

Likewise



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



OFFERING SUMMARY

LEASE PRICE **\$18 NNN**

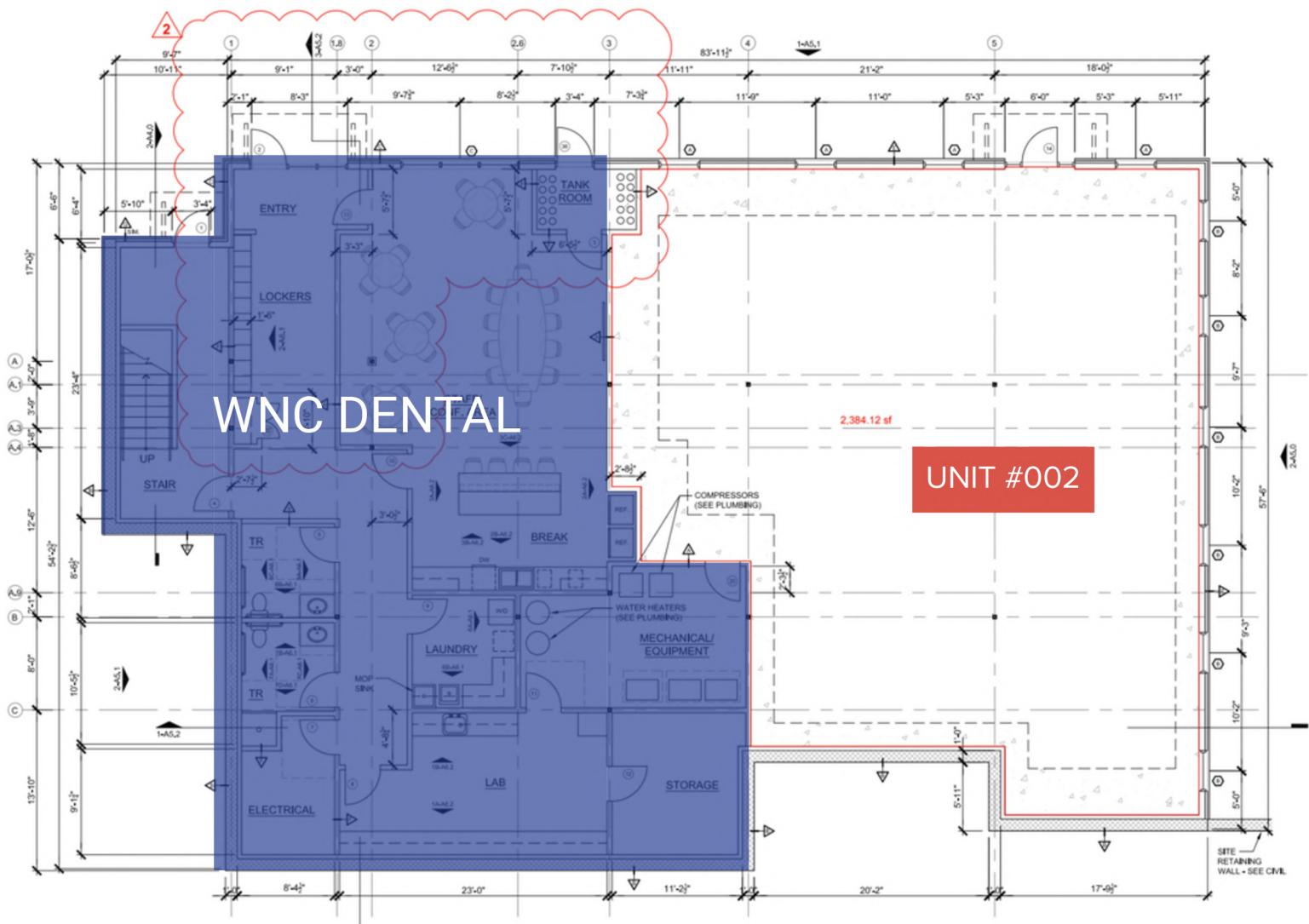
UNIT SIZE **± 2,384 SF**

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





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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

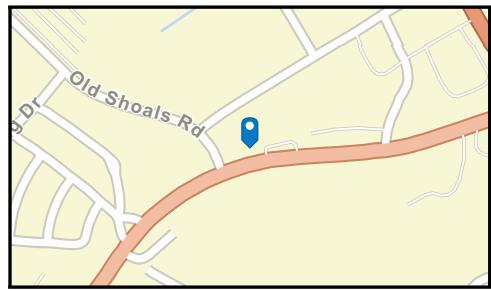
28 Airport Road, Arden, North Carolina, 28704

Rings: 1, 3, 5 mile radii

Prepared by Esri

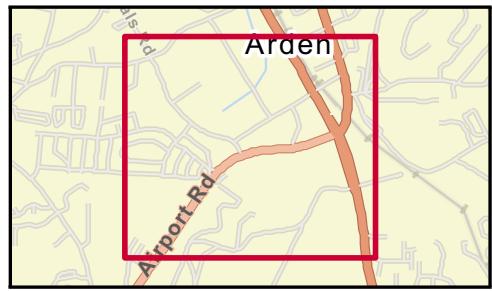
Latitude: 35.45920

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

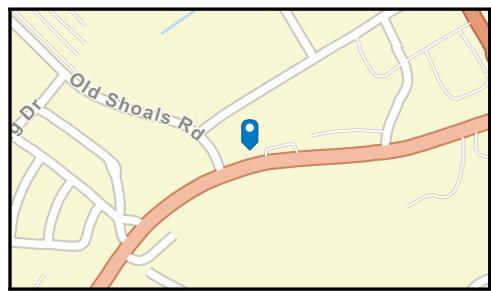
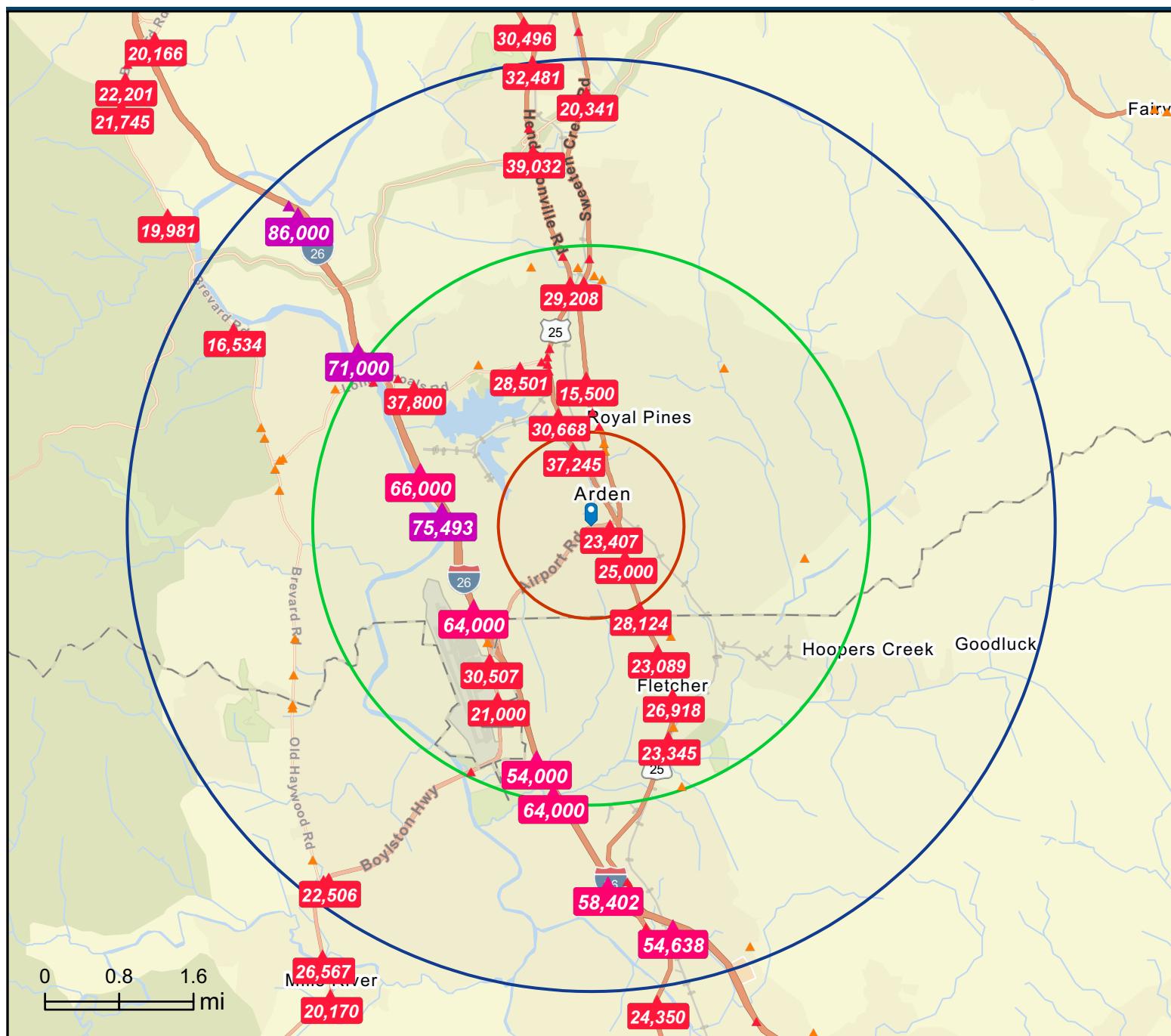
28 Airport Road, Arden, North Carolina, 28704

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.45920

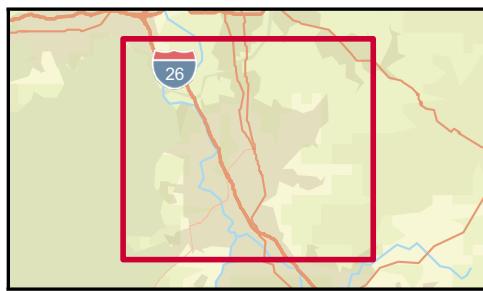
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Source: ©2024 Kalibrate Technologies (Q2 2024).



September 12, 2024



Middleburg

Dominant Tapestry Segment

KEY FACTS



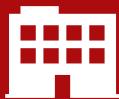
33,940

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

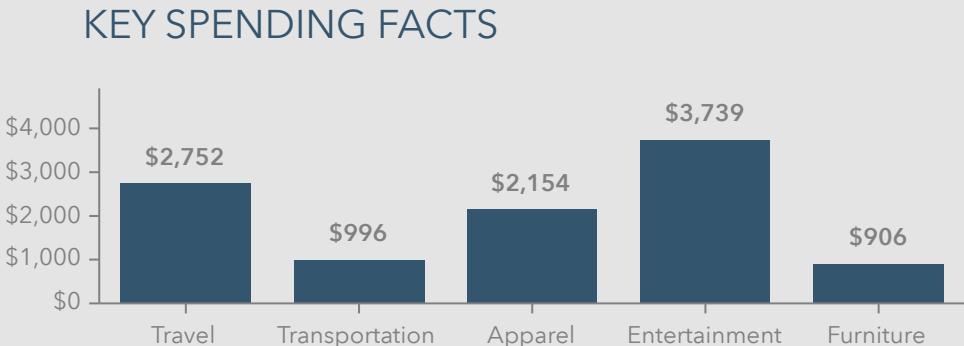
Median Household
Income



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%

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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%



Unemployment Rate

INCOME



\$72,361

Median Household Income



\$44,725

Per Capita Income



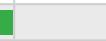
\$196,818

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	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
0 - 4	1,630	6.0%	1,556	4.9%
5 - 9	1,733	6.3%	1,846	5.8%
10 - 14	1,819	6.7%	1,971	6.1%
15 - 19	1,711	6.3%	1,883	5.9%
20 - 24	1,206	4.4%	1,643	5.1%
25 - 34	3,380	12.4%	4,295	13.4%
35 - 44	3,942	14.4%	4,312	13.4%
45 - 54	4,090	15.0%	4,195	13.1%
55 - 64	3,461	12.7%	4,092	12.8%
65 - 74	2,101	7.7%	3,443	10.7%
75 - 84	1,487	5.4%	1,987	6.2%
85+	753	2.8%	853	2.7%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
White Alone	23,522	86.1%	24,331	75.9%
Black Alone	1,609	5.9%	2,317	7.2%
American Indian Alone	83	0.3%	147	0.5%
Asian Alone	647	2.4%	848	2.6%
Pacific Islander Alone	31	0.1%	59	0.2%
Some Other Race Alone	855	3.1%	1,700	5.3%
Two or More Races	565	2.1%	2,675	8.3%
Hispanic Origin (Any Race)	2,064	7.6%	3,480	10.8%

Data Note: Income is expressed in current dollars.

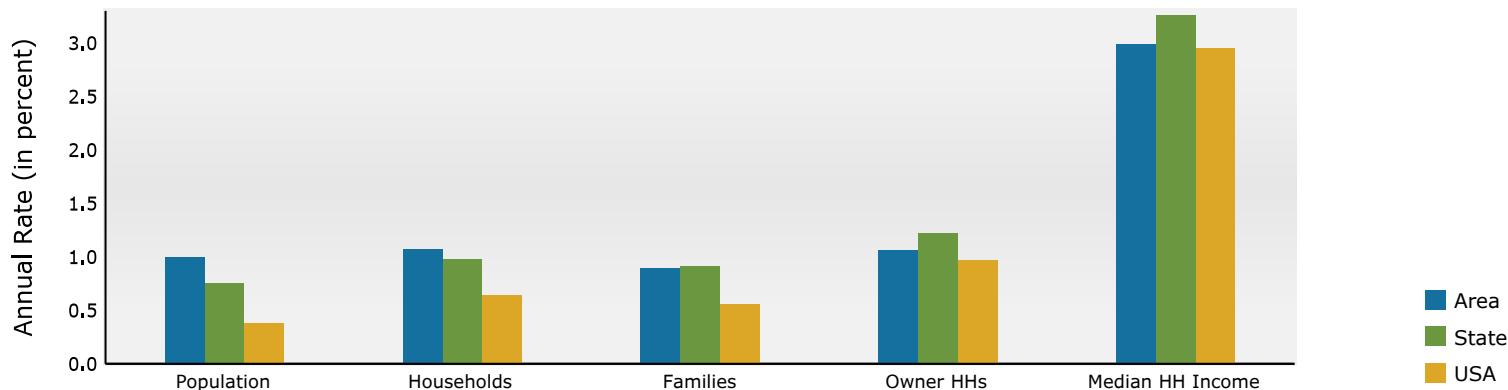
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

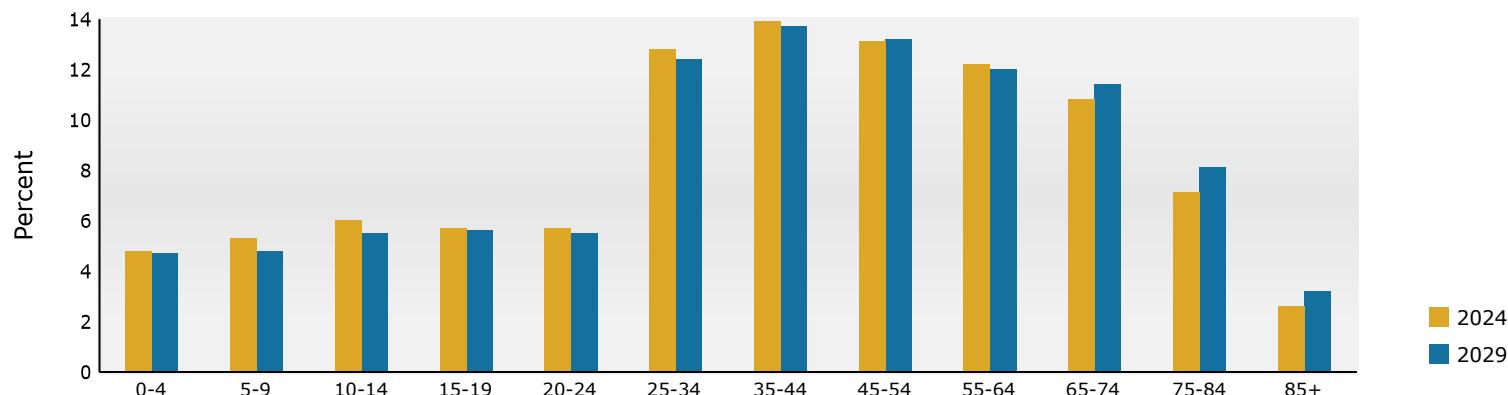
28 Airport Road, Arden, North Carolina, 28704
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.45920
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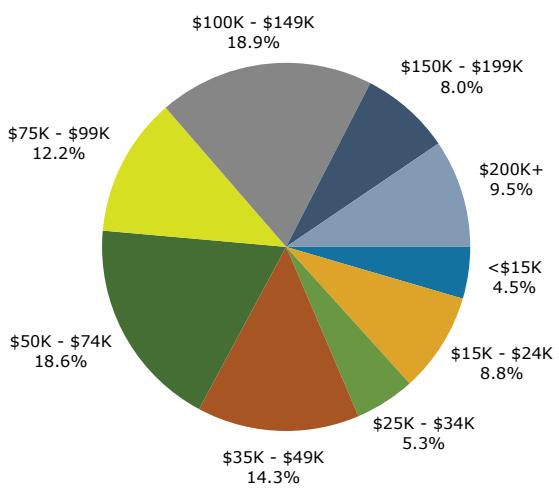
Trends 2024-2029



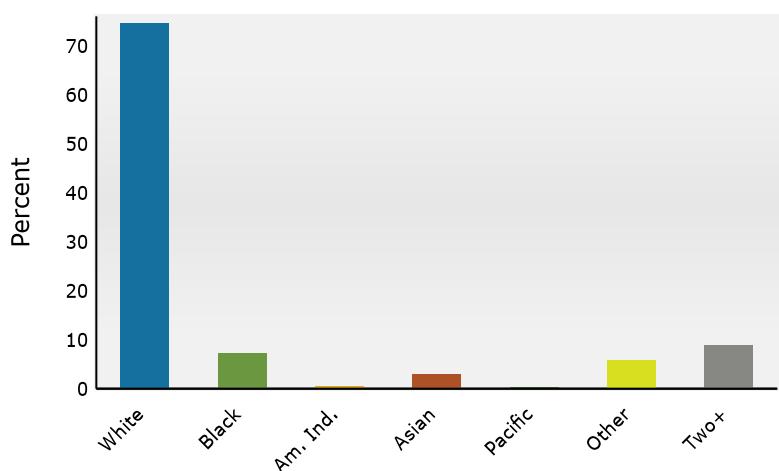
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 11.8%

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

September 12, 2024