

# The Shoppes at Winston's Corner

325 New Leicester Hwy | Asheville, NC 28806



REPRESENTATIONAL ONLY

**SONOMA**  
COMMERCIAL PROPERTIES INC.

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## Photos, Map & Aerials

Photos/Aerials have been provided by Bob Griffin. Maps and aerials are provided by Google Maps and esri. Photos are representative of the proposed building but is subject to change.

## The Shoppes at Winston's Corner

<b>Location</b>	325 New Leicester Hwy Asheville, NC 28806
<b>Outparcels</b>	2 Available
<b>Type</b>	Ground Lease
<b>Build-to-Suit</b>	Free Standing
<b>Annual Rent</b>	TBD*
<b>Lease Term</b>	TBD

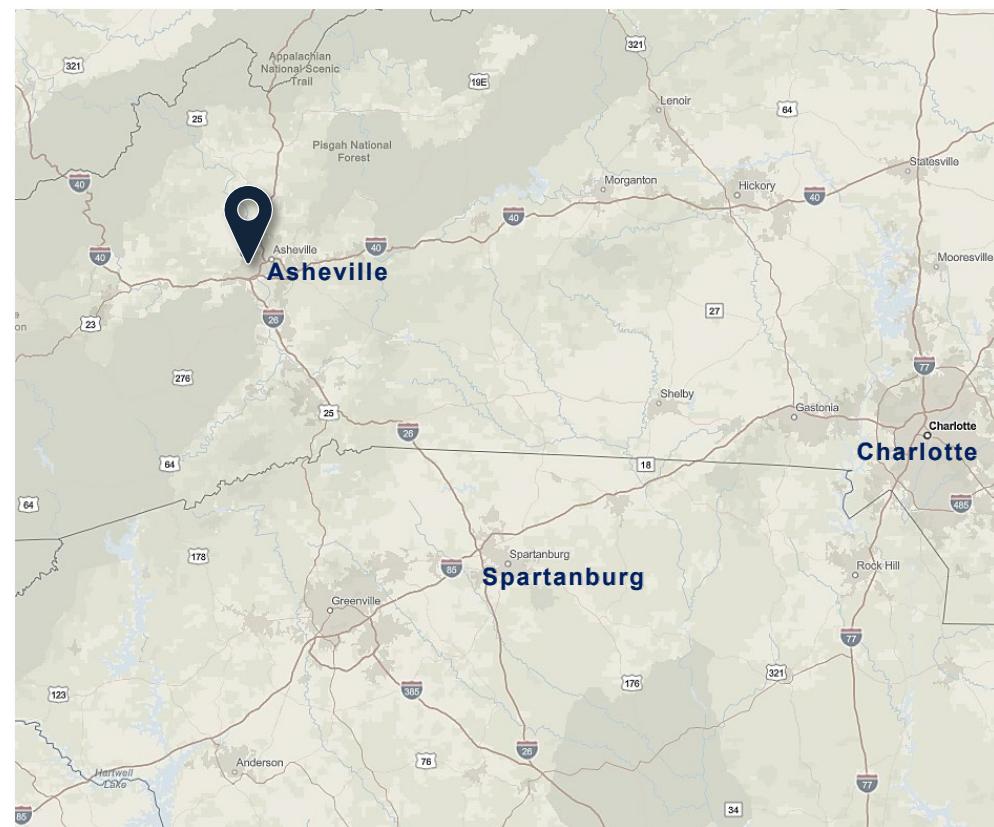
<b>Building Size</b>	11,000 ± SF
<b>Available</b>	Spring 2022
<b>Type</b>	Multi-Tenant Commercial
<b>Market Area</b>	Asheville, NC
<b>Traffic Count</b>	27,500 VPD (estimated)

## Site Information

- Great location in Northwest Asheville
- Signalized intersection of New Leicester Hwy and Eliada Home Road
- 3.0+/- miles to I-240
- 3.5+/- miles from downtown Asheville
- The development will be scheduled for Spring 2022

DEMOGRAPHICS ('21)	1 MILE	3 MILES	5 MILES
Population	5,157	40,142	91,180
Households	2,167	16,592	38,035
Avg HH Income	\$60,924	\$65,363	\$73,108

\* Budgeted pricing only, final rental numbers will be based on final construction numbers.



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information should be obtained through independent verification.



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# Property Rendering

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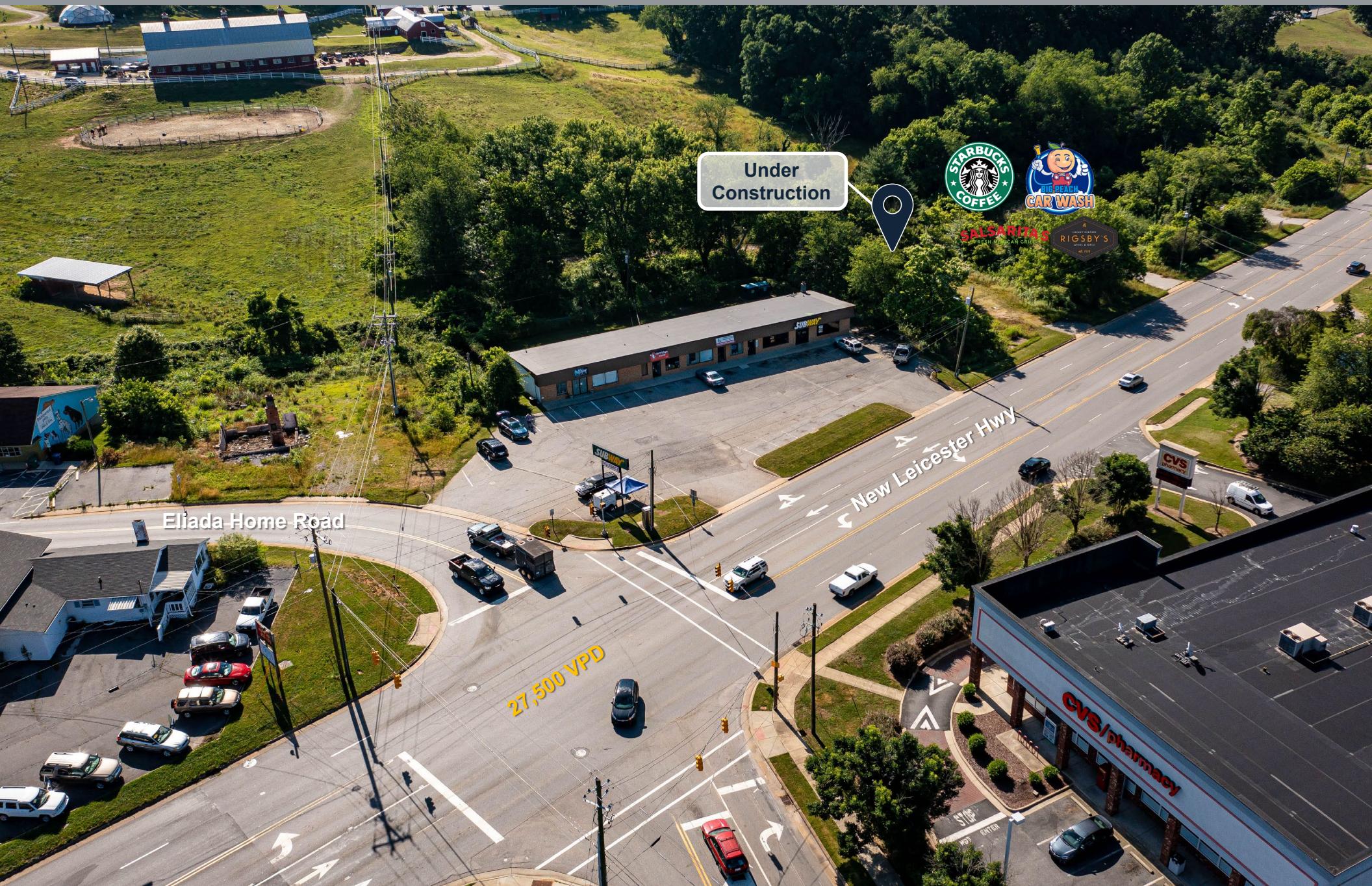
michael parker  
studios



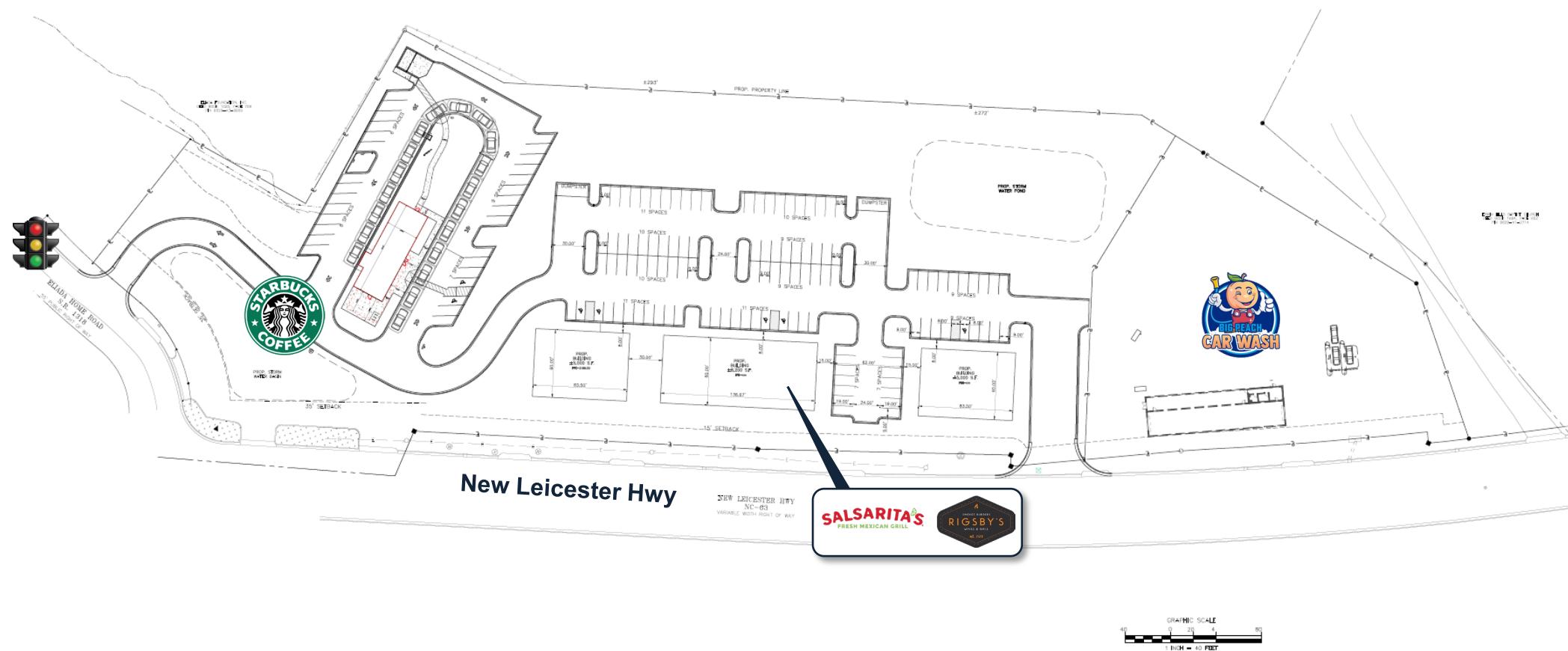


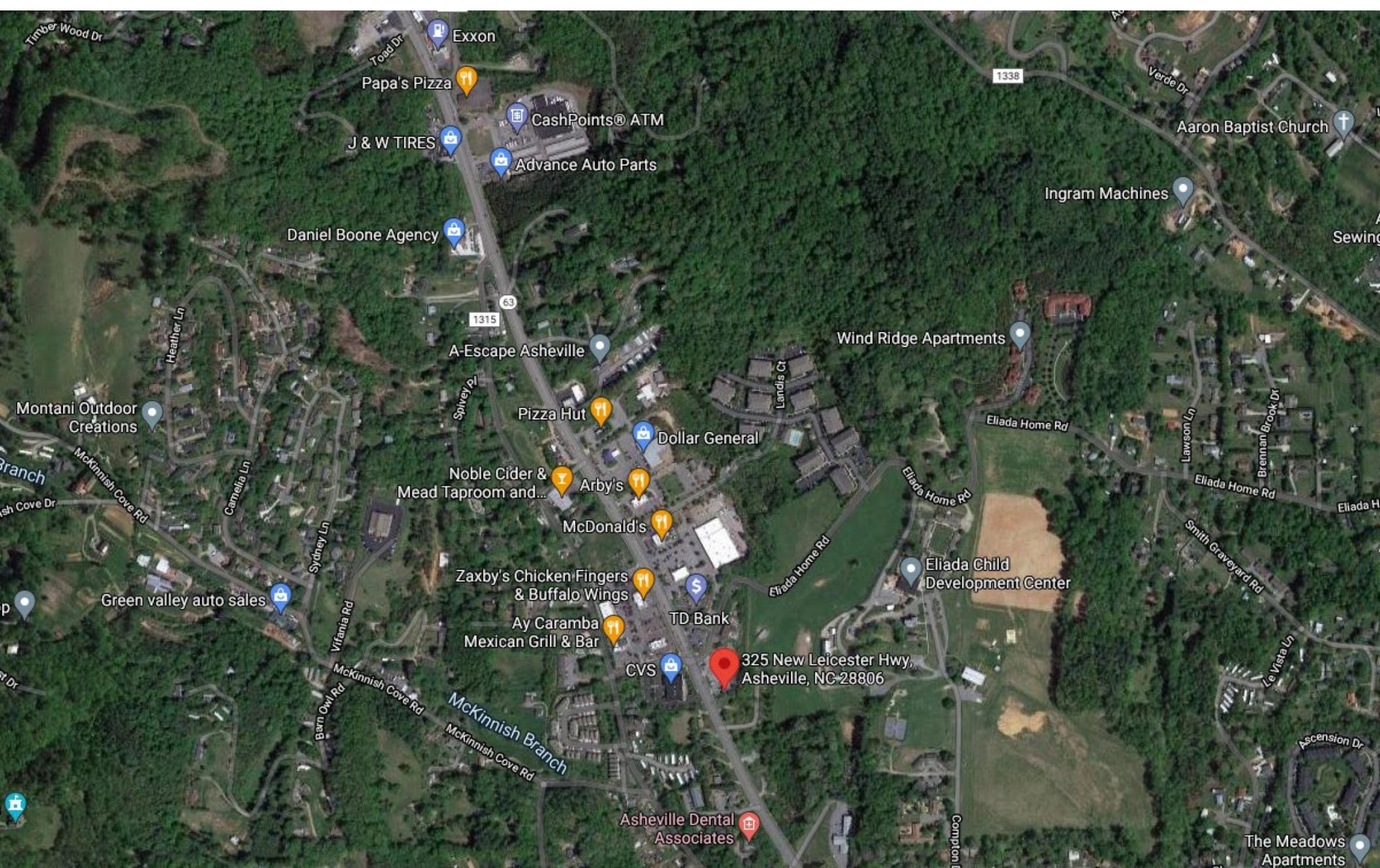
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## The Shoppes at Winston's Corner





# Demographics - 1, 3, 5 Miles

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,543	31,576	69,873
2010 Population	4,800	36,035	79,964
2021 Population	5,157	40,142	91,180
2026 Population	5,399	42,474	96,640
2000-2010 Annual Rate	3.08%	1.33%	1.36%
2010-2021 Annual Rate	0.64%	0.96%	1.17%
2021-2026 Annual Rate	0.92%	1.14%	1.17%
2021 Male Population	48.2%	48.1%	48.3%
2021 Female Population	51.8%	51.9%	51.7%
2021 Median Age	35.7	37.6	39.3

In the identified area, the current year population is 91,180. In 2010, the Census count in the area was 79,964. The rate of change since 2010 was 1.17% annually. The five-year projection for the population in the area is 96,640 representing a change of 1.17% annually from 2021 to 2026. Currently, the population is 48.3% male and 51.7% female.

## Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	78.6%	79.7%	81.3%
2021 Black Alone	8.5%	8.4%	9.6%
2021 American Indian/Alaska Native Alone	0.7%	0.5%	0.4%
2021 Asian Alone	1.1%	1.1%	1.3%
2021 Pacific Islander Alone	1.1%	0.6%	0.3%
2021 Other Race	5.8%	6.3%	4.2%
2021 Two or More Races	4.1%	3.5%	2.9%
2021 Hispanic Origin (Any Race)	12.4%	12.6%	9.0%

Persons of Hispanic origin represent 9.0% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.0 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	43	52	66
2000 Households	1,455	13,259	29,580
2010 Households	2,019	14,980	33,394
2021 Total Households	2,167	16,592	38,035
2026 Total Households	2,268	17,541	40,377
2000-2010 Annual Rate	3.33%	1.23%	1.22%
2010-2021 Annual Rate	0.63%	0.91%	1.16%
2021-2026 Annual Rate	0.92%	1.12%	1.20%
2021 Average Household Size	2.35	2.39	2.29

The household count in this area has changed from 33,394 in 2010 to 38,035 in the current year, a change of 1.16% annually. The five-year projection of households is 40,377, a change of 1.20% annually from the current year total. Average household size is currently 2.29, compared to 2.28 in the year 2010. The number of families in the current year is 20,455 in the specified area.

# Demographics - 1, 3, 5 Miles

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	19.8%	20.3%	22.3%
<b>Median Household Income</b>			
2021 Median Household Income	\$44,455	\$48,571	\$51,610
2026 Median Household Income	\$50,934	\$53,553	\$56,593
2021-2026 Annual Rate	2.76%	1.97%	1.86%
<b>Average Household Income</b>			
2021 Average Household Income	\$60,924	\$65,363	\$73,108
2026 Average Household Income	\$69,258	\$73,941	\$82,205
2021-2026 Annual Rate	2.60%	2.50%	2.37%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$25,624	\$27,005	\$31,087
2026 Per Capita Income	\$29,161	\$30,492	\$34,961
2021-2026 Annual Rate	2.62%	2.46%	2.38%
<b>Households by Income</b>			
Current median household income is \$51,610 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$56,593 in five years, compared to \$72,932 for all U.S. households			
Current average household income is \$73,108 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$82,205 in five years, compared to \$103,679 for all U.S. households			
Current per capita income is \$31,087 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,961 in five years, compared to \$39,378 for all U.S. households			
<b>Housing</b>			
2021 Housing Affordability Index	121	118	107
2000 Total Housing Units	1,604	14,278	32,183
2000 Owner Occupied Housing Units	838	8,722	18,343
2000 Renter Occupied Housing Units	617	4,538	11,237
2000 Vacant Housing Units	149	1,018	2,603
2010 Total Housing Units	2,216	16,573	37,265
2010 Owner Occupied Housing Units	845	8,752	19,165
2010 Renter Occupied Housing Units	1,174	6,228	14,229
2010 Vacant Housing Units	197	1,593	3,871
2021 Total Housing Units	2,432	18,537	42,808
2021 Owner Occupied Housing Units	908	9,649	21,320
2021 Renter Occupied Housing Units	1,259	6,944	16,715
2021 Vacant Housing Units	265	1,945	4,773
2026 Total Housing Units	2,541	19,548	45,342
2026 Owner Occupied Housing Units	961	10,138	22,587
2026 Renter Occupied Housing Units	1,307	7,403	17,790
2026 Vacant Housing Units	273	2,007	4,965

Currently, 49.8% of the 42,808 housing units in the area are owner occupied; 39.0%, renter occupied; and 11.1% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 37,265 housing units in the area - 51.4% owner occupied, 38.2% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 6.36%. Median home value in the area is \$273,758, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.62% annually to \$311,485.

# Demographic Radius Map - 1, 3, 5 Miles

