M	5.59%	\$69.5M	5.73%	\$46.9M	5.68%
Education	\$3.8M	3.71%	\$20.5M	3.42%	\$42.6M	3.51%	\$28.8M	3.49%
Fees & Admissions	\$2.3M	2.27%	\$13M	2.17%	\$26.9M	2.22%	\$18.1M	2.19%

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ABOUT SCOTT RAINES, CCIM



SCOTT RAINES, CCIM

Broker/Consultant

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PROFESSIONAL BACKGROUND

Scott Raines, CCIM has been a commercial real estate broker since 2005 and with DPA since 2012. His areas of focus include land development, site selection and investment sales. Since joining DPA, Scott has completed over 150 transactions totaling over \$100M in volume. Scott holds a number of professional designations including serving as a past President and member of the Carolinas Real Estate Investors Association, and a Certified Commercial Investment Member (CCIM) designation for demonstrating extensive experience in the commercial real estate industry, completing advanced coursework in financial and market analysis and is an active member of ICSC (Innovating Commerce Serving Communities). Scott also has a wealth of experience with creative financing, 1031 Exchange, and Self-Directed IRAs. Additionally, Scott has served locally, regionally and internationally as an active Rotarian since 2008.

MEMBERSHIPS

CCIM

ICSC

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