

Likewise



HENDERSONVILLE ROAD

AIRPORT ROAD

OLD BUCK
SHOALS ROAD

For Lease



**NEW CONSTRUCTION SHELL
MINUTES TO ASHEVILLE
REGIONAL AIRPORT**

28 Airport Road, #002, Arden, NC 28704

Likewise
COMMERCIAL REAL ESTATE

Stacy Wheeler LISTING BROKER

423.504.8167 | stacy@likewisecommercial.com | likewisecommercial.com

28 Airport Road, #002, Arden, NC 28704



OFFERING SUMMARY

LEASE PRICE \$18 NNN

UNIT SIZE ± 2,384 SF

ZONING HB

PROPERTY FEATURES

- New construction shell on main retail corridor of Airport Road, just South of Asheville
- Lower level unit with private entrance provides blank canvas
- Well established, WNC Dental resides in remainder of the building
- Ideal for those looking to be located in a high traffic and rapidly growing area
- Half a mile to Hendersonville Road, and 2 miles from I-26
- 6 minute drive to Asheville Regional Airport, and 25 minutes to Downtown Asheville
- MLS# 4181754

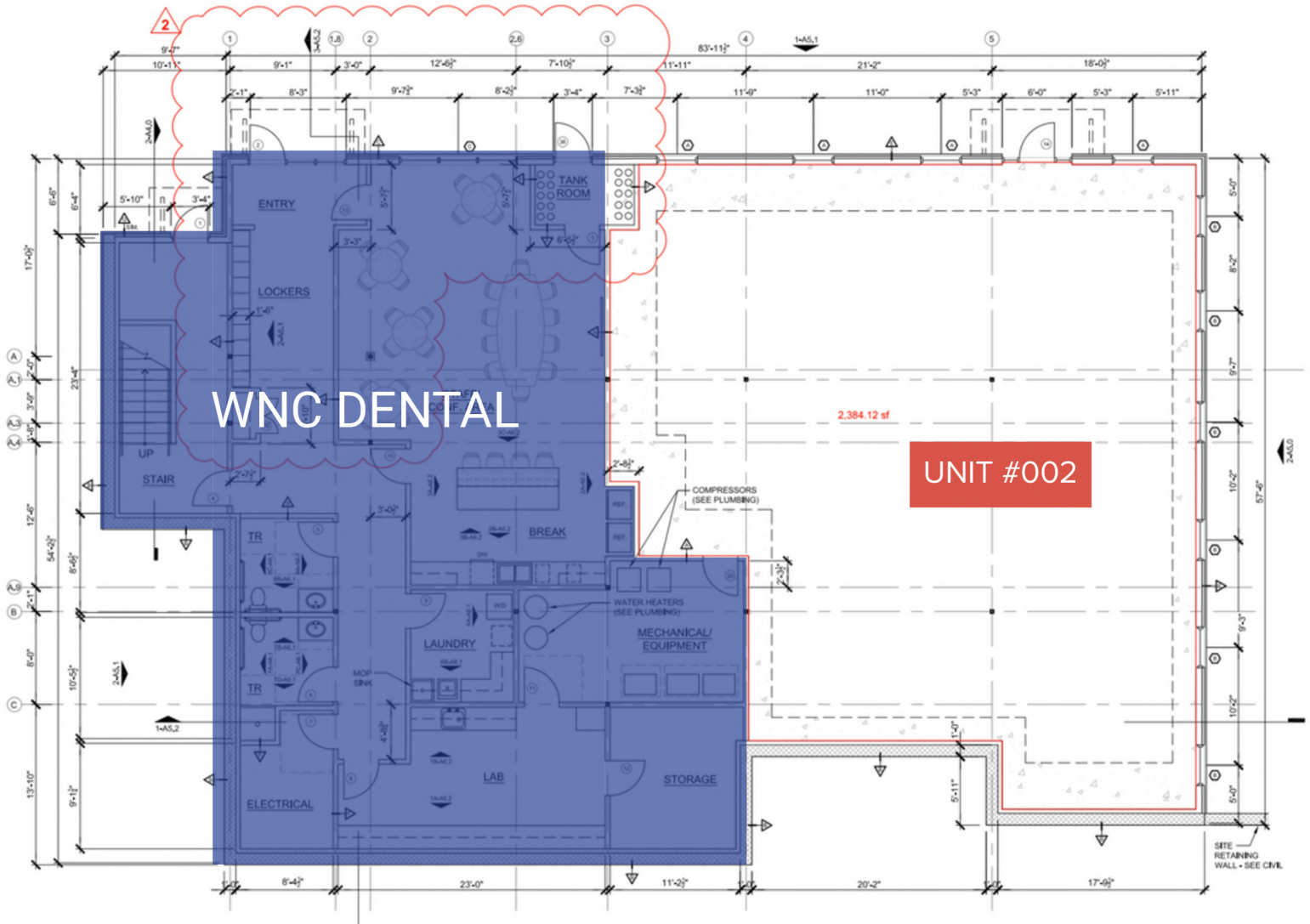


Likewise
COMMERCIAL REAL ESTATE

Stacy Wheeler LISTING BROKER

423.504.8167 | stacy@likewisecommercial.com | likewisecommercial.com

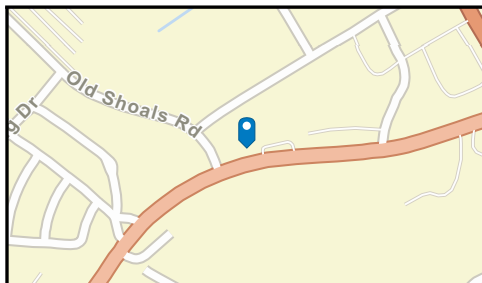
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Traffic Count Map - Close Up

28 Airport Road, Arden, North Carolina, 28704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.45920
Longitude: -82.51714



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



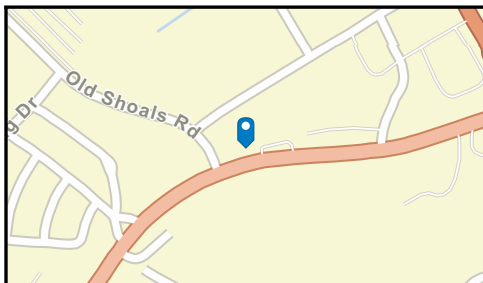
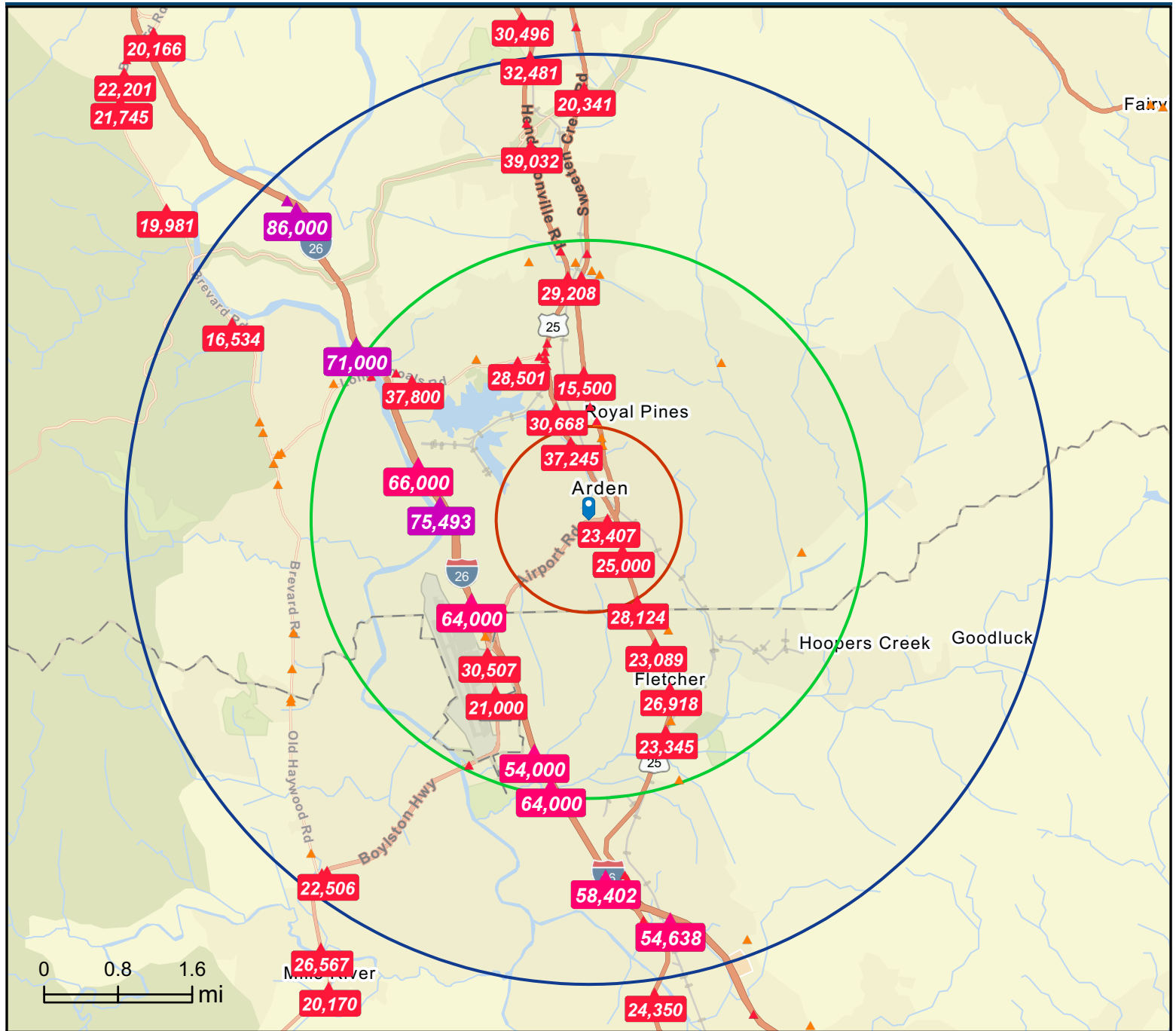
Source: ©2024 Kalibrate Technologies (Q2 2024).

September 12, 2024

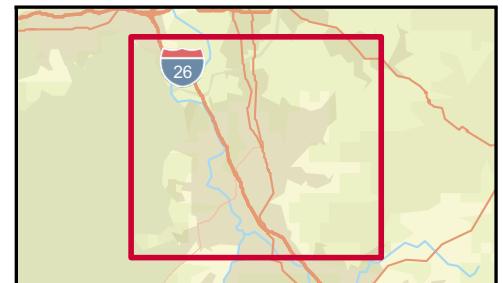
Traffic Count Map

28 Airport Road, Arden, North Carolina, 28704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.45920
Longitude: -82.51714



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 (Q2 2024).

September 12, 2024

28 Airport Road, Arden, North Carolina, 28704
Ring: 3 mile radius

Middleburg

Dominant Tapestry Segment

KEY FACTS



33,940

Total Population



\$383,435

Median Home Value



2,008

Businesses



41,283

Daytime Population



42.0

Median Age



1.34%

2024-2029
Pop Growth
Rate



\$44,725

Per Capita
Income



2.3

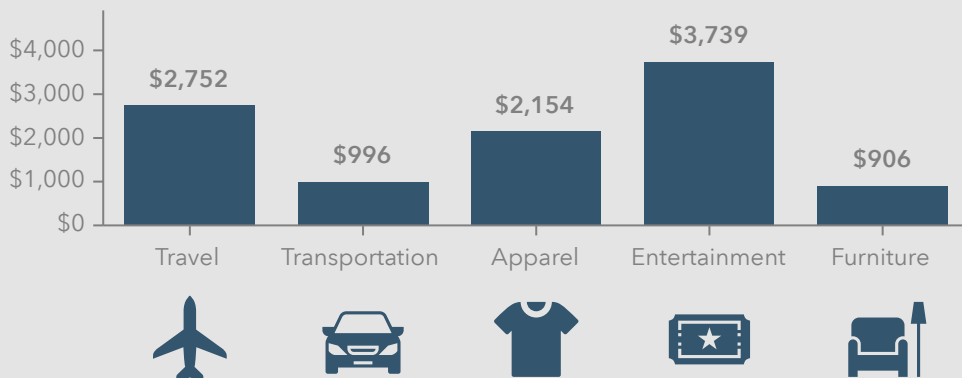
Avg Household
Size



\$72,361

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

28 Airport Road, Arden, North Carolina, 28704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.45920
Longitude: -82.51714

Data for all businesses in area				1 mile		3 miles				5 miles			
Total Businesses:				481		2,008				2,983			
Total Employees:				6,815		24,108				38,983			
Total Population:				5,883		33,940				62,436			
Employee/Population Ratio (per 100 Residents)				116		71				62			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	6	1.2%	26	0.4%	31	1.5%	143	0.6%	63	2.1%	465	1.2%	
Construction	43	8.9%	306	4.5%	140	7.0%	954	4.0%	210	7.0%	1,370	3.5%	
Manufacturing	41	8.5%	2,246	33.0%	103	5.1%	3,392	14.1%	160	5.4%	6,627	17.0%	
Transportation	15	3.1%	90	1.3%	59	2.9%	502	2.1%	100	3.4%	835	2.1%	
Communication	2	0.4%	9	0.1%	11	0.5%	283	1.2%	14	0.5%	350	0.9%	
Utility	3	0.6%	38	0.6%	8	0.4%	69	0.3%	12	0.4%	119	0.3%	
Wholesale Trade	30	6.2%	548	8.0%	74	3.7%	2,000	8.3%	99	3.3%	2,432	6.2%	
Retail Trade Summary	103	21.4%	1,215	17.8%	430	21.4%	5,779	24.0%	597	20.0%	7,768	19.9%	
Home Improvement	12	2.5%	97	1.4%	25	1.2%	316	1.3%	42	1.4%	445	1.1%	
General Merchandise Stores	3	0.6%	257	3.8%	17	0.8%	600	2.5%	25	0.8%	907	2.3%	
Food Stores	9	1.9%	82	1.2%	33	1.6%	596	2.5%	47	1.6%	825	2.1%	
Auto Dealers & Gas Stations	12	2.5%	76	1.1%	43	2.1%	524	2.2%	67	2.2%	780	2.0%	
Apparel & Accessory Stores	3	0.6%	12	0.2%	24	1.2%	152	0.6%	31	1.0%	196	0.5%	
Furniture & Home Furnishings	12	2.5%	131	1.9%	41	2.0%	649	2.7%	52	1.7%	707	1.8%	
Eating & Drinking Places	29	6.0%	413	6.1%	143	7.1%	2,235	9.3%	199	6.7%	2,984	7.7%	
Miscellaneous Retail	23	4.8%	148	2.2%	103	5.1%	709	2.9%	135	4.5%	923	2.4%	
Finance, Insurance, Real Estate Summary	36	7.5%	686	10.1%	192	9.6%	1,960	8.1%	281	9.4%	2,773	7.1%	
Banks, Savings & Lending Institutions	11	2.3%	546	8.0%	38	1.9%	846	3.5%	49	1.6%	1,081	2.8%	
Securities Brokers	3	0.6%	10	0.1%	37	1.8%	111	0.5%	48	1.6%	158	0.4%	
Insurance Carriers & Agents	2	0.4%	7	0.1%	20	1.0%	181	0.8%	27	0.9%	242	0.6%	
Real Estate, Holding, Other Investment Offices	19	4.0%	123	1.8%	97	4.8%	822	3.4%	157	5.3%	1,292	3.3%	
Services Summary	162	33.7%	1,631	23.9%	763	38.0%	8,621	35.8%	1,154	38.7%	15,628	40.1%	
Hotels & Lodging	2	0.4%	29	0.4%	24	1.2%	460	1.9%	36	1.2%	613	1.6%	
Automotive Services	17	3.5%	68	1.0%	56	2.8%	306	1.3%	83	2.8%	441	1.1%	
Movies & Amusements	16	3.3%	88	1.3%	59	2.9%	385	1.6%	80	2.7%	636	1.6%	
Health Services	17	3.5%	400	5.9%	151	7.5%	2,278	9.4%	239	8.0%	5,657	14.5%	
Legal Services	6	1.2%	107	1.6%	27	1.3%	178	0.7%	35	1.2%	202	0.5%	
Education Institutions & Libraries	2	0.4%	88	1.3%	27	1.3%	1,134	4.7%	43	1.4%	1,656	4.2%	
Other Services	103	21.4%	850	12.5%	418	20.8%	3,881	16.1%	639	21.4%	6,423	16.5%	
Government	2	0.4%	12	0.2%	25	1.2%	342	1.4%	32	1.1%	486	1.2%	
Unclassified Establishments	39	8.1%	7	0.1%	173	8.6%	63	0.3%	259	8.7%	131	0.3%	
Totals	481	100.0%	6,815	100.0%	2,008	100.0%	24,108	100.0%	2,983	100.0%	38,983	100.0%	

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.

September 12, 2024

Business Summary

28 Airport Road, Arden, North Carolina, 28704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.45920
Longitude: -82.51714

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.4%	6	0.1%	3	0.1%	9	0.0%	10	0.3%	26	0.1%
Mining	1	0.2%	5	0.1%	3	0.1%	14	0.1%	5	0.2%	27	0.1%
Utilities	1	0.2%	18	0.3%	2	0.1%	33	0.1%	2	0.1%	33	0.1%
Construction	47	9.8%	339	5.0%	149	7.4%	1,040	4.3%	226	7.6%	1,605	4.1%
Manufacturing	46	9.6%	2,293	33.6%	118	5.9%	3,751	15.6%	182	6.1%	7,038	18.1%
Wholesale Trade	30	6.2%	548	8.0%	72	3.6%	1,988	8.2%	97	3.3%	2,417	6.2%
Retail Trade	67	13.9%	747	11.0%	267	13.3%	3,137	13.0%	371	12.4%	4,314	11.1%
Motor Vehicle & Parts Dealers	10	2.1%	66	1.0%	36	1.8%	464	1.9%	56	1.9%	686	1.8%
Furniture & Home Furnishings Stores	7	1.5%	37	0.5%	22	1.1%	106	0.4%	27	0.9%	122	0.3%
Electronics & Appliance Stores	2	0.4%	88	1.3%	9	0.4%	259	1.1%	11	0.4%	269	0.7%
Building Material & Garden Equipment & Supplies Dealers	12	2.5%	97	1.4%	25	1.2%	314	1.3%	37	1.2%	418	1.1%
Food & Beverage Stores	9	1.9%	67	1.0%	31	1.5%	538	2.2%	41	1.4%	738	1.9%
Health & Personal Care Stores	7	1.5%	52	0.8%	36	1.8%	222	0.9%	44	1.5%	266	0.7%
Gasoline Stations & Fuel Dealers	1	0.2%	9	0.1%	7	0.3%	59	0.2%	12	0.4%	99	0.3%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	3	0.6%	13	0.2%	27	1.3%	158	0.7%	34	1.1%	202	0.5%
Sporting Goods, Hobby, Book, & Music Stores	6	1.2%	41	0.6%	42	2.1%	336	1.4%	66	2.2%	519	1.3%
General Merchandise Stores	9	1.9%	277	4.1%	31	1.5%	679	2.8%	41	1.4%	995	2.6%
Transportation & Warehousing	13	2.7%	87	1.3%	44	2.2%	437	1.8%	74	2.5%	707	1.8%
Information	6	1.2%	54	0.8%	32	1.6%	518	2.1%	44	1.5%	837	2.1%
Finance & Insurance	18	3.7%	569	8.3%	98	4.9%	1,160	4.8%	128	4.3%	1,509	3.9%
Central Bank/Credit Intermediation & Related Activities	12	2.5%	553	8.1%	39	1.9%	853	3.5%	50	1.7%	1,090	2.8%
Securities & Commodity Contracts	3	0.6%	10	0.1%	39	1.9%	125	0.5%	51	1.7%	176	0.5%
Funds, Trusts & Other Financial Vehicles	2	0.4%	7	0.1%	20	1.0%	181	0.8%	27	0.9%	242	0.6%
Real Estate, Rental & Leasing	29	6.0%	178	2.6%	119	5.9%	1,041	4.3%	183	6.1%	1,613	4.1%
Professional, Scientific & Tech Services	40	8.3%	425	6.2%	166	8.3%	1,402	5.8%	254	8.5%	2,224	5.7%
Legal Services	6	1.2%	107	1.6%	30	1.5%	187	0.8%	39	1.3%	216	0.6%
Management of Companies & Enterprises	2	0.4%	6	0.1%	10	0.5%	33	0.1%	16	0.5%	50	0.1%
Administrative, Support & Waste Management Services	12	2.5%	160	2.3%	60	3.0%	644	2.7%	104	3.5%	986	2.5%
Educational Services	5	1.0%	110	1.6%	40	2.0%	1,187	4.9%	60	2.0%	1,724	4.4%
Health Care & Social Assistance	22	4.6%	457	6.7%	185	9.2%	3,076	12.8%	290	9.7%	6,981	17.9%
Arts, Entertainment & Recreation	14	2.9%	96	1.4%	51	2.5%	352	1.5%	69	2.3%	887	2.3%
Accommodation & Food Services	31	6.4%	444	6.5%	170	8.5%	2,737	11.4%	238	8.0%	3,645	9.4%
Accommodation	2	0.4%	29	0.4%	24	1.2%	460	1.9%	36	1.2%	613	1.6%
Food Services & Drinking Places	29	6.0%	415	6.1%	146	7.3%	2,277	9.4%	203	6.8%	3,032	7.8%
Other Services (except Public Administration)	54	11.2%	254	3.7%	220	11.0%	1,144	4.7%	338	11.3%	1,741	4.5%
Automotive Repair & Maintenance	11	2.3%	37	0.5%	36	1.8%	149	0.6%	55	1.8%	225	0.6%
Public Administration	2	0.4%	12	0.2%	25	1.2%	342	1.4%	32	1.1%	486	1.2%
Unclassified Establishments	39	8.1%	7	0.1%	173	8.6%	63	0.3%	259	8.7%	131	0.3%
Total	481	100.0%	6,815	100.0%	2,008	100.0%	24,108	100.0%	2,983	100.0%	38,983	100.0%

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.

September 12, 2024

Key Facts

28 Airport Road, Arden, North Carolina, 28704
Ring: 3 mile radius

KEY FACTS

33,940

Population



Average
Household Size

42.0

Median Age

\$72,361

Median Household
Income

EDUCATION

6.6%

No High School
Diploma



25.1%

High School
Graduate



24.8%

Some College/
Associate's Degree



43.5%

Bachelor's/Grad/
Prof Degree

BUSINESS



2,008

Total Businesses



24,108

Total Employees

EMPLOYMENT



64.2%

White Collar



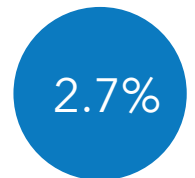
19.5%

Blue Collar



16.3%

Services



Unemployment
Rate

INCOME



\$72,361

Median Household
Income



\$44,725

Per Capita Income



\$196,818

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.9%)

The smallest group: <\$15,000 (4.5%)

Indicator ▲	Value	Diff	
<\$15,000	4.5%	-3.4%	
\$15,000 - \$24,999	8.8%	+1.5%	
\$25,000 - \$34,999	5.3%	-1.0%	
\$35,000 - \$49,999	14.3%	+1.4%	
\$50,000 - \$74,999	18.6%	-0.8%	
\$75,000 - \$99,999	12.2%	-0.6%	
\$100,000 - \$149,999	18.9%	+2.0%	
\$150,000 - \$199,999	8.0%	+1.4%	
\$200,000+	9.5%	-0.4%	

Bars show deviation from Buncombe County

Demographic and Income Profile

28 Airport Road, Arden, North Carolina, 28704
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.45920
Longitude: -82.51714

Summary	Census 2010	Census 2020	2024	2029
Population	27,313	32,076	33,940	35,666
Households	11,450	13,709	14,508	15,304
Families	7,158	8,227	8,599	8,990
Average Household Size	2.35	2.32	2.32	2.31
Owner Occupied Housing Units	7,685	8,329	8,667	9,137
Renter Occupied Housing Units	3,765	5,380	5,841	6,167
Median Age	40.7	41.5	42.0	43.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.00%	0.75%	0.38%
Households	1.07%	0.98%	0.64%
Families	0.89%	0.91%	0.56%
Owner HHs	1.06%	1.22%	0.97%
Median Household Income	2.99%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	658	4.5%	581	3.8%
\$15,000 - \$24,999	1,272	8.8%	1,130	7.4%
\$25,000 - \$34,999	766	5.3%	608	4.0%
\$35,000 - \$49,999	2,069	14.3%	1,903	12.4%
\$50,000 - \$74,999	2,694	18.6%	2,660	17.4%
\$75,000 - \$99,999	1,776	12.2%	1,843	12.0%
\$100,000 - \$149,999	2,743	18.9%	3,351	21.9%
\$150,000 - \$199,999	1,154	8.0%	1,478	9.7%
\$200,000+	1,377	9.5%	1,750	11.4%

Median Household Income	\$72,361	\$83,862
Average Household Income	\$103,000	\$118,320
Per Capita Income	\$44,725	\$51,760

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,630	6.0%	1,556	4.9%	1,616	4.8%	1,660	4.7%
5 - 9	1,733	6.3%	1,846	5.8%	1,810	5.3%	1,700	4.8%
10 - 14	1,819	6.7%	1,971	6.1%	2,034	6.0%	1,973	5.5%
15 - 19	1,711	6.3%	1,883	5.9%	1,946	5.7%	1,986	5.6%
20 - 24	1,206	4.4%	1,643	5.1%	1,928	5.7%	1,955	5.5%
25 - 34	3,380	12.4%	4,295	13.4%	4,349	12.8%	4,419	12.4%
35 - 44	3,942	14.4%	4,312	13.4%	4,723	13.9%	4,891	13.7%
45 - 54	4,090	15.0%	4,195	13.1%	4,430	13.1%	4,715	13.2%
55 - 64	3,461	12.7%	4,092	12.8%	4,139	12.2%	4,277	12.0%
65 - 74	2,101	7.7%	3,443	10.7%	3,678	10.8%	4,074	11.4%
75 - 84	1,487	5.4%	1,987	6.2%	2,397	7.1%	2,887	8.1%
85+	753	2.8%	853	2.7%	890	2.6%	1,131	3.2%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	23,522	86.1%	24,331	75.9%	25,350	74.7%	26,105	73.2%
Black Alone	1,609	5.9%	2,317	7.2%	2,442	7.2%	2,615	7.3%
American Indian Alone	83	0.3%	147	0.5%	167	0.5%	183	0.5%
Asian Alone	647	2.4%	848	2.6%	968	2.9%	1,094	3.1%
Pacific Islander Alone	31	0.1%	59	0.2%	63	0.2%	73	0.2%
Some Other Race Alone	855	3.1%	1,700	5.3%	1,960	5.8%	2,247	6.3%
Two or More Races	565	2.1%	2,675	8.3%	2,990	8.8%	3,350	9.4%

Hispanic Origin (Any Race)	2,064	7.6%	3,480	10.8%	4,005	11.8%	4,562	12.8%
----------------------------	-------	------	-------	-------	-------	-------	-------	-------

Data Note: Income is expressed in current dollars.

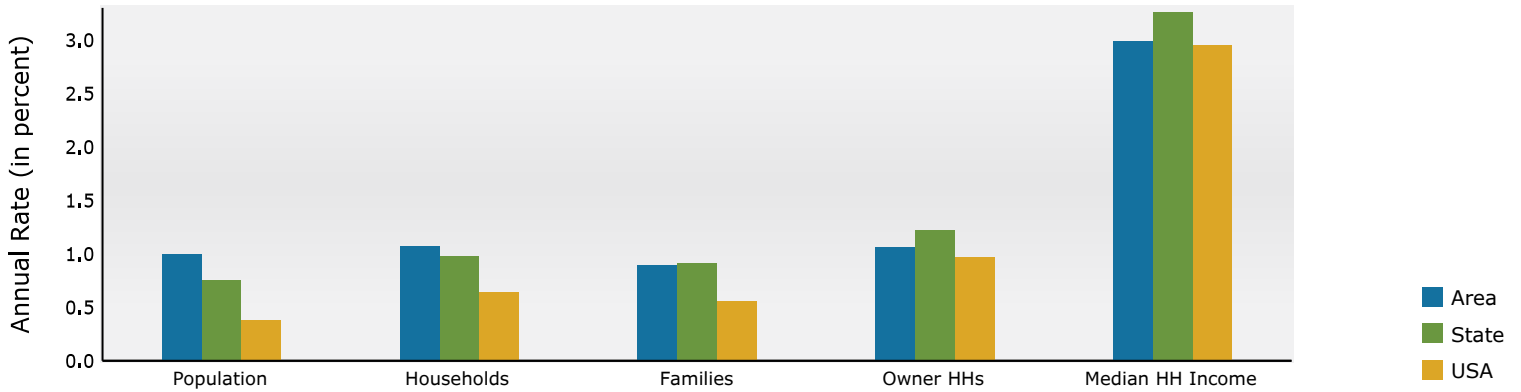
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

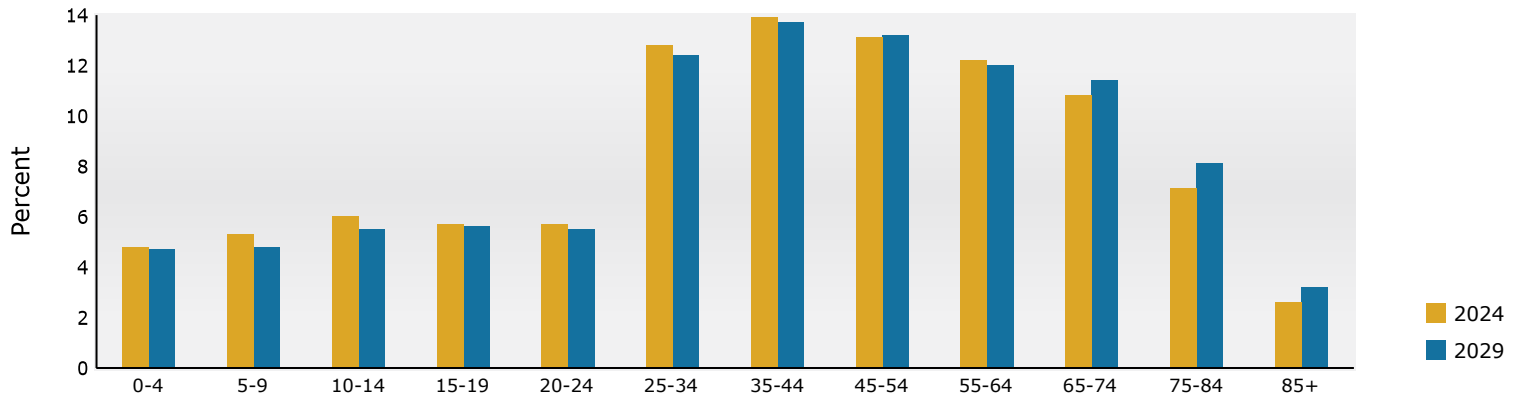
28 Airport Road, Arden, North Carolina, 28704
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.45920
Longitude: -82.51714

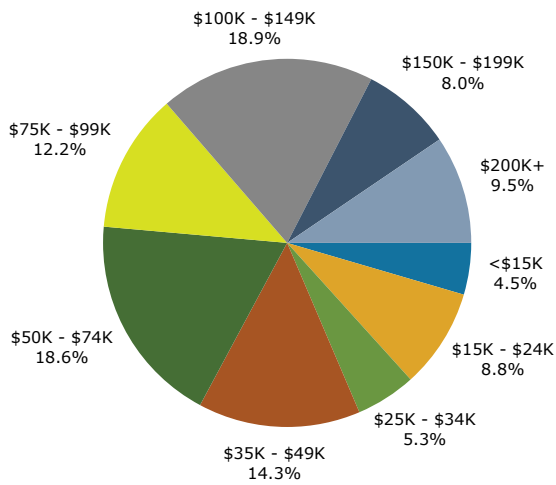
Trends 2024-2029



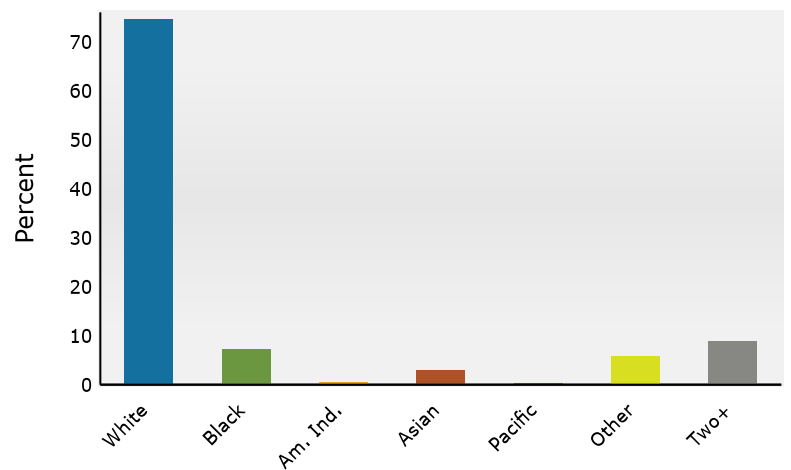
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 11.8%