

Likewise



# For Sale



**FREESTANDING BUILDING  
WITH OPEN USE ZONING**

1207 Charlotte Hwy., Fairview, NC 28730

**Likewise**  
COMMERCIAL REAL ESTATE

**Carla Barnard** LISTING BROKER

828.222.3685 | [info@likewisecommercial.com](mailto:info@likewisecommercial.com) | [likewisecommercial.com](http://likewisecommercial.com)

1207 Charlotte Hwy., Fairview, NC 28730



## OFFERING SUMMARY

SALE PRICE	\$349,000
BUILDING SIZE	1,231 SF (Heated/Finished) 1,081 SF (Basement)
LOT SIZE	+/- 0.45 Acres



## PROPERTY FEATURES

- Located on a 5-lane highway with 19,000 VPD
- 150 FT of Road Frontage
- Open Use Zoning
- New Central HVAC in Fall of 2023
- Flooring refinished and fresh paint in Spring of 2024
- 400 AMP Electric Service
- 2 restrooms, ample storage and original hardwood flooring
- Convenient access to I-40, I-240 and the Blue Ridge Parkway
- 15 minutes to Downtown Asheville



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## LOCATION INFORMATION

PIN 9686-13-6347-00000

COUNTY Buncombe

ZONING OU (Open Use District)

MAJOR ROADS Cane Creek, I-40 and I-240

## PROPERTY DETAILS

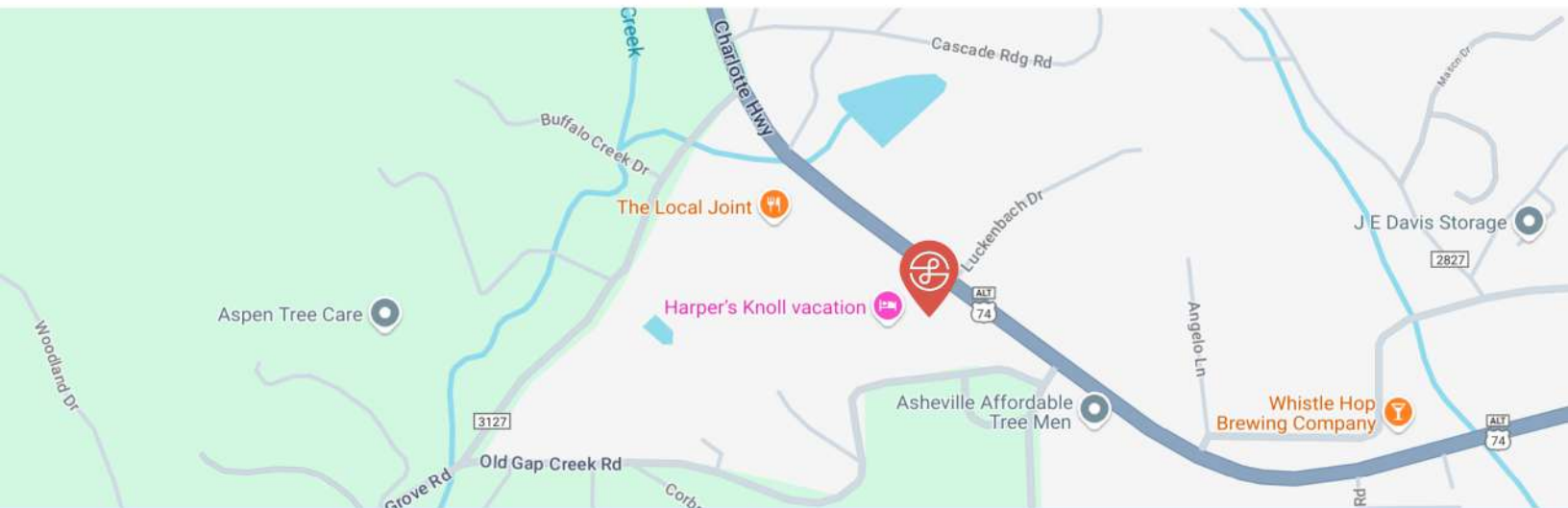
BUILDING SIZE 1,231 SF (Heated/Finished)  
1,081 SF (Basement)

YEAR BUILT 1948

TRAFFIC COUNT 19,000 VPD

ROAD FRONTAGE 150 FT

FLOOD ZONE No



1207 Charlotte Hwy., Fairview, NC 28730



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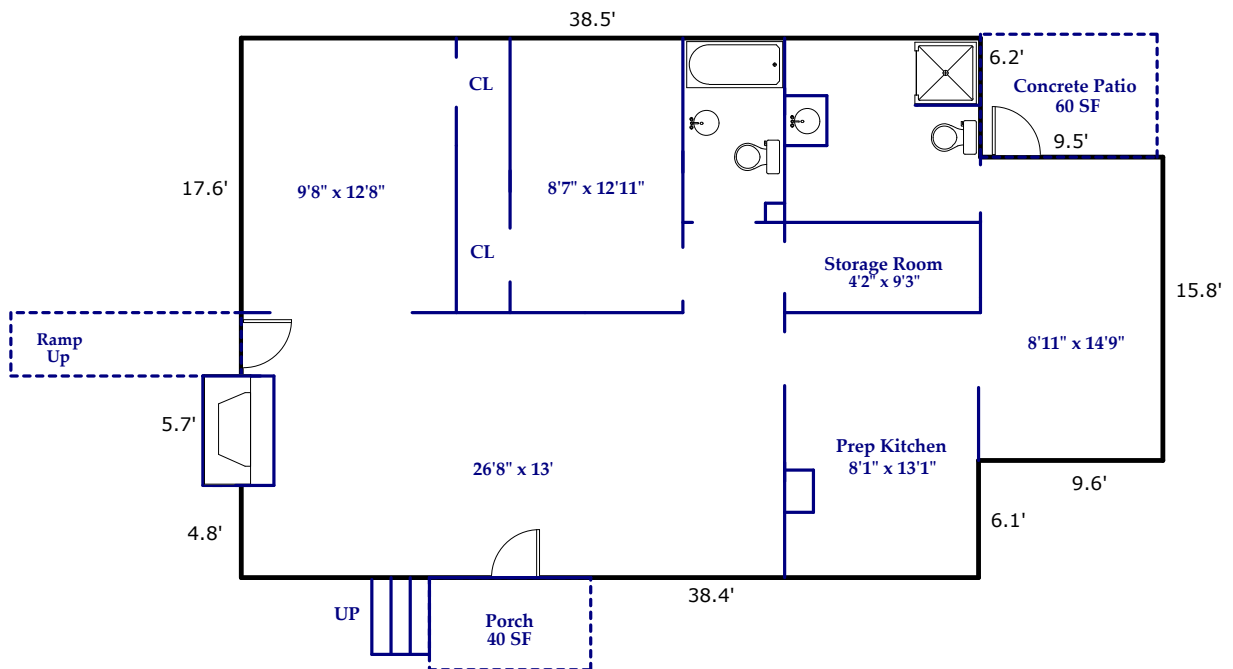
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1207 Charlotte Highway, Fairview

Gross Building Area:  
1231 Square Feet

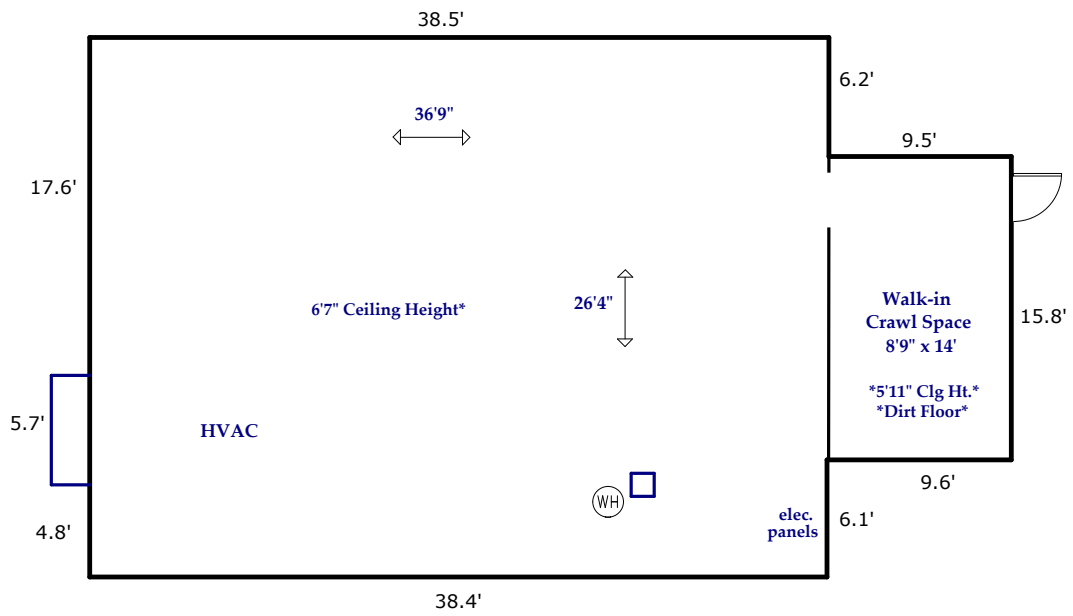


MAIN LEVEL  
1231 Square Feet

Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC  
for Carla & Company Real Estate Services



All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.  
Square Footage Calculations determined following ANSI and BOMA Standards and NCREC House Measuring Square Footage Guidelines.



**UNFINISHED BASEMENT**  
1081 Square Feet  
\*Outside Entrance\*

**Total Square Footage Under Roof for All Finished/Unfinished & Heated/Unheated Areas:**  
2312 Square Feet

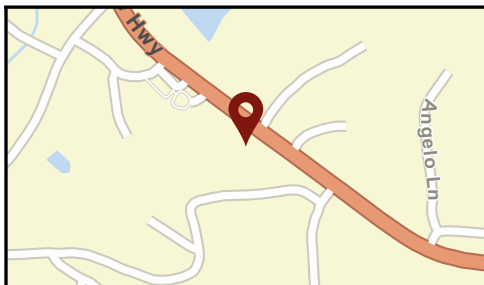
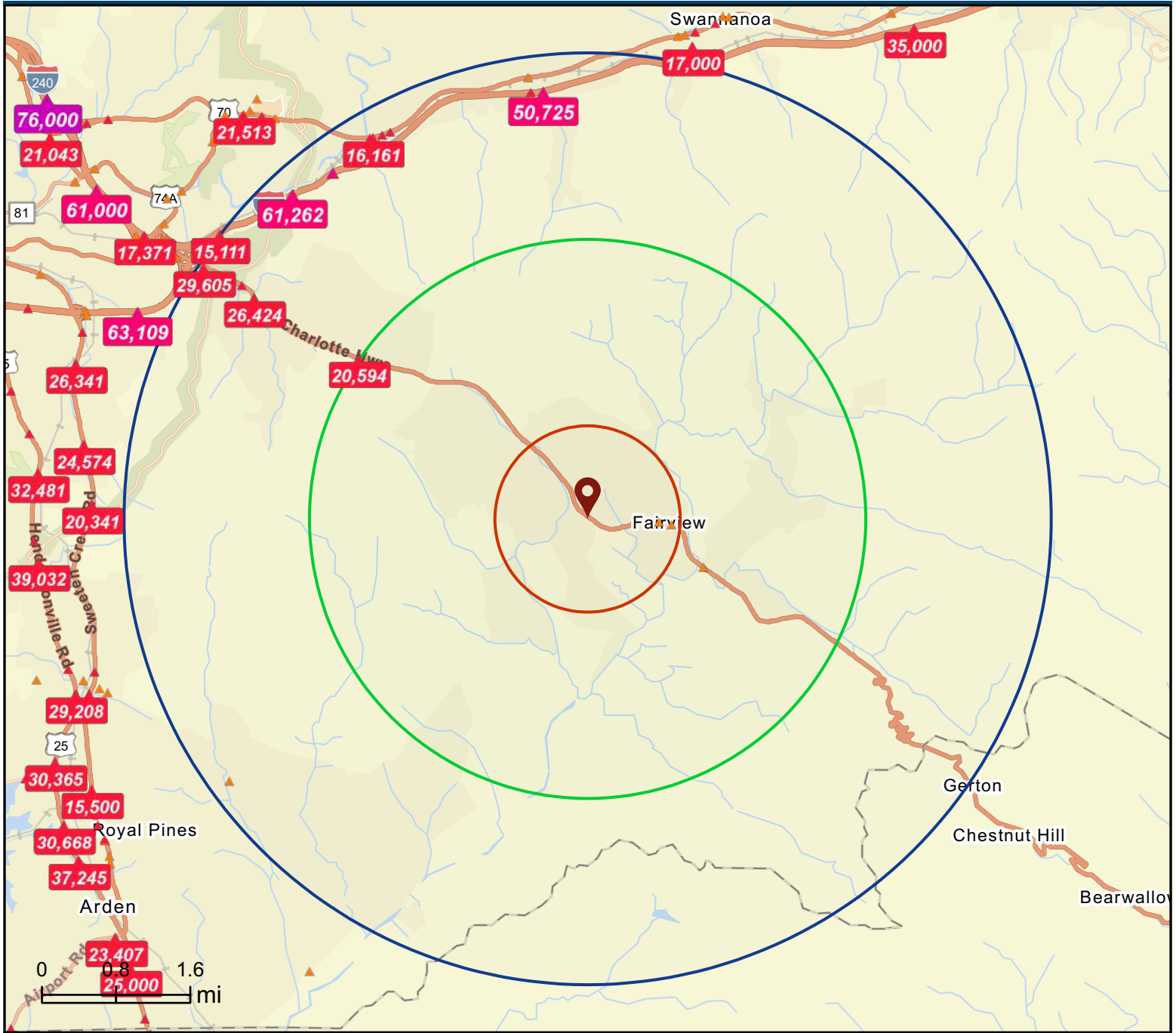
\*Does Not Include Crawl Space\*



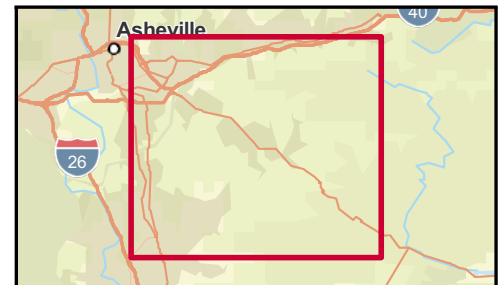
 Boundary

1207 Charlotte Highway, Fairview, North Carolina, 28730  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.52448  
Longitude: -82.42320



- 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



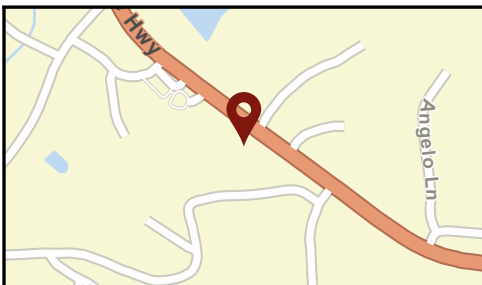
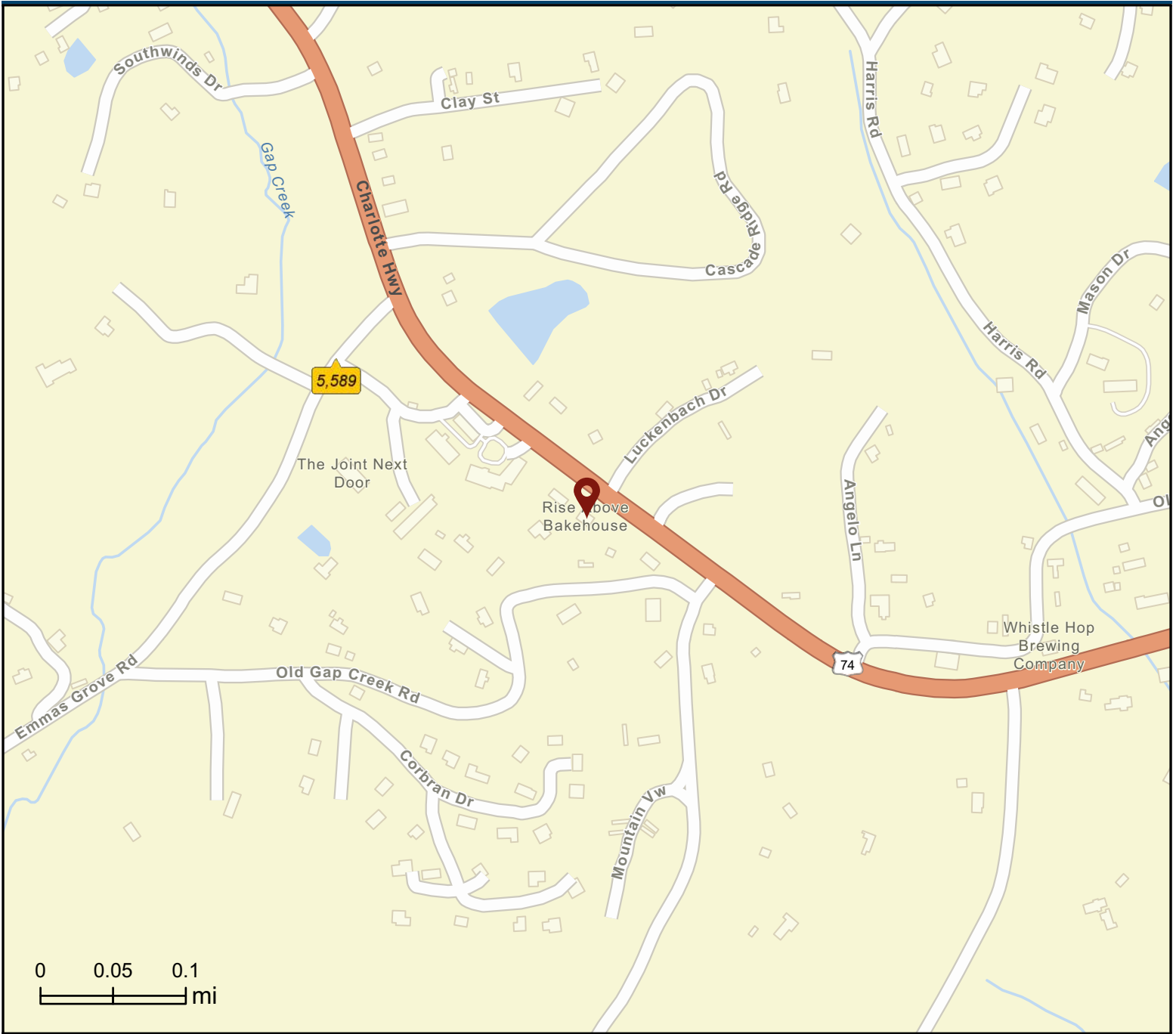
Source: ©2024 Kalibrate Technologies (Q3 2024).



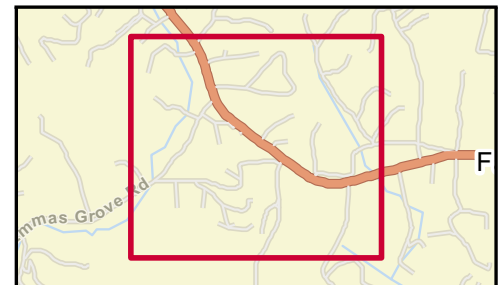
# Traffic Count Map - Close Up

1207 Charlotte Highway, Fairview, North Carolina, 28730  
Rings: 1, 3, 5 mile radii

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- 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).

1207 Charlotte Highway, Fairview, North Carolina, 28730  
Ring: 3 mile radius

### The Great Outdoors

Dominant Tapestry Segment

### KEY FACTS



9,972

Total Population



\$558,940

Median Home Value



255

Businesses



7,126

Daytime Population



46.3

Median Age



0.91%

2024-2029  
Pop Growth Rate



\$50,279

Per Capita Income



2.4

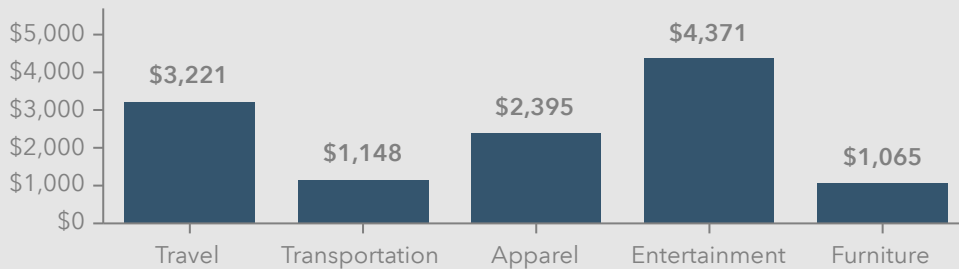
Avg Household Size



\$87,732

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).

# Business Summary

1207 Charlotte Highway, Fairview, North Carolina, 28730  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.52448  
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<b>Data for all businesses in area</b>	<b>1 mile</b>		<b>3 miles</b>		<b>5 miles</b>							
Total Businesses:	96		255		668							
Total Employees:	618		1,354		4,932							
Total Population:	2,372		9,972		24,751							
Employee/Population Ratio (per 100 Residents)	26		14		20							
<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	0	0.0%	1	0.2%	2	0.8%	5	0.4%	7	1.1%	15	0.3%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	2	0.0%
Utilities	0	0.0%	0	0.0%	1	0.4%	2	0.1%	1	0.1%	7	0.1%
Construction	15	15.6%	42	6.8%	36	14.1%	100	7.4%	87	13.0%	358	7.3%
Building Construction	10	10.4%	29	4.7%	19	7.5%	55	4.1%	40	6.0%	166	3.4%
Heavy/Civil Eng Construction	0	0.0%	0	0.0%	2	0.8%	4	0.3%	9	1.4%	31	0.6%
Specialty Trade Contractor	5	5.2%	13	2.1%	15	5.9%	41	3.0%	37	5.5%	161	3.3%
Manufacturing	2	2.1%	27	4.4%	9	3.5%	95	7.0%	28	4.2%	430	8.7%
Wholesale Trade	2	2.1%	7	1.1%	8	3.1%	28	2.1%	18	2.7%	66	1.3%
Durable Goods	1	1.0%	5	0.8%	5	2.0%	20	1.5%	11	1.6%	44	0.9%
Nondurable Goods	1	1.0%	2	0.3%	4	1.6%	8	0.6%	7	1.1%	22	0.5%
Trade Broker	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Retail Trade	12	12.5%	63	10.2%	29	11.4%	143	10.6%	76	11.4%	595	12.1%
Motor Vehicle & Parts Dealers	1	1.0%	1	0.2%	2	0.8%	3	0.2%	6	0.9%	22	0.5%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	1	0.4%	3	0.2%	4	0.6%	16	0.3%
Electronics & Appliance Stores	0	0.0%	1	0.2%	0	0.0%	1	0.1%	1	0.1%	3	0.1%
Building Material & Garden Equipment & Supplies Dealers	3	3.1%	8	1.3%	5	2.0%	14	1.0%	11	1.6%	51	1.0%
Food & Beverage Stores	3	3.1%	23	3.7%	6	2.4%	50	3.7%	16	2.4%	239	4.8%
Health & Personal Care Stores	1	1.0%	7	1.1%	2	0.8%	22	1.6%	6	0.9%	101	2.0%
Gasoline Stations & Fuel Dealers	1	1.0%	7	1.1%	2	0.8%	11	0.8%	9	1.4%	48	1.0%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	2	2.1%	6	1.0%	5	2.0%	16	1.2%	6	0.9%	23	0.5%
Sporting Goods, Hobby, Book, & Music Stores	1	1.0%	2	0.3%	4	1.6%	9	0.7%	11	1.6%	34	0.7%
General Merchandise Stores	2	2.1%	9	1.5%	2	0.8%	13	1.0%	7	1.1%	57	1.2%
Transportation & Warehousing	2	2.1%	33	5.3%	7	2.8%	59	4.4%	16	2.4%	139	2.8%
Truck Transportation	0	0.0%	23	3.7%	2	0.8%	40	3.0%	5	0.8%	91	1.9%
Information	1	1.0%	5	0.8%	4	1.6%	17	1.3%	13	1.9%	100	2.0%
Finance & Insurance	2	2.1%	6	1.0%	6	2.4%	13	1.0%	19	2.8%	68	1.4%
Central Bank/Credit Intermediation & Related Activities	1	1.0%	3	0.5%	2	0.8%	7	0.5%	8	1.2%	34	0.7%
Securities & Commodity Contracts	1	1.0%	2	0.3%	3	1.2%	6	0.4%	7	1.1%	26	0.5%
Funds, Trusts & Other Financial Vehicles	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.6%	7	0.1%
Real Estate, Rental & Leasing	5	5.2%	14	2.3%	14	5.5%	39	2.9%	43	6.4%	348	7.1%
Professional, Scientific & Tech Services	5	5.2%	18	2.9%	21	8.2%	66	4.9%	53	7.9%	197	4.0%
Legal Services	1	1.0%	2	0.3%	1	0.4%	5	0.4%	5	0.8%	16	0.3%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.4%	2	0.1%	3	0.5%	7	0.1%
Administrative, Support & Waste Management Services	7	7.3%	31	5.0%	11	4.3%	39	2.9%	28	4.2%	198	4.0%
Educational Services	2	2.1%	128	20.7%	4	1.6%	218	16.1%	12	1.8%	482	9.8%

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

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## Business Summary

1207 Charlotte Highway, Fairview, North Carolina, 28730  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.52448  
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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	6	6.3%	142	23.0%	15	5.9%	223	16.5%	40	6.0%	730	14.8%
Ambulatory Health Care	4	4.2%	118	19.1%	11	4.3%	167	12.3%	27	4.0%	295	6.0%
Hospital	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Nursing/Residential Care	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.5%	353	7.2%
Social Assistance	2	2.1%	24	3.9%	4	1.6%	55	4.1%	9	1.4%	82	1.7%
Arts, Entertainment & Recreation	0	0.0%	1	0.2%	3	1.2%	9	0.7%	12	1.8%	47	0.9%
Accommodation & Food Services	8	8.3%	54	8.7%	14	5.5%	93	6.9%	48	7.2%	496	10.1%
Accommodation	1	1.0%	5	0.8%	3	1.2%	10	0.7%	13	1.9%	120	2.4%
Food Services & Drinking Places	6	6.3%	50	8.1%	11	4.3%	83	6.1%	35	5.2%	377	7.6%
Other Services (except Public Administration)	19	19.8%	43	7.0%	45	17.6%	131	9.7%	92	13.8%	458	9.3%
Repair & Maintenance	4	4.2%	8	1.3%	12	4.7%	35	2.6%	21	3.1%	66	1.3%
Automotive Repair & Maintenance	2	2.1%	4	0.7%	6	2.4%	23	1.7%	11	1.6%	43	0.9%
Personal & Laundry Service	6	6.3%	13	2.1%	13	5.1%	45	3.3%	23	3.4%	78	1.6%
Civic and Other Orgs	9	9.4%	22	3.6%	21	8.2%	51	3.8%	48	7.2%	314	6.4%
Public Administration	0	0.0%	3	0.5%	4	1.6%	71	5.2%	12	1.8%	188	3.8%
Unclassified Establishments	7	7.3%	0	0.0%	22	8.6%	1	0.1%	60	9.0%	4	0.1%
<b>Total</b>	<b>96</b>	<b>100.0%</b>	<b>618</b>	<b>100.0%</b>	<b>255</b>	<b>100.0%</b>	<b>1,354</b>	<b>100.0%</b>	<b>668</b>	<b>100.0%</b>	<b>4,932</b>	<b>100.0%</b>

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1207 Charlotte Highway, Fairview, North Carolina, 28730  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.52448  
Longitude: -82.42320

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	5.2%	13	2.1%	16	6.3%	60	4.4%	34	5.1%	133	2.7%
Construction	15	15.6%	42	6.8%	35	13.7%	98	7.2%	84	12.6%	352	7.1%
Manufacturing	2	2.1%	26	4.2%	10	3.9%	94	6.9%	29	4.3%	424	8.6%
Transportation	4	4.2%	36	5.8%	11	4.3%	65	4.8%	23	3.4%	151	3.1%
Communication	0	0.0%	1	0.2%	0	0.0%	1	0.1%	4	0.6%	40	0.8%
Utility	1	1.0%	11	1.8%	2	0.8%	13	1.0%	4	0.6%	30	0.6%
Wholesale Trade	2	2.1%	7	1.1%	8	3.1%	28	2.1%	18	2.7%	66	1.3%
<b>Retail Trade Summary</b>	<b>19</b>	<b>19.8%</b>	<b>115</b>	<b>18.6%</b>	<b>41</b>	<b>16.1%</b>	<b>236</b>	<b>17.4%</b>	<b>113</b>	<b>16.9%</b>	<b>984</b>	<b>19.9%</b>
Home Improvement	3	3.1%	8	1.3%	6	2.4%	15	1.1%	12	1.8%	54	1.1%
General Merchandise Stores	1	1.0%	7	1.1%	2	0.8%	10	0.7%	5	0.8%	49	1.0%
Food Stores	3	3.1%	29	4.7%	8	3.1%	67	5.0%	19	2.8%	264	5.3%
Auto Dealers & Gas Stations	2	2.1%	8	1.3%	4	1.6%	14	1.0%	13	1.9%	61	1.2%
Apparel & Accessory Stores	2	2.1%	6	1.0%	5	2.0%	16	1.2%	6	0.9%	23	0.5%
Furniture & Home Furnishings	0	0.0%	1	0.2%	1	0.4%	5	0.4%	5	0.8%	21	0.4%
Eating & Drinking Places	6	6.3%	47	7.6%	10	3.9%	77	5.7%	32	4.8%	360	7.3%
Miscellaneous Retail	2	2.1%	10	1.6%	6	2.4%	32	2.4%	19	2.8%	152	3.1%
<b>Finance, Insurance, Real Estate Summary</b>	<b>5</b>	<b>5.2%</b>	<b>18</b>	<b>2.9%</b>	<b>16</b>	<b>6.3%</b>	<b>47</b>	<b>3.5%</b>	<b>56</b>	<b>8.4%</b>	<b>403</b>	<b>8.2%</b>
Banks, Savings & Lending Institutions	1	1.0%	3	0.5%	2	0.8%	7	0.5%	8	1.2%	34	0.7%
Securities Brokers	1	1.0%	1	0.2%	2	0.8%	5	0.4%	6	0.9%	23	0.5%
Insurance Carriers & Agents	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.6%	7	0.1%
Real Estate, Holding, Other Investment Offices	3	3.1%	13	2.1%	11	4.3%	36	2.7%	38	5.7%	339	6.9%
<b>Services Summary</b>	<b>36</b>	<b>37.5%</b>	<b>347</b>	<b>56.1%</b>	<b>89</b>	<b>34.9%</b>	<b>639</b>	<b>47.2%</b>	<b>230</b>	<b>34.4%</b>	<b>2,157</b>	<b>43.7%</b>
Hotels & Lodging	1	1.0%	5	0.8%	3	1.2%	10	0.7%	13	1.9%	120	2.4%
Automotive Services	2	2.1%	4	0.7%	7	2.8%	26	1.9%	14	2.1%	49	1.0%
Movies & Amusements	1	1.0%	2	0.3%	3	1.2%	8	0.6%	13	1.9%	48	1.0%
Health Services	4	4.2%	118	19.1%	11	4.3%	167	12.3%	29	4.3%	313	6.3%
Legal Services	1	1.0%	2	0.3%	1	0.4%	5	0.4%	5	0.8%	15	0.3%
Education Institutions & Libraries	2	2.1%	129	20.9%	4	1.6%	217	16.0%	9	1.4%	472	9.6%
Other Services	25	26.0%	87	14.1%	60	23.5%	206	15.2%	147	22.0%	1,141	23.1%
<b>Government</b>	<b>0</b>	<b>0.0%</b>	<b>3</b>	<b>0.5%</b>	<b>4</b>	<b>1.6%</b>	<b>71</b>	<b>5.2%</b>	<b>13</b>	<b>1.9%</b>	<b>189</b>	<b>3.8%</b>
<b>Unclassified Establishments</b>	<b>7</b>	<b>7.3%</b>	<b>0</b>	<b>0.5%</b>	<b>22</b>	<b>8.6%</b>	<b>1</b>	<b>5.2%</b>	<b>60</b>	<b>9.0%</b>	<b>4</b>	<b>3.8%</b>
<b>Totals</b>	<b>96</b>	<b>100.0%</b>	<b>618</b>	<b>100.0%</b>	<b>255</b>	<b>100.0%</b>	<b>1,354</b>	<b>100.0%</b>	<b>668</b>	<b>100.0%</b>	<b>4,932</b>	<b>100.0%</b>

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# Key Facts

1207 Charlotte Highway, Fairview, North Carolina, 28730  
Ring: 3 mile radius

## KEY FACTS

9,972

Population



2.4

Average Household Size

46.3

Median Age

\$87,732

Median Household Income

## EDUCATION

2.8%

No High School Diploma



19.7%

High School Graduate



23.2%

Some College/  
Associate's Degree



54.3%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



255

Total Businesses



1,354

Total Employees

## EMPLOYMENT



67.8%

White Collar



17.2%

Blue Collar



15.1%

Services

2.1%

Unemployment Rate

## INCOME



\$87,732

Median Household Income



\$50,279

Per Capita Income



\$405,785

Median Net Worth

## 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.5%)

The smallest group: \$25,000 - \$34,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	6.3%	-1.6%	
\$15,000 - \$24,999	6.2%	-1.1%	
\$25,000 - \$34,999	5.0%	-1.3%	
\$35,000 - \$49,999	9.4%	-3.5%	
\$50,000 - \$74,999	15.8%	-3.6%	
\$75,000 - \$99,999	12.6%	-0.2%	
\$100,000 - \$149,999	22.5%	+5.6%	
\$150,000 - \$199,999	7.6%	+1.0%	
\$200,000+	14.5%	+4.6%	

Bars show deviation from Buncombe County

# Demographic and Income Profile

1207 Charlotte Highway, Fairview, North Carolina, 28730  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.52448  
 Longitude: -82.42320

Summary	Census 2010	Census 2020	2024	2029
Population	8,532	9,596	9,972	10,433
Households	3,345	3,897	4,145	4,365
Families	2,403	2,712	2,855	3,002
Average Household Size	2.52	2.43	2.38	2.36
Owner Occupied Housing Units	2,691	3,088	3,347	3,544
Renter Occupied Housing Units	654	809	798	820
Median Age	43.8	45.9	46.3	47.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.91%	0.75%	0.38%
Households	1.04%	0.98%	0.64%
Families	1.01%	0.91%	0.56%
Owner HHs	1.15%	1.22%	0.97%
Median Household Income	3.42%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	262	6.3%	205	4.7%
\$15,000 - \$24,999	259	6.2%	175	4.0%
\$25,000 - \$34,999	207	5.0%	145	3.3%
\$35,000 - \$49,999	390	9.4%	359	8.2%
\$50,000 - \$74,999	654	15.8%	661	15.1%
\$75,000 - \$99,999	522	12.6%	513	11.8%
\$100,000 - \$149,999	932	22.5%	1,045	23.9%
\$150,000 - \$199,999	316	7.6%	444	10.2%
\$200,000+	603	14.5%	818	18.7%

Median Household Income	\$87,732	\$103,799
Average Household Income	\$120,016	\$143,369
Per Capita Income	\$50,279	\$60,421

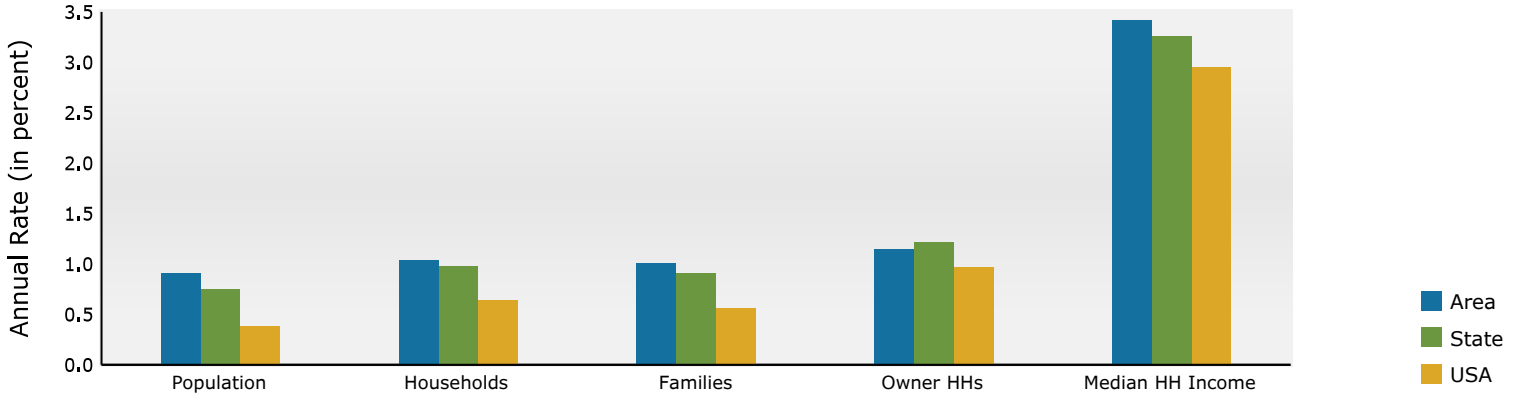
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	418	4.9%	410	4.3%	419	4.2%	435	4.2%
5 - 9	488	5.7%	535	5.6%	508	5.1%	480	4.6%
10 - 14	616	7.2%	601	6.3%	574	5.8%	562	5.4%
15 - 19	555	6.5%	573	6.0%	572	5.7%	556	5.3%
20 - 24	373	4.4%	409	4.3%	506	5.1%	506	4.9%
25 - 34	845	9.9%	938	9.8%	976	9.8%	1,107	10.6%
35 - 44	1,116	13.1%	1,229	12.8%	1,261	12.6%	1,254	12.0%
45 - 54	1,508	17.7%	1,269	13.2%	1,280	12.8%	1,384	13.3%
55 - 64	1,314	15.4%	1,543	16.1%	1,434	14.4%	1,367	13.1%
65 - 74	725	8.5%	1,360	14.2%	1,462	14.7%	1,463	14.0%
75 - 84	392	4.6%	537	5.6%	764	7.7%	1,037	9.9%
85+	180	2.1%	194	2.0%	214	2.1%	281	2.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,032	94.1%	8,466	88.2%	8,752	87.8%	9,064	86.9%
Black Alone	136	1.6%	179	1.9%	182	1.8%	193	1.9%
American Indian Alone	42	0.5%	38	0.4%	40	0.4%	44	0.4%
Asian Alone	51	0.6%	78	0.8%	85	0.9%	96	0.9%
Pacific Islander Alone	4	0.0%	5	0.1%	6	0.1%	7	0.1%
Some Other Race Alone	134	1.6%	218	2.3%	239	2.4%	274	2.6%
Two or More Races	133	1.6%	612	6.4%	668	6.7%	754	7.2%
Hispanic Origin (Any Race)	311	3.6%	513	5.3%	577	5.8%	661	6.3%

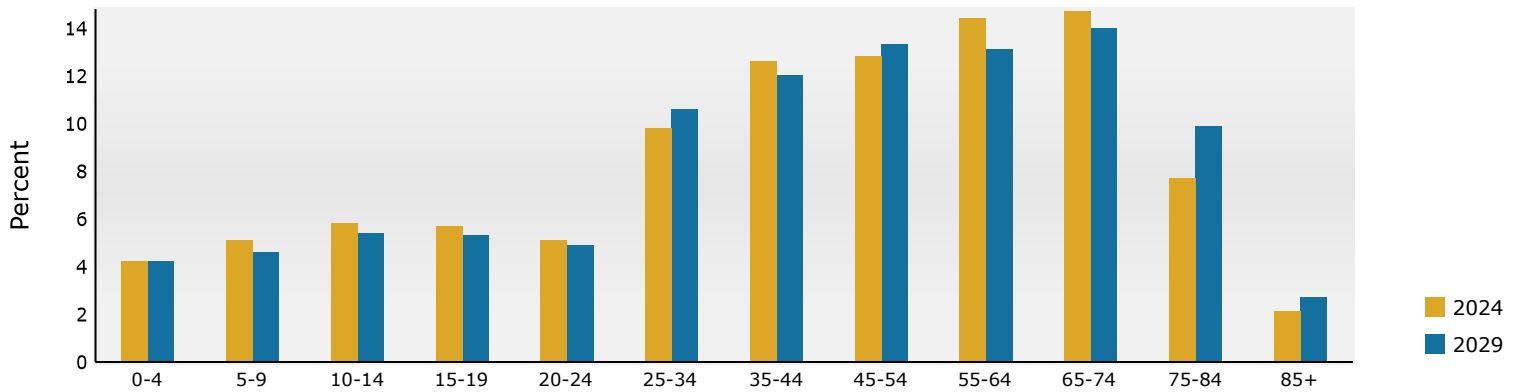
**Data Note:** Income is expressed in current dollars.

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

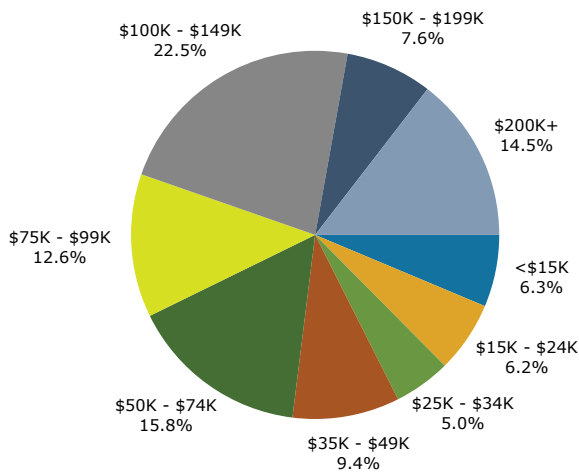
## Trends 2024-2029



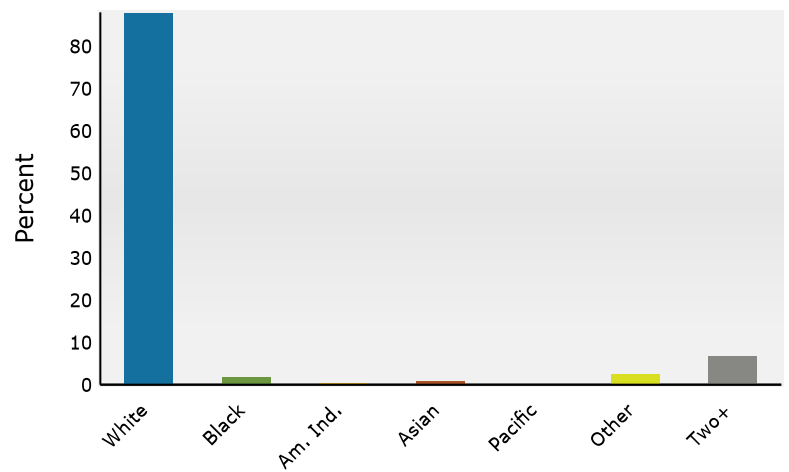
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 5.8%

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