

Likewise



# For Sale



**MODERN OFFICE ON HIGHLY  
TRAFFICKED CORRIDOR**

**339 Merrimon Avenue, Asheville, NC 28801**

**Likewise**  
COMMERCIAL REAL ESTATE

**Abigail Farrow** LISTING BROKER

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## OFFERING SUMMARY

SALE PRICE **\$1,500,000**

BUILDING SIZE **± 2,920 SF**

ZONING **CBI**

## PROPERTY FEATURES

- Turnkey office on 0.18 AC on a major commercial corridor in North Asheville
- Exceptional Merrimon Avenue visibility with legacy signage and ±20,000 VPD
- Class A finishes, hardwood floors, abundant natural light, and stylish interiors
- Flexible multi-use layout ideal for office, professional services, owner-user, or investor
- Fully renovated in 2018 with nine on-site parking spaces plus nearby overflow parking
- Minutes from I-240, I-26, Charlotte Street, and Broadway Street
- MLS# 4387118





## LOCATION INFORMATION

**PIN** 9649-36-7120

**COUNTY** Buncombe

**ZONING** CBI

**MAJOR ROADS** Merrimon Ave.; 0.7 mi. to I-240

## PROPERTY DETAILS

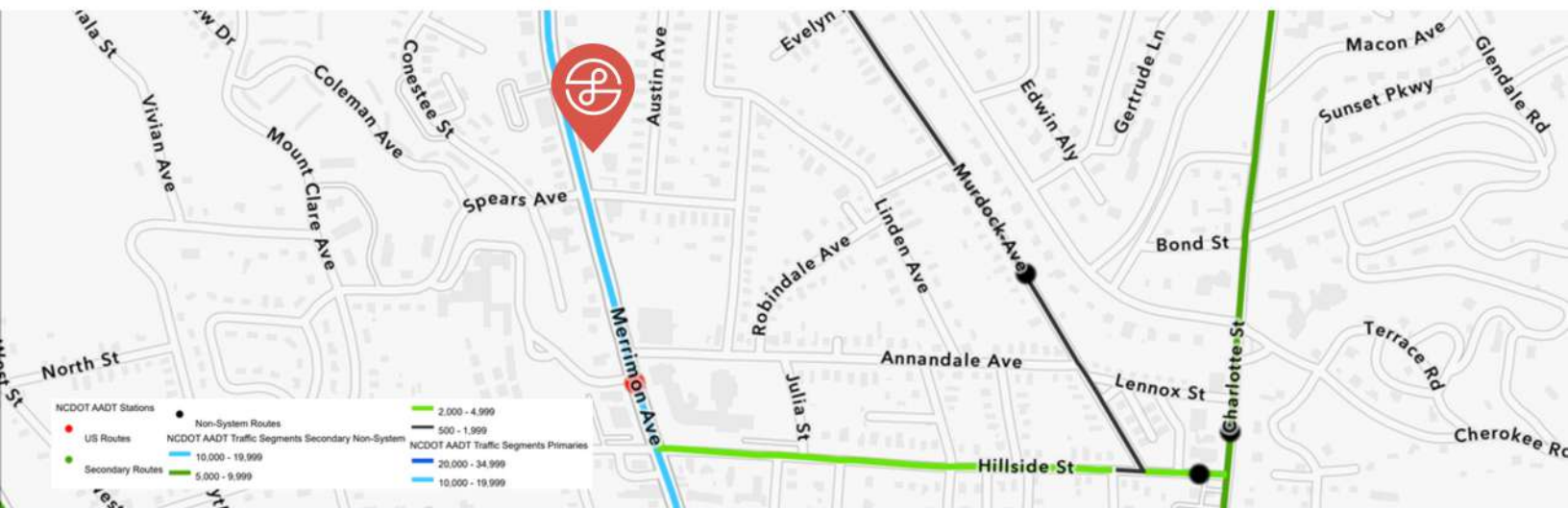
**ACREAGE** ± 0.18 AC

**YEAR BUILT** 1910

**TRAFFIC COUNT** ± 20,000 VPD

**ROAD FRONTAGE** ± 55 FT

**FLOOD ZONE** No







## REGIONAL MAP





# BUSINESS KEY FACTS

### Key Statistics

1 mile

**1,293** Total Businesses  
**11.1K** Total Employees  
**\$1.21B** Total Sales  
**6.2%** Unemployment Rate

### Largest Businesses in Area

**25\*** 100 or More Employees  
**25\*** \$10M+ Annual Sales Vol

Most Employees

Mission Hospital	Headquarters	6,000
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Highest sales volume

Blossman Gas & Appliance	Branch	\$225M
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### Daytime Population

1 mile

**11,244** Total Population  
**18,557** Total Daytime Population

Ratio of daytime to total population:

**1.65**

Values > 1.0 mean that more people come to the area during the day than live there.



### Urban Vicinity

Dominant Urbanicity Type



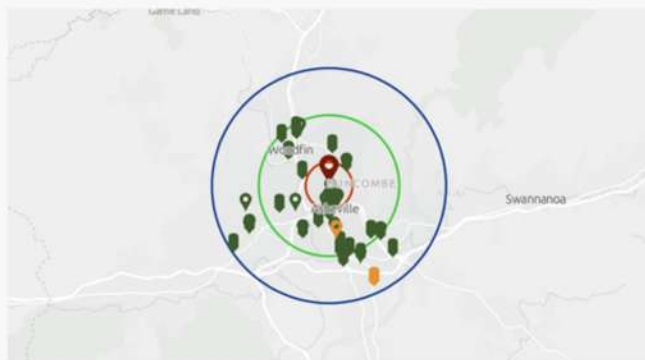
**4.6**

Avg Number of Employees



**412**

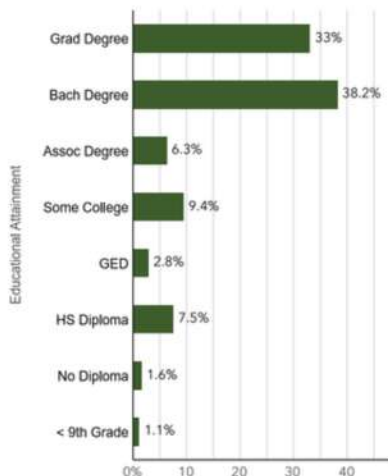
Total Businesses Per Square Mile



### About the Workforce

1 mile

**22.0%** Services  
**8.6%** Trades/Skilled Labor  
**69.4%** Office Based



### Tapestry

Top 3 segments by household count

D1 Emerging Hub >	1,993   39.2%
B2 College Towns >	1,038   20.4%
K8 Burbs and Beyond >	995   19.6%
Other	1,062   20.9%

[View comparison table](#)

### About the Community

1 mile

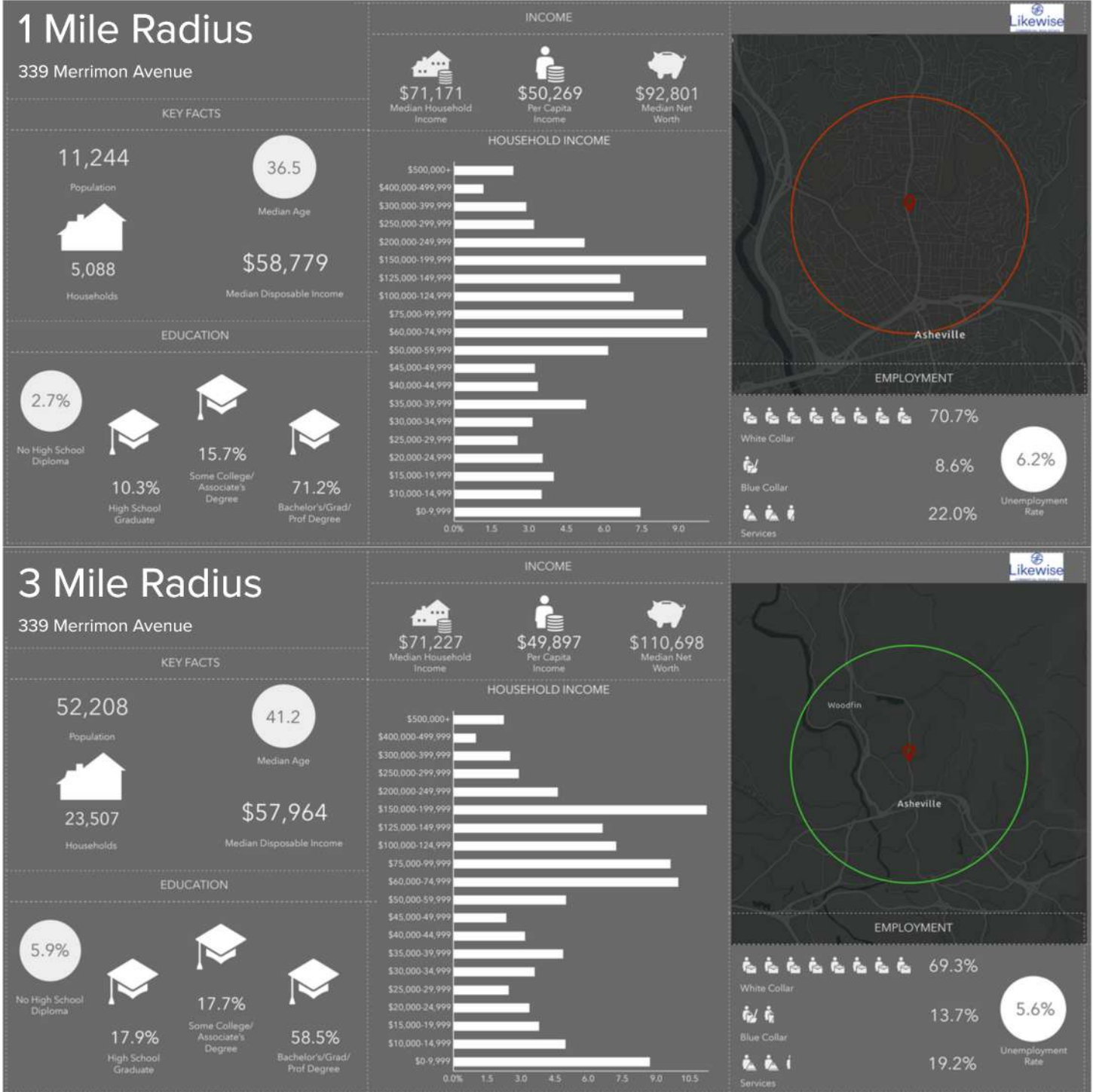
**0.2% ↓** Pop Growth Rate is 50.0% lower than United States  
**93** Wealth Index Below 100 = low Above 100 = high  
**0.4% ↓** Housing Units Growth Rate is 57% lower than United States

### Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 28801 (Asheville)	States North Carolina	United States of America United States
Restaurants	7.92	7.37	5.23	14.25	2.23	2.45
Health Care & Social Assistance	16.99	11.68	8.66	27.80	3.57	3.76
Retail	8.89	9.88	8.40	14.88	4.64	4.60
Manufacturing	2.31	2.49	2.00	3.94	1.25	1.32
Finance & Insurance	5.69	4.10	2.93	9.10	1.64	1.80
Professional & Tech Services	17.61	11.22	7.46	26.27	3.17	3.60



# DEMOGRAPHIC SUMMARY





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