



# RETAIL SUITE FOR LEASE AT THE AVERY

363 HILLIARD AVE | ASHEVILLE, NC

LEASING INFORMATION





## PROPERTY DESCRIPTION

Premier street-level retail space located at The Avery, a Class-A residential project consisting of 187 units with first-class finishes and amenities, located at the intersection of Clingman and Hilliard Avenues in Downtown Asheville. The retail space will include 16.5 ft ceiling heights – inquire with broker for more information. Tenant improvement allowances available.

The suite is adjacent to The Avery's co-working space and lounge and is conveniently accessed by onsite retail parking located off of Hilliard Avenue. Proximal to the River Arts District, South Slope and Aston Park, this location is prime for a retail user.

Project delivery is nearing completion.

## LOCATION DESCRIPTION

Located at 363 Hilliard Avenue, just off Clingman Avenue between the River Arts District and Downtown Asheville.

**Tim Bramley, CCIM, SIOR**   **Jesse Toller, PE**  
NC #271946   NC #339207

Tim.Bramley@deweypa.com   Jesse.Toller@deweypa.com

## PROPERTY HIGHLIGHTS

- High-Profile Retail Suite Seeking a Cafe-Type Tenant
- Tenant Improvement Allowances Available
- On-Site Parking
- Proximal to Downtown, River Arts District and South Slope

## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,928 SF



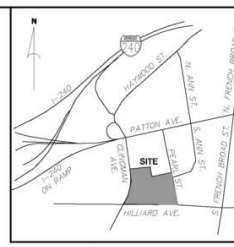
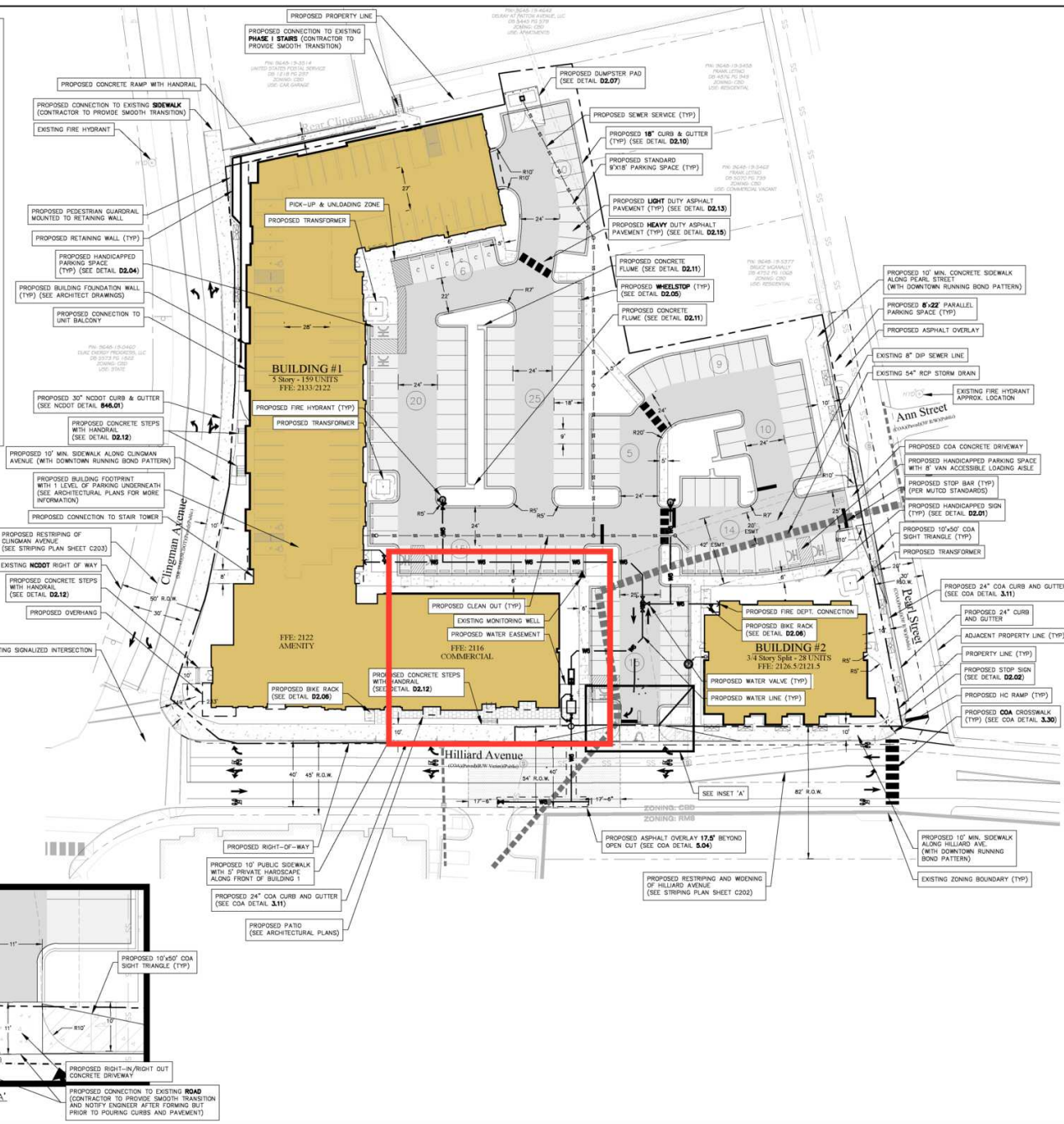
# SITE PLAN

## NOTES

1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
2. SINGLE-PHASE CONSTRUCTION.
3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS' INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTIONS@CDCDCO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY 800-411-800-532-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5/8" SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
9. ALL RADI LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADI ARE 3' UNLESS OTHERWISE NOTED.
10. ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
11. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.

## SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SANDBUT LINE
- PROPOSED RIGHT TRIANGLE
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE SIDEWALK



VICINITY MAP  
(NOT TO SCALE)

## DEVELOPMENT DATA

**OWNER/DEVELOPER:** DELRAY VENTURES, LLC  
715 N. CHURCH ST., UNIT 110  
CHARLOTTE, NC 28202  
DANIEL A. JAMNEZ  
(704) 499-9921

**CIVIL ENGINEER:** CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHVILLE, NC 28801  
PAUL E. SEXTON, P.L.S.  
(828) 252-3388

**SURVEYOR:** BROOKS ENGINEERING ASSOCIATES  
17 ARUNSTON STREET  
ASHVILLE, NC 28801  
MARK WARD, P.E.  
(828) 232-4700

**ARCHITECT:** CLINE DESIGN ASSOCIATES, P.A.  
220 E. PETERSON DRIVE  
CHARLOTTE, NC 28217  
MARK WARD, P.E.  
(704) 491-6841

## PROJECT DATA

**FIN:** 9648-19-3422, 9648-19-4329, 9648-19-3278, 9648-19-3115, 9648-19-4116, 9648-19-8143, 9648-19-8123, 9648-19-8205, 9648-19-8391

**ADDRESS:** PEARL ST, HILLIARD AVE, CLINGMAN AVE, 333 HILLIARD AVE, 33 CLINGMAN AVE, 5873/7542, 5873/7504, 5873/7532, 5873/7518, 5883/7725, 5883/7530

**SITE ACREAGE:** 2.934 ACRES  
**ZONING:** C80  
**DISTURBED AREA:** 3.15 AC

**PARKING CALCULATIONS:**  
VEHICULAR: REQUIRED SPACES: N/A (C80)  
COVERED SPACES: 63  
SURFACE SPACES: 129  
ON-STREET SPACES: 3  
TOTAL SPACES: 196  
HANDICAPPED SPACES: SPACES PROVIDED: 7  
BICYCLE SPACES: AMOUNT REQUIRED: 10 SPACES PROVIDED: 10

## BUILDING DATA

BUILDING	DESCRIPTION	HEIGHT	UNITS
1	THREE-FOUR STORY	41'-11"	28
2	THREE-FOUR STORY	41'-11"	28

AMENITY/LEASING GFA: 5,800 SF  
TOTAL COMMERCIAL GFA: 7,850 SF  
TOTAL GFA: 136,872 SF

## METRICIOUS CALCULATIONS

**PRE-DEVELOPMENT:** IMPERVIOUS PERVIOUS  
1.96 ACRES (540) 1.72 ACRES (485)

**POST-DEVELOPMENT:** 2.42 ACRES (680) 1.28 ACRES (358)

**GREEN SPACE CALCULATIONS:** N/A (C80)

## EARTHWORK VOLUME SUMMARY

CUT VOLUME: 8015 CY  
FILL VOLUME: 3828 CY  
NET VOLUME: 2686 CY <DUT>

## NOTES

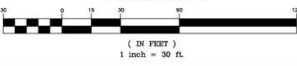
EARTHWORK VOLUME FOR REFERENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR PERFORMING TAKE-OFF. ALL EARTHWORK VOLUMES SHOWN HERE ARE ONLY TO BE USED FOR DETERMINING WHETHER SITE IS IMPORT OR EXPORT.

**CDC INSPECTIONS HOTLINE:**  
828-771-4755 OR INSPECTIONS@CDCDCO.COM



## SITE PLAN

## GRAPHIC SCALE



**CDC** Civil Design Concepts, PA  
168 PATTON AVENUE  
CHARLOTTE, NC 28201  
TEL: 704.499.9921  
WWW.CDCDCONCEPTS.COM

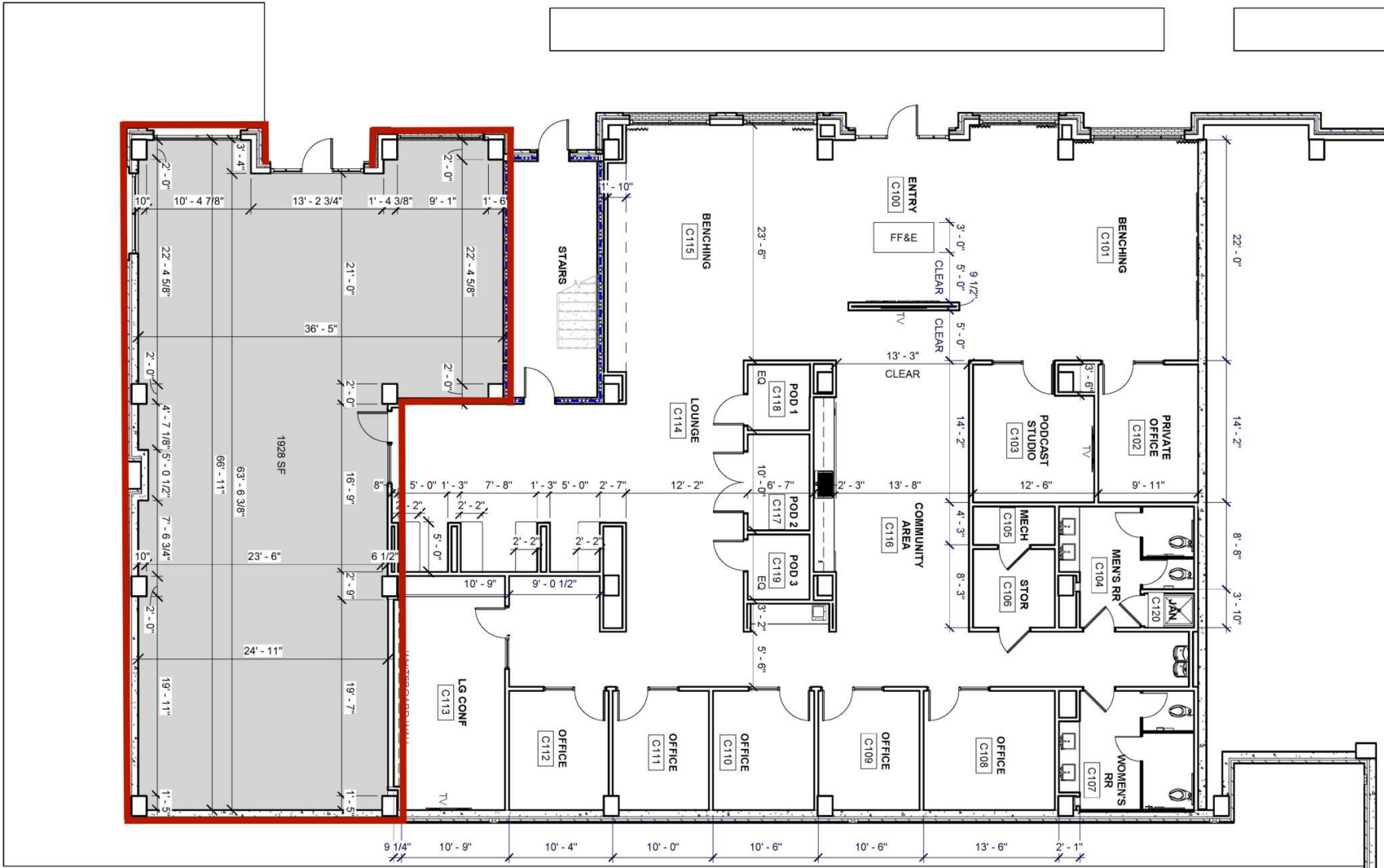
**FOR REVIEW ONLY**

NO.	DATE	DESCRIPTION	BY
10/29/21		CONCEPTUAL TPC SUBMITTAL	MAO
11/19/21		DEC SUBMITTAL	MAO
01/19/22		HILLIARD RESTRICTION	MAO
01/19/22		DEC SUBMITTAL	MAO
03/04/22		FINAL TPC SUBMITTAL	MAO

**THE AVERY GROUP**  
DELAY VENTURES, LLC - ASHEVILLE, NORTH CAROLINA

**drawn by:** CMS  
**CDC PROJECT NO.:** 12031  
**CDC PERMIT NO.:** 21-08126 PZ  
**CDC PERMIT NO. WFF-21-02-000**  
**MSD PERMIT NO.:** 202206

**dpa**







English "Mega" Breakfast	\$6.95
<small>(includes: Sausage, Bacon, Baked Potato, Grind or Scrambled egg, Hashbrowns, Grilled Tomato &amp; Swiss cheddar)</small>	
Toast	\$1.25
Cheese or Ham Toasty	\$2.25
Bacon or Sausage Toasty	\$2.95
Cheese & Ham Toasty	\$2.75
Bacon & Sausage Toasty	\$3.50
Scrambled or fried Egg/Omelette on Toast	\$3.25
Pan de Pelajo - (with oil & tomato)	\$1.50
Waffles/Maple Syrup, Pancakes & Croissants	\$1.35
<small>for \$1.00, lunch items from \$2.50 - Lemon or Hot Choc. \$1.00</small>	



# ADDITIONAL RENDERINGS OF THE PROJECT





# LOCATION



363 Hilliard Ave

The Grey Eagle Music Hall and Pub

RIVER ARTS DISTRICT ARTISTS



Rabbit Rabbit





# DEMOGRAPHICS MAP & REPORT

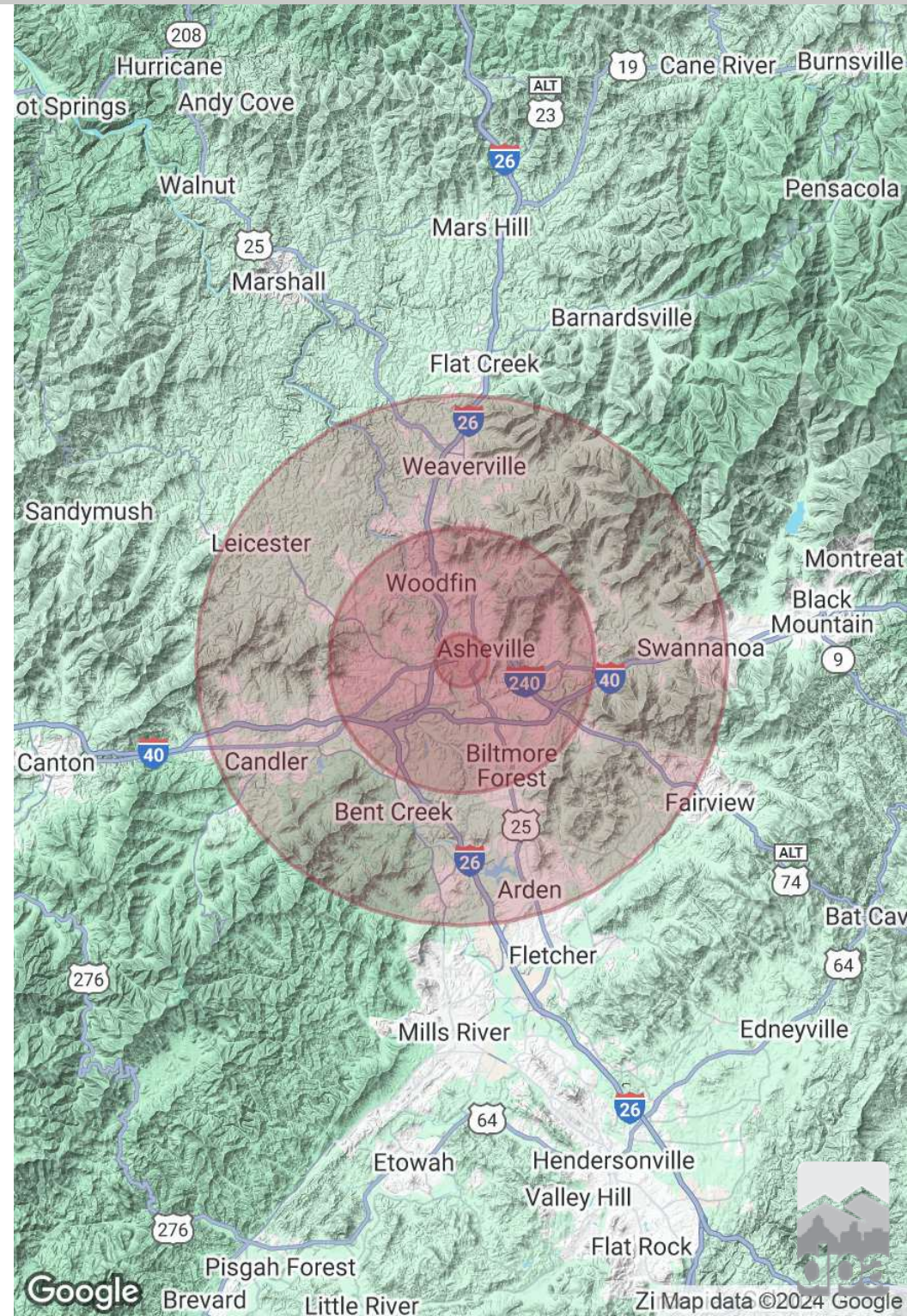
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,122	97,597	205,195
Average Age	39.9	40.3	42.1
Average Age (Male)	40.7	39.1	40.5
Average Age (Female)	41.0	41.6	43.0

## HOUSEHOLDS & INCOME

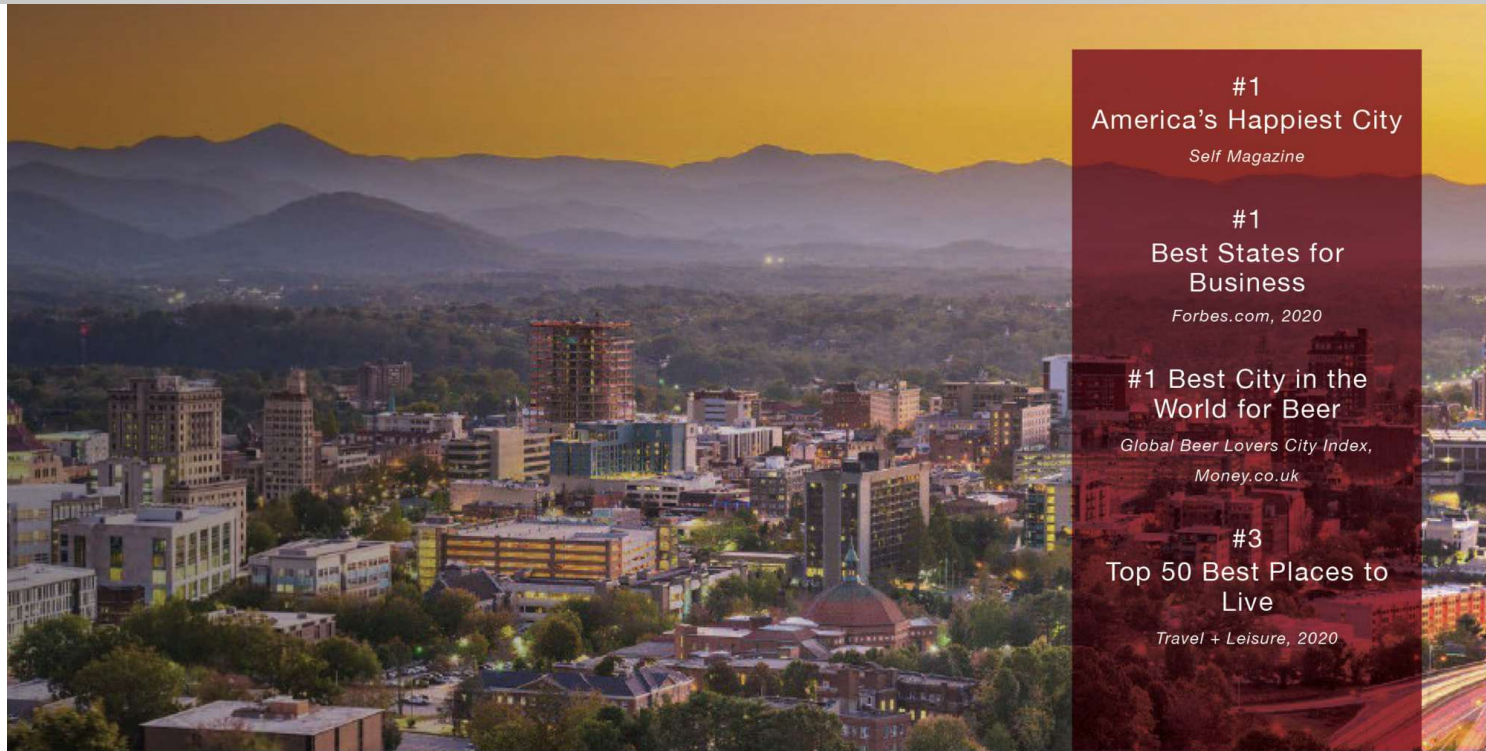
	1 MILE	5 MILES	10 MILES
Total Households	4,690	49,252	98,890
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$53,445	\$65,663	\$68,317
Average House Value	\$388,147	\$300,619	\$293,899

2020 American Community Survey (ACS)



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## DID YOU KNOW

- As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly **12 million visitors annually**.
- Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges. The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors.
- Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors. The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.





## PRESS

- Asheville is one of “The 25 Best Places to Enjoy Your Retirement in 2022” —Forbes.com, 2022
- Asheville ranked as 7th fastest growing tech hub in the nation —LinkedIn.com, 2022
- Asheville ranked #3 on “The South’s Best Cities” —Southernliving.com, 2023
- Asheville ranked #10 on list of “Best Food Destinations in U.S.” —Tripadvisor.com, 2023
- Asheville is 14th in “Best Places to Retire” —U.S. News and World Report, 2021
- Asheville ranked #19 on the “Top 100 Best Places to Live in the U.S.”—livability.com, 2021
- Asheville ranked as the “Most Beautiful Small City” in North Carolina —msn.com, 2021
- North Carolina ranked #1 among “America’s Top States for Business” and has the nation’s strongest economy —cnbc.com, 2022
- Asheville’s Charles George VA Medical Center earns 5-star facility rating —U.S. Department of Veteran Affairs
- UNC Asheville is ranked #7 out of “Best Public Liberal Arts Colleges” in the United States —U.S. News and World Report

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**Dewey**  
Property  
Advisors

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