

Likewise



# For Lease RETAIL/OFFICE SPACE IN BEACHAM'S CURVE

257 Haywood Rd. Suite 103 & 105, Asheville, NC 28806

Likewise  
COMMERCIAL REAL ESTATE

Jessica Auge LISTING BROKER

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## OFFERING SUMMARY

LEASE PRICE	\$34/SF NNN
SUITE SIZE	910 SF
ZONING	HR-2



## PROPERTY FEATURES

- Exceptional Retail/Office space in the vibrant Beacham's Curve building
- Great visibility with over 9,000 Vehicles Per Day
- Space consists of 2 units combined
- Light filled space with 2 display windows
- 2 ADA-compliant Bathrooms
- Sealed concrete floors, storage closet and recessed lighting
- HR-2 zoning allows for a variety of uses, but building restricts restaurants
- Offered at \$34/SF NNN lease. NNN charges are \$8.36/SF





## LOCATION INFORMATION

PIN 9638740538C00E3

COUNTY Buncombe

ZONING HR-2

MAJOR ROADS Haywood Rd. & I-240

## PROPERTY DETAILS

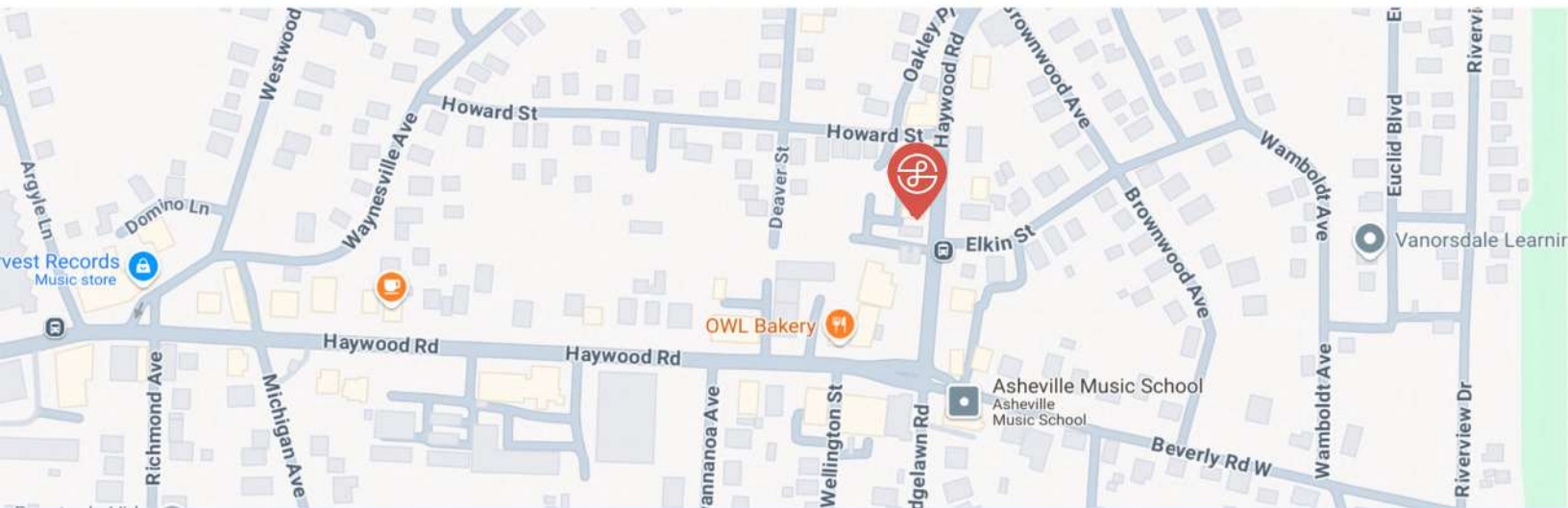
UNIT SIZE 910 SF

YEAR BUILT 2019

TRAFFIC COUNT ±9,000 VPD

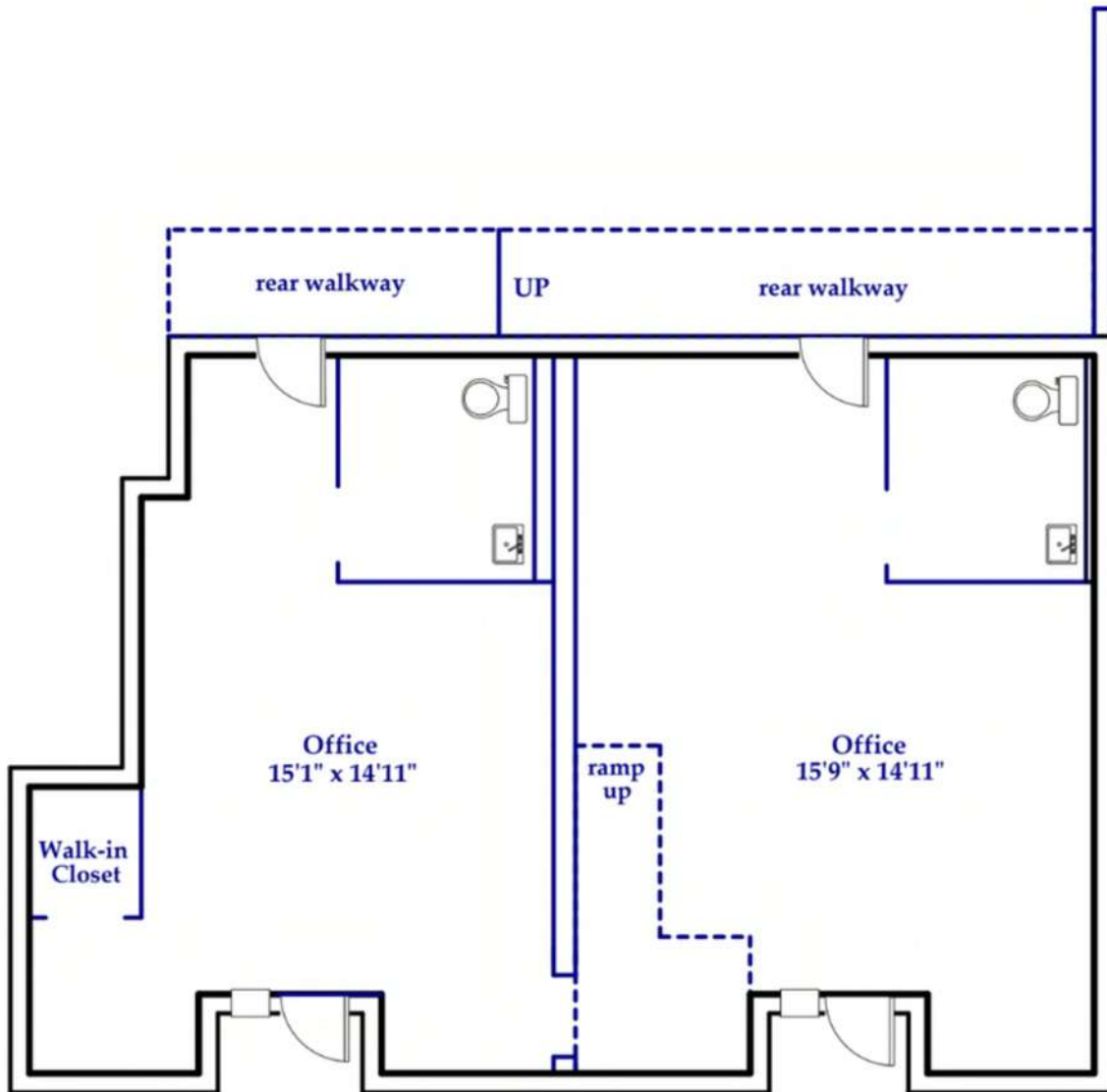
ROAD FRONTAGE 100 FT

FLOOD ZONE No





## APPROXIMATE NET LEASABLE AREA: 910 SF

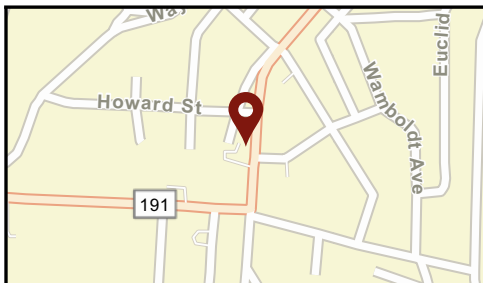
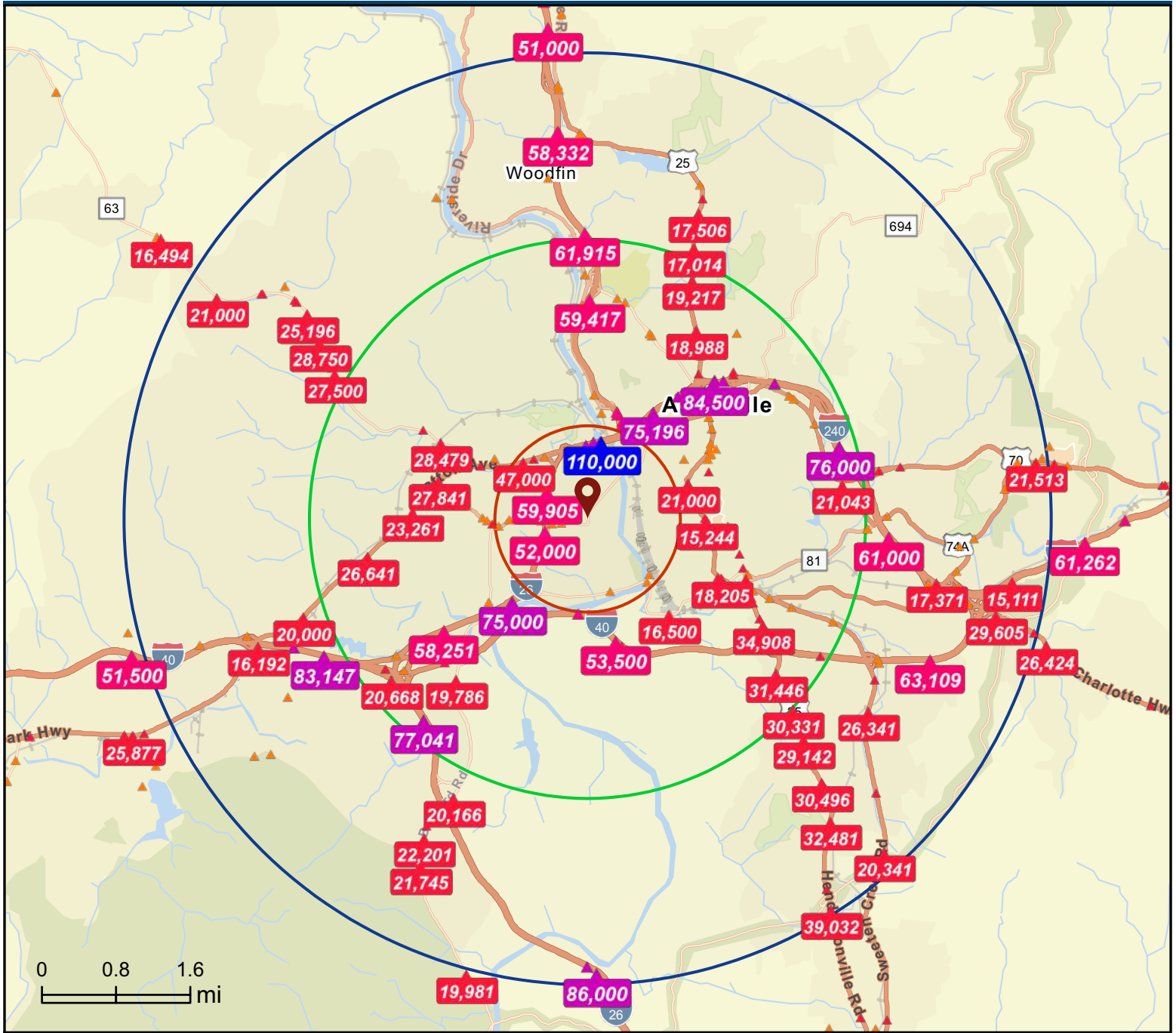


\*Condominium Square Footage is calculated from Interior Dimensions\*  
Gross Building Area: 910 ST



Google

Boundary



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

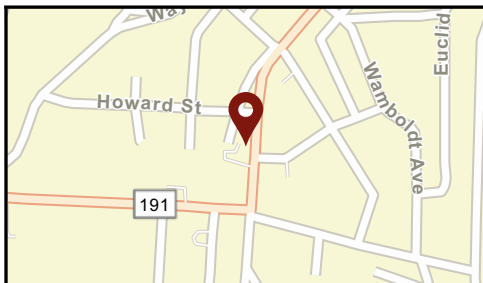
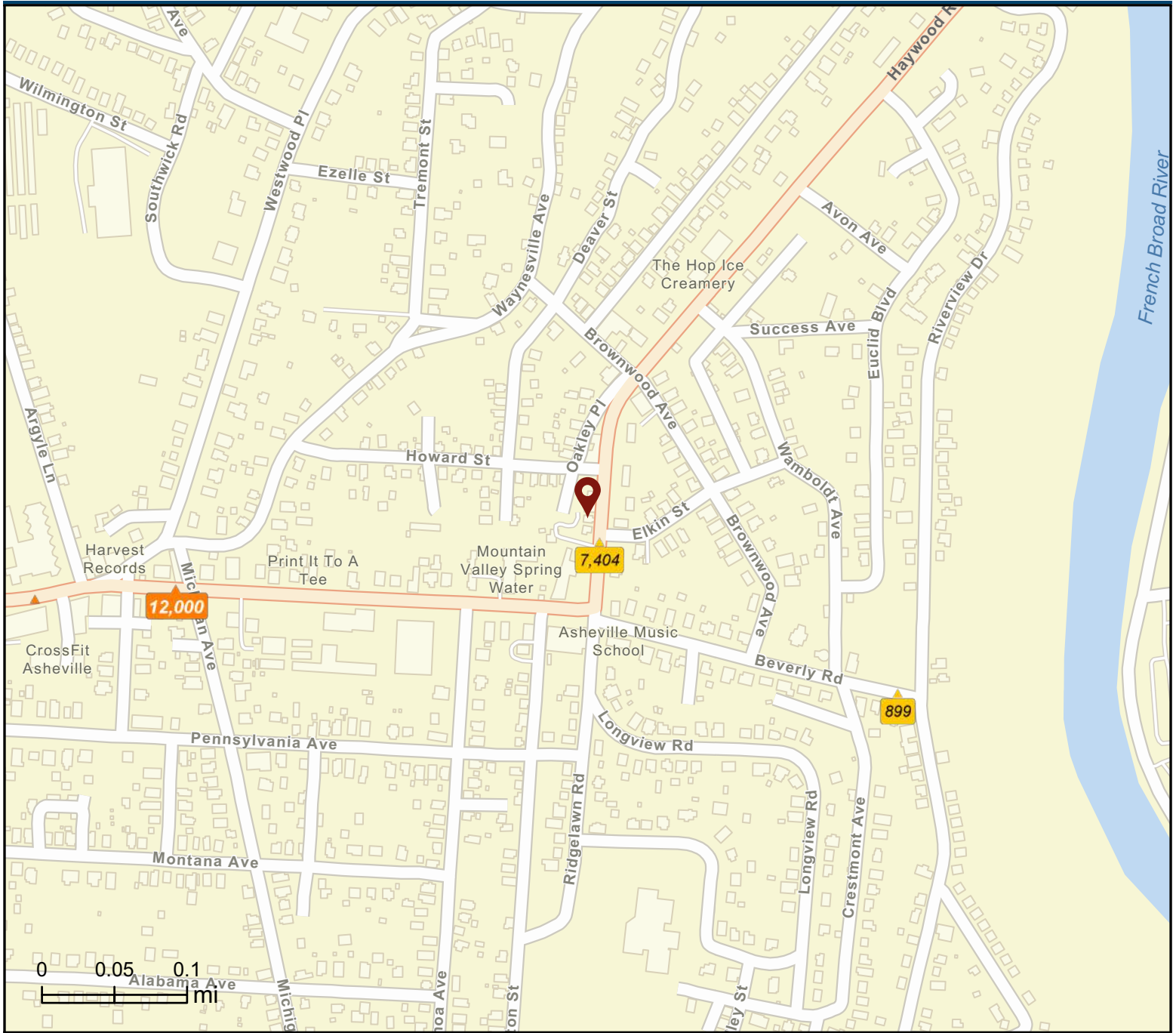


Source: ©2024 Kalibrate Technologies (Q3 2024).

# Traffic Count Map - Close Up

257 Haywood Road, Asheville, North Carolina, 28806  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.57862  
Longitude: -82.57480



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

257 Haywood Road, Asheville, North Carolina, 28806  
Ring: 3 mile radius

## Emerald City

Dominant Tapestry Segment

### KEY FACTS



54,560

Total Population



\$401,190

Median Home Value



5,349

Businesses



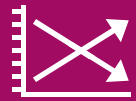
93,249

Daytime Population



37.9

Median Age



0.84%

2024-2029  
Pop Growth Rate



\$40,137

Per Capita Income



2.1

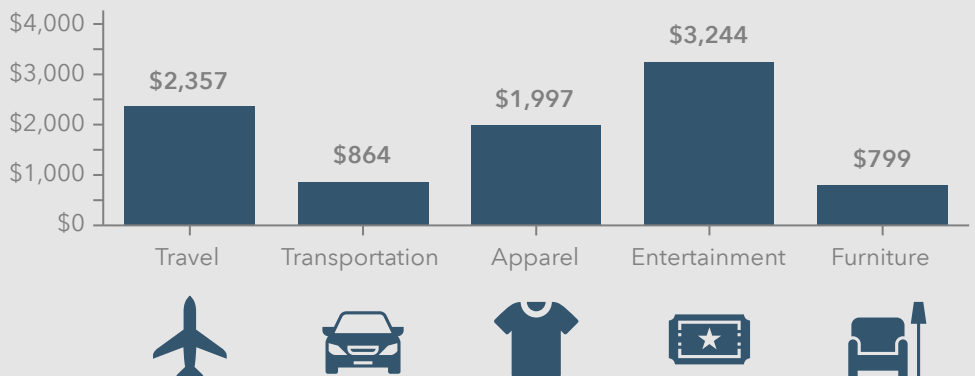
Avg Household Size



\$59,770

Median Household Income

### KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2024 Esri

Spending facts are average annual dollars per household



## Business Summary

257 Haywood Road, Asheville, North Carolina, 28806  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.57862  
Longitude: -82.57480

<b>Data for all businesses in area</b>	<b>1 mile</b>		<b>3 miles</b>		<b>5 miles</b>							
Total Businesses:	641		5,349		7,888							
Total Employees:	6,458		67,983		98,391							
Total Population:	9,492		54,560		105,953							
Employee/Population Ratio (per 100 Residents)	68		125		93							
<b>by NAICS Codes</b>	<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture, Forestry, Fishing & Hunting	3	0.5%	8	0.1%	21	0.4%	62	0.1%	32	0.4%	88	0.1%
Mining	0	0.0%	0	0.0%	3	0.1%	28	0.1%	6	0.1%	41	0.1%
Utilities	1	0.2%	26	0.4%	2	0.0%	53	0.1%	6	0.1%	223	0.3%
Construction	39	6.1%	202	3.4%	192	3.6%	2,311	3.8%	362	4.6%	3,810	4.3%
Building Construction	15	2.3%	95	1.6%	94	1.8%	1,092	1.8%	159	2.0%	1,561	1.8%
Heavy/Civil Eng Construction	2	0.3%	6	0.1%	11	0.2%	73	0.1%	27	0.3%	493	0.6%
Specialty Trade Contractor	22	3.4%	102	1.7%	88	1.6%	1,146	1.9%	177	2.3%	1,756	2.0%
Manufacturing	23	3.6%	365	6.2%	149	2.8%	1,897	3.1%	231	2.9%	3,356	3.8%
Wholesale Trade	19	3.0%	174	3.0%	104	1.9%	1,200	2.0%	171	2.2%	1,834	2.1%
Durable Goods	11	1.7%	104	1.8%	73	1.4%	647	1.1%	121	1.5%	1,030	1.1%
Nondurable Goods	8	1.3%	69	1.2%	29	0.5%	547	0.9%	45	0.6%	792	0.9%
Trade Broker	0	0.0%	1	0.0%	2	0.0%	5	0.0%	5	0.1%	12	0.0%
Retail Trade	66	10.3%	701	11.9%	629	11.8%	6,284	10.2%	1,005	12.8%	11,161	12.5%
Motor Vehicle & Parts Dealers	8	1.3%	78	1.3%	47	0.9%	432	0.7%	89	1.1%	1,132	1.3%
Furniture & Home Furnishings Stores	2	0.3%	33	0.6%	32	0.6%	337	0.6%	63	0.8%	528	0.6%
Electronics & Appliance Stores	1	0.2%	14	0.2%	17	0.3%	114	0.2%	24	0.3%	150	0.2%
Building Material & Garden Equipment & Supplies Dealers	6	0.9%	127	2.2%	30	0.6%	629	1.0%	54	0.7%	1,087	1.2%
Food & Beverage Stores	15	2.3%	214	3.6%	98	1.8%	1,182	1.9%	146	1.9%	2,304	2.6%
Health & Personal Care Stores	6	0.9%	32	0.5%	57	1.1%	347	0.6%	95	1.2%	831	0.9%
Gasoline Stations & Fuel Dealers	3	0.5%	12	0.2%	12	0.2%	57	0.1%	27	0.3%	123	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	3	0.5%	14	0.2%	115	2.1%	1,056	1.7%	157	2.0%	1,371	1.5%
Sporting Goods, Hobby, Book, & Music Stores	15	2.3%	55	0.9%	172	3.2%	975	1.6%	247	3.1%	1,414	1.6%
General Merchandise Stores	6	0.9%	122	2.1%	51	0.9%	1,155	1.9%	104	1.3%	2,221	2.5%
Transportation & Warehousing	10	1.6%	46	0.8%	59	1.1%	612	1.0%	102	1.3%	974	1.1%
Truck Transportation	3	0.5%	7	0.1%	16	0.3%	134	0.2%	30	0.4%	280	0.3%
Information	12	1.9%	103	1.8%	115	2.1%	1,416	2.3%	159	2.0%	1,815	2.0%
Finance & Insurance	16	2.5%	75	1.3%	233	4.4%	1,441	2.4%	345	4.4%	2,198	2.5%
Central Bank/Credit Intermediation & Related Activities	5	0.8%	36	0.6%	74	1.4%	631	1.0%	117	1.5%	1,049	1.2%
Securities & Commodity Contracts	5	0.8%	22	0.4%	97	1.8%	481	0.8%	127	1.6%	587	0.7%
Funds, Trusts & Other Financial Vehicles	6	0.9%	17	0.3%	61	1.1%	329	0.5%	101	1.3%	562	0.6%
Real Estate, Rental & Leasing	36	5.6%	666	11.3%	324	6.1%	2,736	4.5%	481	6.1%	3,412	3.8%
Professional, Scientific & Tech Services	49	7.6%	334	5.7%	602	11.3%	3,822	6.2%	803	10.2%	4,957	5.6%
Legal Services	7	1.1%	25	0.4%	194	3.6%	1,041	1.7%	220	2.8%	1,139	1.3%
Management of Companies & Enterprises	2	0.3%	8	0.1%	20	0.4%	112	0.2%	29	0.4%	142	0.2%
Administrative, Support & Waste Management Services	21	3.3%	153	2.6%	155	2.9%	1,131	1.8%	237	3.0%	1,699	1.9%
Educational Services	17	2.6%	414	7.0%	123	2.3%	2,393	3.9%	184	2.3%	3,707	4.2%

**Source:** Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

## Business Summary

257 Haywood Road, Asheville, North Carolina, 28806  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.57862  
Longitude: -82.57480

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	76	11.8%	1,198	20.4%	682	12.8%	17,175	28.0%	942	12.0%	23,192	26.0%
Ambulatory Health Care	44	6.8%	465	7.9%	461	8.6%	6,809	11.1%	644	8.2%	9,997	11.2%
Hospital	5	0.8%	263	4.5%	47	0.9%	7,942	12.9%	60	0.8%	9,315	10.4%
Nursing/Residential Care	2	0.3%	143	2.4%	21	0.4%	713	1.2%	38	0.5%	1,216	1.4%
Social Assistance	24	3.7%	327	5.5%	152	2.8%	1,710	2.8%	200	2.5%	2,663	3.0%
Arts, Entertainment & Recreation	18	2.8%	62	1.1%	136	2.5%	2,086	3.4%	202	2.6%	3,387	3.8%
Accommodation & Food Services	62	9.7%	756	12.8%	501	9.4%	8,004	13.0%	715	9.1%	12,525	14.0%
Accommodation	4	0.6%	162	2.8%	88	1.6%	1,837	3.0%	132	1.7%	3,242	3.6%
Food Services & Drinking Places	58	9.0%	594	10.1%	413	7.7%	6,167	10.1%	583	7.4%	9,284	10.4%
Other Services (except Public Administration)	109	17.0%	533	9.1%	707	13.2%	3,369	5.5%	1,036	13.2%	4,802	5.4%
Repair & Maintenance	15	2.3%	87	1.5%	89	1.7%	398	0.7%	157	2.0%	676	0.8%
Automotive Repair & Maintenance	12	1.9%	72	1.2%	61	1.1%	264	0.4%	111	1.4%	496	0.6%
Personal & Laundry Service	39	6.1%	127	2.2%	235	4.4%	1,009	1.6%	356	4.5%	1,503	1.7%
Civic and Other Orgs	54	8.4%	319	5.4%	383	7.2%	1,962	3.2%	524	6.7%	2,622	2.9%
Public Administration	6	0.9%	63	1.1%	155	2.9%	5,198	8.5%	198	2.5%	5,826	6.5%
Unclassified Establishments	57	8.9%	1	0.0%	435	8.1%	50	0.1%	625	7.9%	72	0.1%
<b>Total</b>	<b>642</b>	<b>100.0%</b>	<b>5,888</b>	<b>100.0%</b>	<b>5,347</b>	<b>100.0%</b>	<b>61,379</b>	<b>100.0%</b>	<b>7,871</b>	<b>100.0%</b>	<b>89,221</b>	<b>100.0%</b>

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# Business Summary

257 Haywood Road, Asheville, North Carolina, 28806  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.57862  
Longitude: -82.57480

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	1.7%	47	0.7%	75	1.4%	406	0.6%	157	2.0%	899	0.9%
Construction	35	5.5%	199	3.1%	173	3.2%	2,230	3.3%	330	4.2%	3,790	3.9%
Manufacturing	23	3.6%	363	5.6%	145	2.7%	2,471	3.6%	219	2.8%	4,182	4.3%
Transportation	14	2.2%	59	0.9%	76	1.4%	850	1.3%	139	1.8%	1,395	1.4%
Communication	4	0.6%	30	0.5%	43	0.8%	610	0.9%	59	0.8%	892	0.9%
Utility	1	0.2%	15	0.2%	8	0.1%	73	0.1%	16	0.2%	489	0.5%
Wholesale Trade	17	2.6%	196	3.0%	104	1.9%	1,293	1.9%	170	2.2%	2,269	2.3%
<b>Retail Trade Summary</b>	<b>127</b>	<b>19.8%</b>	<b>1,376</b>	<b>21.3%</b>	<b>1,049</b>	<b>19.6%</b>	<b>13,088</b>	<b>19.3%</b>	<b>1,610</b>	<b>20.4%</b>	<b>21,808</b>	<b>22.2%</b>
Home Improvement	6	0.9%	127	2.0%	32	0.6%	635	0.9%	58	0.7%	1,095	1.1%
General Merchandise Stores	2	0.3%	112	1.7%	26	0.5%	1,032	1.5%	42	0.5%	1,716	1.7%
Food Stores	17	2.6%	269	4.2%	103	1.9%	1,391	2.0%	158	2.0%	2,659	2.7%
Auto Dealers & Gas Stations	11	1.7%	106	1.6%	56	1.1%	553	0.8%	109	1.4%	1,394	1.4%
Apparel & Accessory Stores	1	0.2%	11	0.2%	93	1.7%	886	1.3%	130	1.6%	1,253	1.3%
Furniture & Home Furnishings	5	0.8%	51	0.8%	56	1.1%	679	1.0%	102	1.3%	979	1.0%
Eating & Drinking Places	55	8.6%	583	9.0%	387	7.2%	5,937	8.7%	551	7.0%	9,086	9.2%
Miscellaneous Retail	29	4.5%	117	1.8%	297	5.5%	1,974	2.9%	461	5.8%	3,626	3.7%
<b>Finance, Insurance, Real Estate Summary</b>	<b>49</b>	<b>7.6%</b>	<b>752</b>	<b>11.6%</b>	<b>544</b>	<b>10.2%</b>	<b>4,607</b>	<b>6.8%</b>	<b>792</b>	<b>10.0%</b>	<b>6,173</b>	<b>6.3%</b>
Banks, Savings & Lending Institutions	8	1.3%	49	0.8%	79	1.5%	781	1.1%	120	1.5%	1,224	1.2%
Securities Brokers	4	0.6%	12	0.2%	93	1.7%	445	0.7%	122	1.6%	546	0.6%
Insurance Carriers & Agents	5	0.8%	19	0.3%	59	1.1%	422	0.6%	101	1.3%	712	0.7%
Real Estate, Holding, Other Investment Offices	32	5.0%	672	10.4%	313	5.8%	2,959	4.3%	450	5.7%	3,691	3.8%
<b>Services Summary</b>	<b>287</b>	<b>44.8%</b>	<b>3,325</b>	<b>51.5%</b>	<b>2,440</b>	<b>45.6%</b>	<b>36,671</b>	<b>53.9%</b>	<b>3,427</b>	<b>43.5%</b>	<b>50,187</b>	<b>51.0%</b>
Hotels & Lodging	4	0.6%	236	3.6%	87	1.6%	2,160	3.2%	131	1.7%	3,603	3.7%
Automotive Services	14	2.2%	75	1.2%	77	1.4%	340	0.5%	146	1.9%	656	0.7%
Movies & Amusements	19	3.0%	85	1.3%	133	2.5%	859	1.3%	201	2.5%	1,268	1.3%
Health Services	50	7.8%	836	12.9%	493	9.2%	15,935	23.4%	691	8.8%	21,026	21.4%
Legal Services	10	1.6%	32	0.5%	193	3.6%	1,259	1.9%	223	2.8%	1,374	1.4%
Education Institutions & Libraries	13	2.0%	575	8.9%	95	1.8%	3,289	4.8%	139	1.8%	4,647	4.7%
Other Services	177	27.6%	1,486	23.0%	1,361	25.4%	12,829	18.9%	1,896	24.0%	17,614	17.9%
<b>Government</b>	<b>6</b>	<b>0.9%</b>	<b>79</b>	<b>1.2%</b>	<b>153</b>	<b>2.9%</b>	<b>5,332</b>	<b>7.8%</b>	<b>197</b>	<b>2.5%</b>	<b>5,823</b>	<b>5.9%</b>
<b>Unclassified Establishments</b>	<b>67</b>	<b>10.4%</b>	<b>17</b>	<b>1.2%</b>	<b>540</b>	<b>10.1%</b>	<b>354</b>	<b>7.8%</b>	<b>771</b>	<b>9.8%</b>	<b>483</b>	<b>5.9%</b>
<b>Totals</b>	<b>641</b>	<b>100.0%</b>	<b>6,458</b>	<b>100.0%</b>	<b>5,349</b>	<b>100.0%</b>	<b>67,983</b>	<b>100.0%</b>	<b>7,888</b>	<b>100.0%</b>	<b>98,391</b>	<b>100.0%</b>

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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# Key Facts

257 Haywood Road, Asheville, North Carolina, 28806  
Ring: 3 mile radius

## KEY FACTS

54,560

Population



2.1

Average Household Size

37.9

Median Age

\$59,770

Median Household Income

## EDUCATION

6.6%

No High School Diploma



20.4%

High School Graduate



21.6%

Some College/  
Associate's Degree



51.4%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



5,349

Total Businesses



67,983

Total Employees

## EMPLOYMENT



64.2%

White Collar



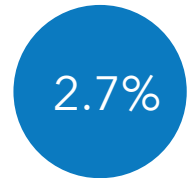
15.3%

Blue Collar



20.5%

Services



Unemployment Rate

## INCOME



\$59,770

Median Household Income



\$40,137

Per Capita Income



\$71,501

Median Net Worth

## 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	13.3%	+5.4%	
\$15,000 - \$24,999	8.8%	+1.5%	
\$25,000 - \$34,999	7.0%	+0.7%	
\$35,000 - \$49,999	12.3%	-0.6%	
\$50,000 - \$74,999	17.7%	-1.7%	
\$75,000 - \$99,999	10.6%	-2.2%	
\$100,000 - \$149,999	15.7%	-1.2%	
\$150,000 - \$199,999	6.1%	-0.5%	
\$200,000+	8.4%	-1.5%	

Bars show deviation from Buncombe County

# Demographic and Income Profile

257 Haywood Road, Asheville, North Carolina, 28806  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.57862  
 Longitude: -82.57480

Summary	Census 2010	Census 2020	2024	2029
Population	47,184	52,661	54,560	57,174
Households	20,275	23,427	24,386	25,793
Families	9,577	10,841	11,106	11,671
Average Household Size	2.16	2.09	2.09	2.08
Owner Occupied Housing Units	9,628	10,637	11,265	12,106
Renter Occupied Housing Units	10,647	12,790	13,121	13,687
Median Age	34.7	36.8	37.9	40.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.94%	0.75%	0.38%
Households	1.13%	0.98%	0.64%
Families	1.00%	0.91%	0.56%
Owner HHs	1.45%	1.22%	0.97%
Median Household Income	3.44%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,235	13.3%	2,781	10.8%
\$15,000 - \$24,999	2,157	8.8%	1,675	6.5%
\$25,000 - \$34,999	1,702	7.0%	1,617	6.3%
\$35,000 - \$49,999	3,008	12.3%	2,879	11.2%
\$50,000 - \$74,999	4,315	17.7%	4,504	17.5%
\$75,000 - \$99,999	2,576	10.6%	2,898	11.2%
\$100,000 - \$149,999	3,836	15.7%	4,688	18.2%
\$150,000 - \$199,999	1,498	6.1%	2,080	8.1%
\$200,000+	2,060	8.4%	2,671	10.4%

Median Household Income	\$59,770	\$70,789
Average Household Income	\$89,779	\$105,505
Per Capita Income	\$40,137	\$47,542

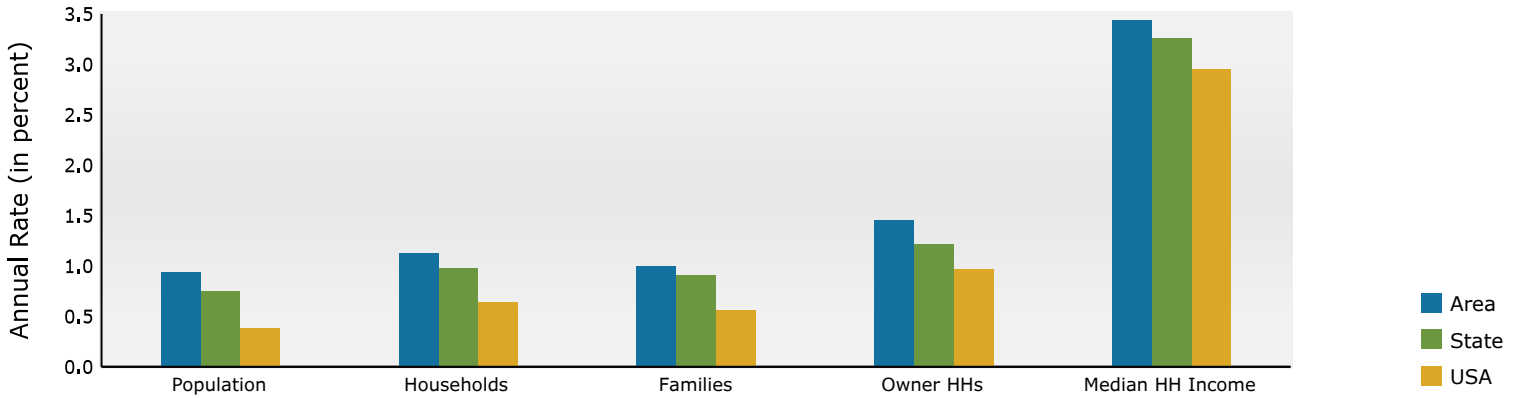
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,038	6.4%	2,418	4.6%	2,450	4.5%	2,445	4.3%
5 - 9	2,474	5.2%	2,595	4.9%	2,519	4.6%	2,444	4.3%
10 - 14	2,019	4.3%	2,551	4.8%	2,456	4.5%	2,518	4.4%
15 - 19	2,891	6.1%	3,288	6.2%	3,448	6.3%	3,585	6.3%
20 - 24	4,402	9.3%	3,904	7.4%	4,214	7.7%	4,345	7.6%
25 - 34	9,043	19.2%	10,034	19.1%	9,452	17.3%	8,010	14.0%
35 - 44	6,485	13.7%	8,386	15.9%	8,991	16.5%	9,973	17.4%
45 - 54	5,820	12.3%	6,261	11.9%	7,096	13.0%	7,981	14.0%
55 - 64	5,151	10.9%	5,715	10.9%	5,682	10.4%	6,153	10.8%
65 - 74	2,946	6.2%	4,816	9.1%	4,936	9.0%	5,282	9.2%
75 - 84	1,865	4.0%	1,930	3.7%	2,501	4.6%	3,394	5.9%
85+	1,050	2.2%	764	1.5%	814	1.5%	1,044	1.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	35,450	75.1%	38,689	73.5%	39,612	72.6%	40,673	71.1%
Black Alone	8,052	17.1%	6,575	12.5%	6,735	12.3%	7,247	12.7%
American Indian Alone	190	0.4%	250	0.5%	274	0.5%	308	0.5%
Asian Alone	388	0.8%	618	1.2%	672	1.2%	780	1.4%
Pacific Islander Alone	108	0.2%	194	0.4%	226	0.4%	260	0.5%
Some Other Race Alone	1,659	3.5%	2,485	4.7%	2,815	5.2%	3,174	5.6%
Two or More Races	1,337	2.8%	3,850	7.3%	4,226	7.7%	4,733	8.3%
Hispanic Origin (Any Race)	3,567	7.6%	4,587	8.7%	5,247	9.6%	5,947	10.4%

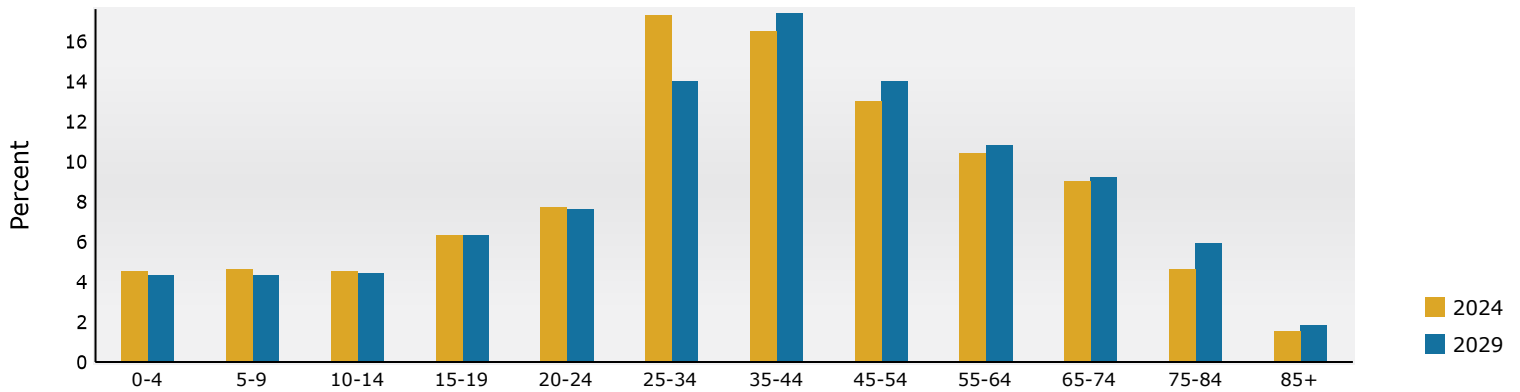
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

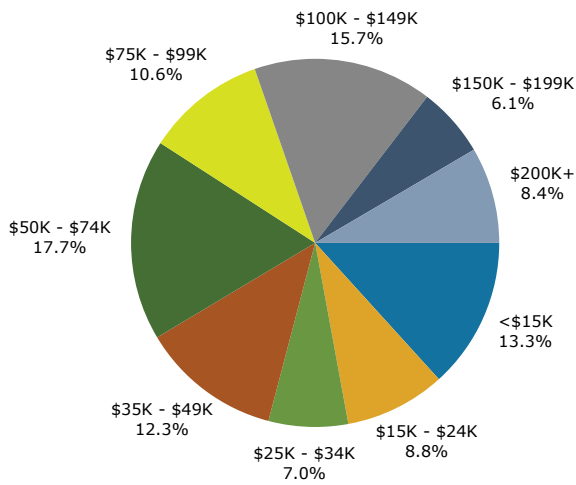
## Trends 2024-2029



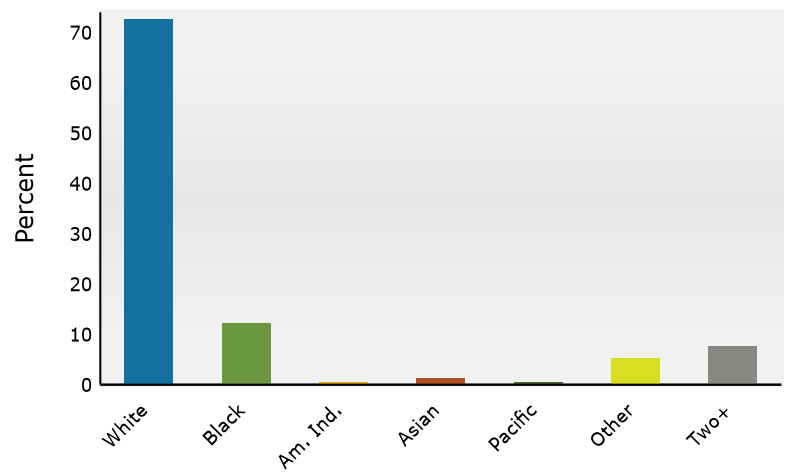
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 9.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.