

Likewise



For Lease



**HISTORIC COMMERCIAL SPACE IN
ASHEVILLE'S RIVER ARTS DISTRICT**

347 Depot Street, Suite 101, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com

347 Depot Street, Suite 101, Asheville, NC 28801



OFFERING SUMMARY

LEASE PRICE \$27 /SF NNN

UNIT SIZE ± 2,709 SF

ZONING RAD-SHP

PROPERTY FEATURES

- **Flexible Space:** Ideal for gallery, retail, or salon use
- **Abundant Natural Light:** Large windows flood the space with natural light, creating a welcoming and vibrant environment
- **Historic Character:** Well-preserved architectural details and classic design elements
- **Corner Location:** High visibility and easy access, making it a prime spot for foot traffic
- **Five Dedicated Parking Spaces:** Convenience for customers and staff with private parking right on-site
- **Well-Appointed Interiors:** Move-in ready with modern amenities while retaining the building's historic charm
- **Be Part of the River Arts District's Revival:** Immerse yourself in the creative culture of this up-and-coming neighborhood
- MLS# 4247863



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347 Depot Street, Suite 101, Asheville, NC 28801



LOCATION INFORMATION

PIN 964805360700000

COUNTY Buncombe

ZONING RAD-SHP

MAJOR ROADS Haywood Rd, I-240, I-26

PROPERTY DETAILS

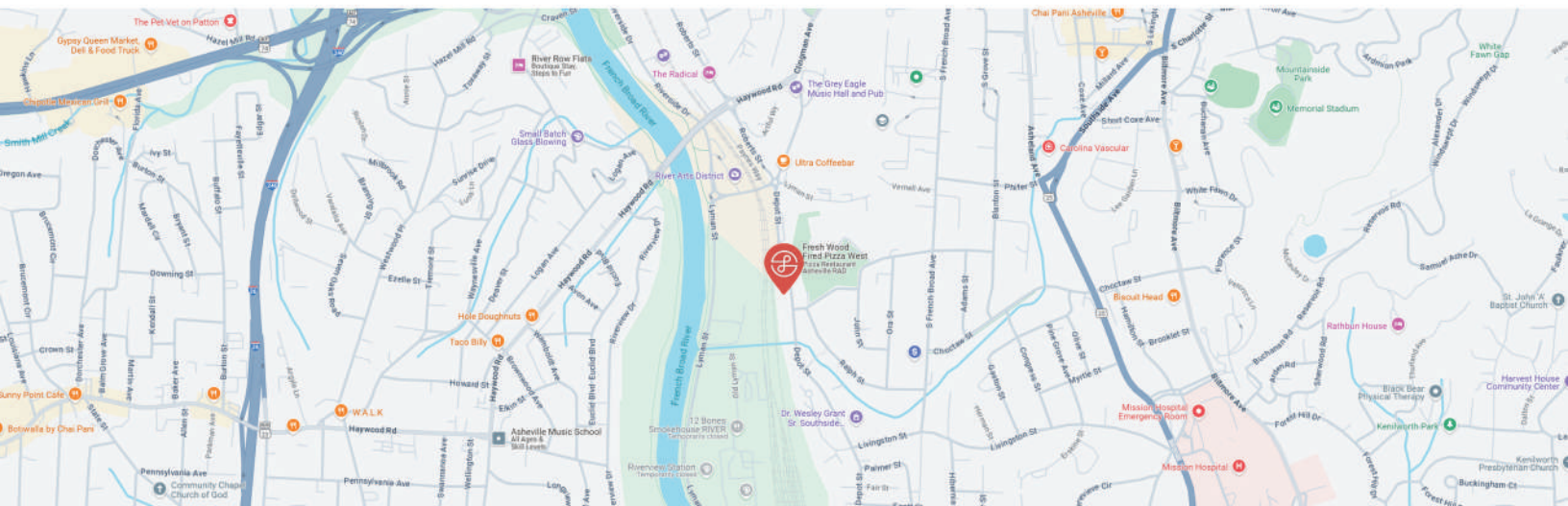
LOT SIZE ± 0.15 AC

YEAR BUILT 1909

PARKING 5 Spaces in Private Lot

ROAD FRONTAGE 64 FT

WATER/SEWER City of Asheville



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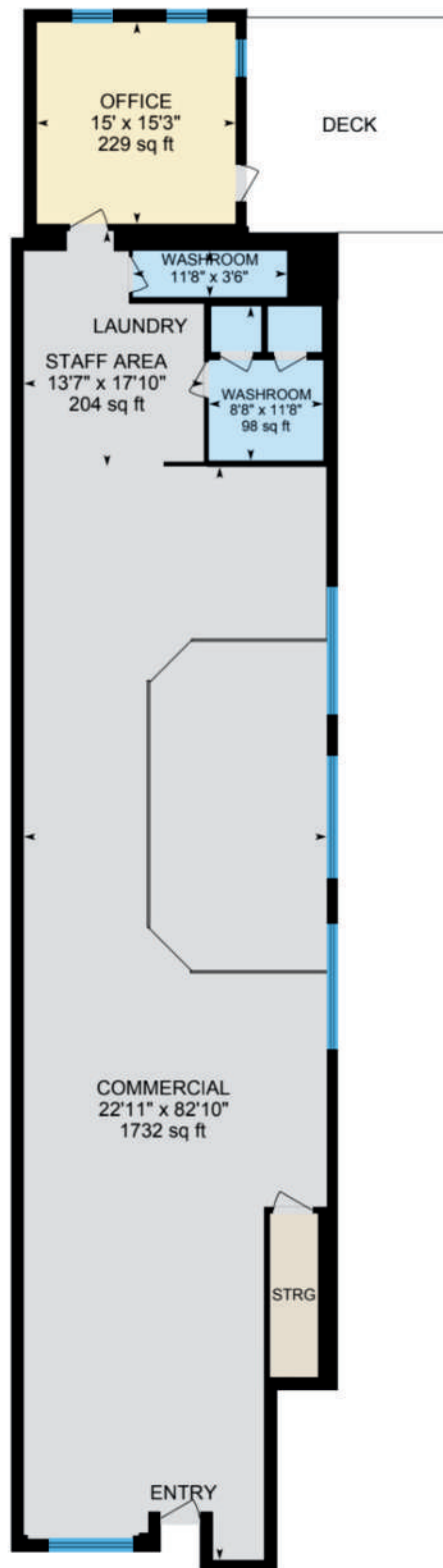
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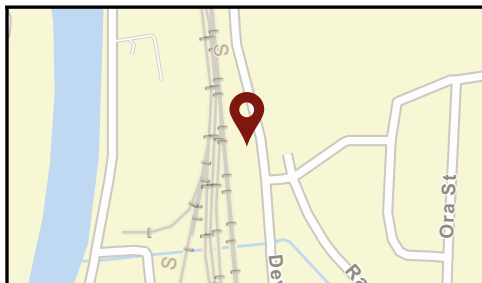
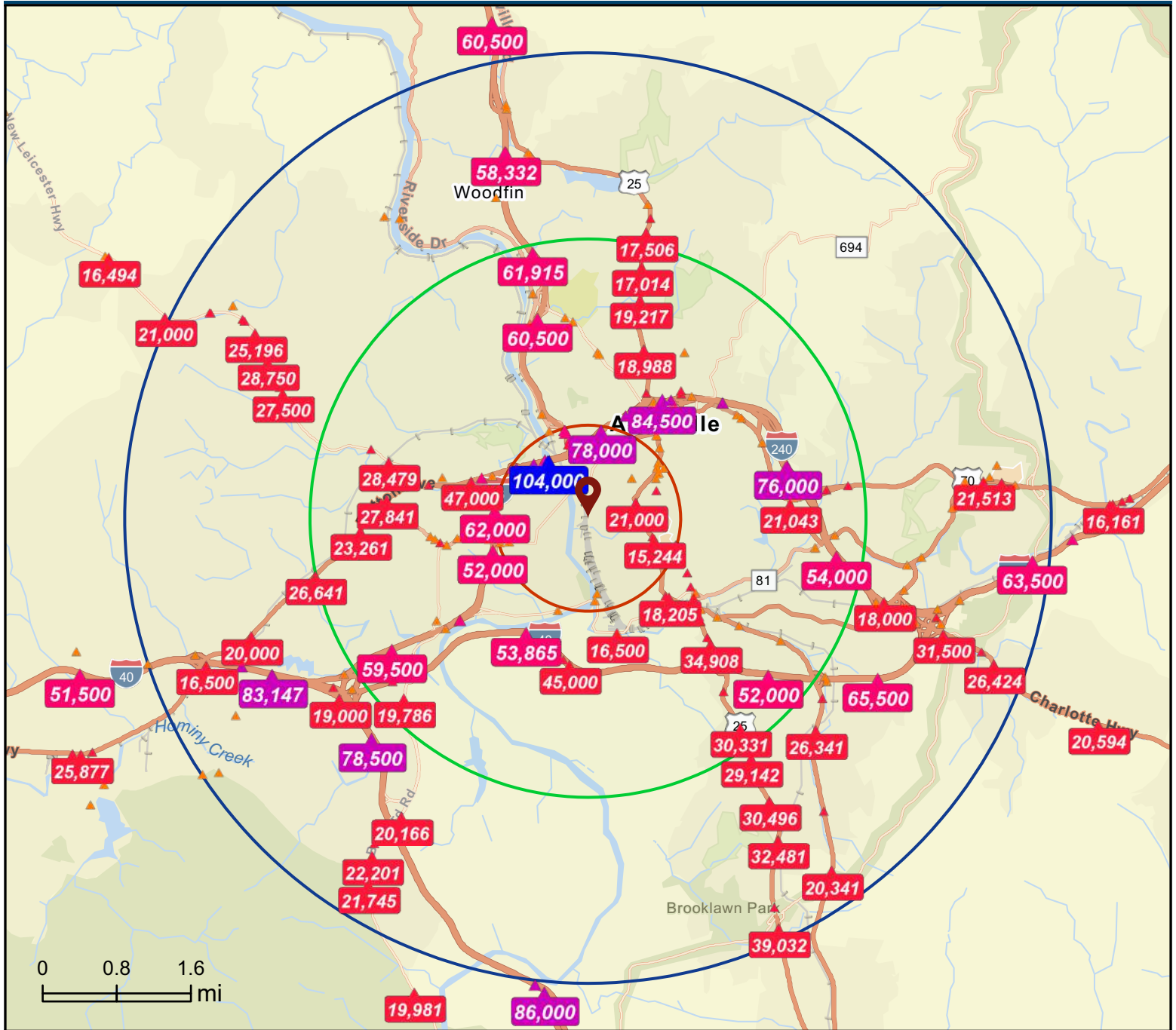


Total Finished Area
2,708.73 SF

Traffic Count Map

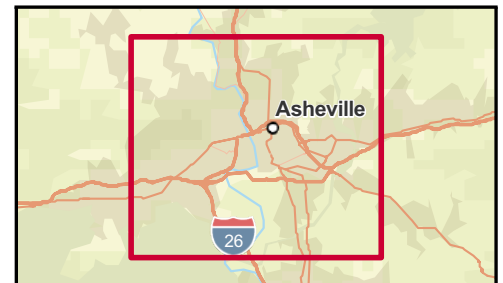
347 Depot Street, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58167
Longitude: -82.56474



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



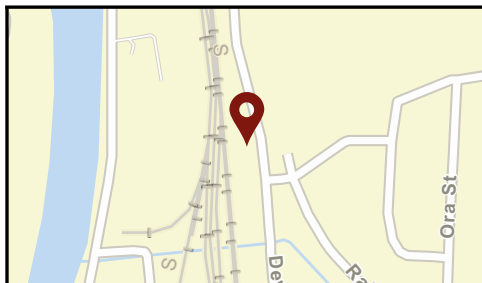
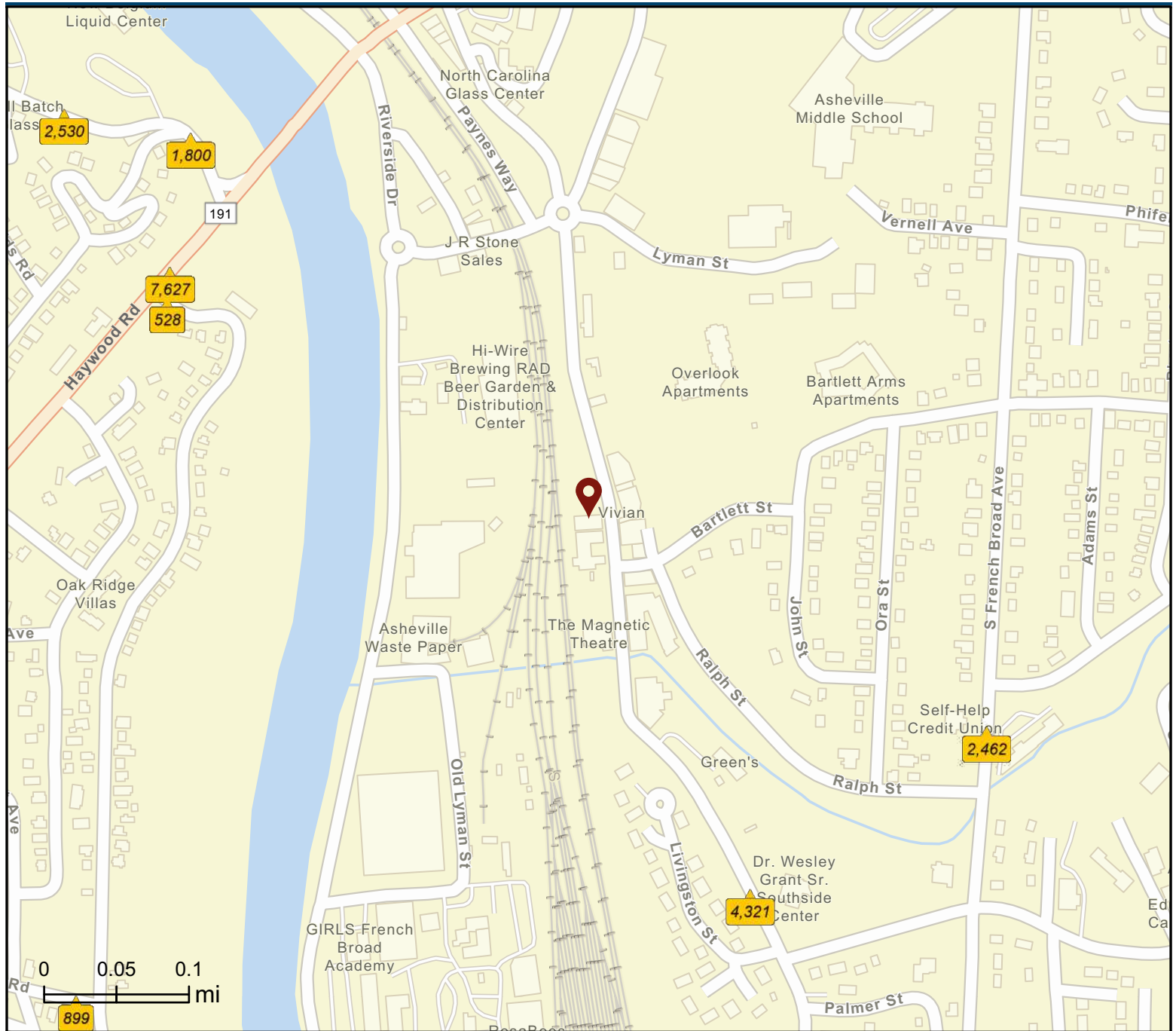
Source: ©2024 Kalibrate Technologies (Q4 2024).

April 18, 2025

Traffic Count Map - Close Up

347 Depot Street, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58167
Longitude: -82.56474



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 (Q4 2024).

April 18, 2025

347 Depot Street, Asheville, North Carolina, 28801
Ring: 3 mile radius

Emerald City

Dominant Tapestry Segment

KEY FACTS

55,264
Total Population

\$414,450
Median Home Value

5,289
Businesses

94,303
Daytime Population

38.7

Median Age



0.89%

2024-2029
Pop Growth Rate

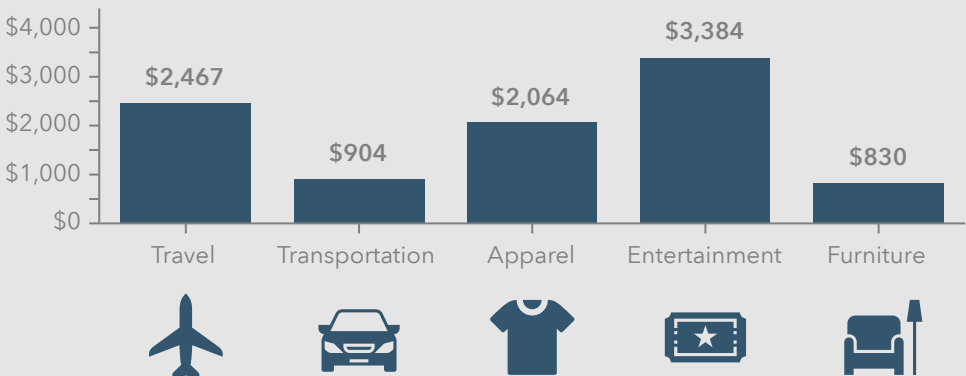
\$42,405
Per Capita Income

2.1
Avg Household Size



\$61,068
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).

© 2025 Esri

Spending facts are average annual dollars per household

Business Summary

347 Depot Street, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58167
Longitude: -82.56474

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		995		5,289		7,683						
Total Employees:		11,773		62,310		89,842						
Total Population:		8,720		55,264		106,867						
Employee/Population Ratio (per 100 Residents)		135		113		84						
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	4	0.4%	14	0.1%	21	0.4%	62	0.1%	32	0.4%	87	0.1%
Mining	0	0.0%	0	0.0%	1	0.0%	22	0.0%	5	0.1%	39	0.0%
Utilities	1	0.1%	47	0.4%	2	0.0%	53	0.1%	6	0.1%	221	0.3%
Construction	42	4.2%	267	2.3%	191	3.6%	1,957	3.1%	363	4.7%	3,761	4.2%
Building Construction	18	1.8%	114	1.0%	91	1.7%	883	1.4%	157	2.0%	1,470	1.6%
Heavy/Civil Eng Construction	2	0.2%	6	0.1%	11	0.2%	63	0.1%	29	0.4%	504	0.6%
Specialty Trade Contractor	23	2.3%	147	1.3%	90	1.7%	1,010	1.6%	177	2.3%	1,787	2.0%
Manufacturing	33	3.3%	441	3.8%	149	2.8%	1,909	3.1%	228	3.0%	3,379	3.8%
Wholesale Trade	21	2.1%	214	1.8%	98	1.9%	954	1.5%	161	2.1%	1,755	1.9%
Durable Goods	14	1.4%	171	1.4%	67	1.3%	585	0.9%	110	1.4%	942	1.1%
Nondurable Goods	6	0.6%	41	0.3%	29	0.6%	364	0.6%	46	0.6%	801	0.9%
Trade Broker	1	0.1%	2	0.0%	2	0.0%	5	0.0%	5	0.1%	12	0.0%
Retail Trade	78	7.8%	726	6.2%	627	11.8%	6,540	10.5%	982	12.8%	11,269	12.5%
Motor Vehicle & Parts Dealers	8	0.8%	46	0.4%	43	0.8%	369	0.6%	83	1.1%	1,054	1.2%
Furniture & Home Furnishings Stores	4	0.4%	58	0.5%	34	0.6%	333	0.5%	62	0.8%	524	0.6%
Electronics & Appliance Stores	2	0.2%	11	0.1%	18	0.3%	118	0.2%	24	0.3%	146	0.2%
Building Material & Garden Equipment & Supplies Dealers	7	0.7%	195	1.7%	28	0.5%	610	1.0%	48	0.6%	1,050	1.2%
Food & Beverage Stores	12	1.2%	151	1.3%	94	1.8%	1,219	2.0%	145	1.9%	2,383	2.6%
Health & Personal Care Stores	6	0.6%	27	0.2%	58	1.1%	372	0.6%	90	1.2%	817	0.9%
Gasoline Stations & Fuel Dealers	2	0.2%	7	0.1%	13	0.3%	66	0.1%	28	0.4%	130	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	8	0.8%	40	0.3%	116	2.2%	1,098	1.8%	155	2.0%	1,377	1.5%
Sporting Goods, Hobby, Book, & Music Stores	29	2.9%	120	1.0%	175	3.3%	1,025	1.6%	243	3.2%	1,410	1.6%
General Merchandise Stores	2	0.2%	72	0.6%	49	0.9%	1,330	2.1%	104	1.4%	2,380	2.6%
Transportation & Warehousing	12	1.2%	111	0.9%	58	1.1%	658	1.1%	104	1.4%	1,041	1.2%
Truck Transportation	1	0.1%	3	0.0%	17	0.3%	136	0.2%	31	0.4%	314	0.3%
Information	21	2.1%	211	1.8%	111	2.1%	1,279	2.0%	154	2.0%	1,781	2.0%
Finance & Insurance	35	3.5%	208	1.8%	231	4.4%	1,490	2.4%	342	4.5%	2,236	2.5%
Central Bank/Credit Intermediation & Related Activities	12	1.2%	105	0.9%	76	1.4%	707	1.1%	116	1.5%	1,120	1.3%
Securities & Commodity Contracts	17	1.7%	69	0.6%	97	1.8%	472	0.8%	124	1.6%	571	0.6%
Funds, Trusts & Other Financial Vehicles	6	0.6%	34	0.3%	59	1.1%	311	0.5%	102	1.3%	545	0.6%
Real Estate, Rental & Leasing	64	6.4%	1,310	11.1%	319	6.0%	2,811	4.5%	470	6.1%	3,459	3.9%
Professional, Scientific & Tech Services	102	10.3%	626	5.3%	604	11.4%	3,711	6.0%	791	10.3%	4,870	5.4%
Legal Services	31	3.1%	154	1.3%	196	3.7%	1,066	1.7%	217	2.8%	1,129	1.3%
Management of Companies & Enterprises	4	0.4%	23	0.2%	20	0.4%	110	0.2%	30	0.4%	145	0.2%
Administrative, Support & Waste Management Services	28	2.8%	167	1.4%	153	2.9%	1,128	1.8%	244	3.2%	1,766	2.0%
Educational Services	22	2.2%	659	5.6%	120	2.3%	2,471	4.0%	184	2.4%	3,878	4.3%

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.

April 18, 2025

Business Summary

347 Depot Street, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58167
Longitude: -82.56474

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	177	17.8%	3,793	32.2%	697	13.2%	17,314	27.8%	941	12.3%	23,319	26.0%
Amulatory Health Care	120	12.1%	1,813	15.4%	473	8.9%	7,197	11.6%	645	8.4%	10,181	11.3%
Hospital	13	1.3%	1,435	12.2%	45	0.8%	7,667	12.3%	59	0.8%	9,283	10.3%
Nursing/Residential Care	2	0.2%	26	0.2%	22	0.4%	533	0.9%	38	0.5%	1,108	1.2%
Social Assistance	43	4.3%	519	4.4%	157	3.0%	1,917	3.1%	199	2.6%	2,747	3.1%
Arts, Entertainment & Recreation	28	2.8%	142	1.2%	143	2.7%	2,160	3.5%	207	2.7%	3,451	3.8%
Accommodation & Food Services	89	8.9%	1,075	9.1%	522	9.9%	8,864	14.2%	709	9.2%	12,436	13.8%
Accommodation	9	0.9%	231	2.0%	92	1.7%	2,320	3.7%	129	1.7%	3,245	3.6%
Food Services & Drinking Places	79	7.9%	844	7.2%	430	8.1%	6,545	10.5%	580	7.5%	9,191	10.2%
Other Services (except Public Administration)	136	13.7%	805	6.8%	700	13.2%	3,492	5.6%	1,016	13.2%	4,849	5.4%
Repair & Maintenance	18	1.8%	90	0.8%	88	1.7%	413	0.7%	158	2.1%	705	0.8%
Automotive Repair & Maintenance	11	1.1%	63	0.5%	60	1.1%	280	0.5%	113	1.5%	517	0.6%
Personal & Laundry Service	37	3.7%	148	1.3%	240	4.5%	1,070	1.7%	349	4.5%	1,506	1.7%
Civic and Other Orgs	81	8.1%	567	4.8%	371	7.0%	2,009	3.2%	509	6.6%	2,638	2.9%
Public Administration	25	2.5%	904	7.7%	151	2.9%	5,201	8.3%	196	2.5%	5,868	6.5%
Unclassified Establishments	73	7.3%	28	0.2%	369	7.0%	123	0.2%	522	6.8%	232	0.3%
Total	995	100.0%	11,773	100.0%	5,289	100.0%	62,310	100.0%	7,683	100.0%	89,842	100.0%

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April 18, 2025

Business Summary

347 Depot Street, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58167
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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	1.1%	51	0.4%	71	1.3%	371	0.6%	155	2.0%	886	1.0%
Construction	40	4.0%	248	2.1%	179	3.4%	1,814	2.9%	339	4.4%	3,515	3.9%
Manufacturing	32	3.2%	475	4.0%	145	2.7%	2,211	3.5%	217	2.8%	3,670	4.1%
Transportation	15	1.5%	106	0.9%	78	1.5%	710	1.1%	147	1.9%	1,266	1.4%
Communication	4	0.4%	44	0.4%	38	0.7%	383	0.6%	58	0.8%	752	0.8%
Utility	2	0.2%	47	0.4%	8	0.1%	102	0.2%	16	0.2%	512	0.6%
Wholesale Trade	21	2.1%	215	1.8%	100	1.9%	961	1.5%	163	2.1%	1,762	2.0%
Retail Trade Summary	160	16.1%	1,594	13.5%	1,077	20.4%	13,238	21.3%	1,599	20.8%	20,665	23.0%
Home Improvement	7	0.7%	195	1.7%	28	0.5%	610	1.0%	50	0.7%	1,056	1.2%
General Merchandise Stores	1	0.1%	69	0.6%	28	0.5%	1,254	2.0%	43	0.6%	1,819	2.0%
Food Stores	16	1.6%	192	1.6%	104	2.0%	1,352	2.2%	160	2.1%	2,564	2.9%
Auto Dealers & Gas Stations	10	1.0%	52	0.4%	54	1.0%	420	0.7%	107	1.4%	1,160	1.3%
Apparel & Accessory Stores	7	0.7%	37	0.3%	92	1.7%	938	1.5%	127	1.6%	1,194	1.3%
Furniture & Home Furnishings	6	0.6%	70	0.6%	59	1.1%	510	0.8%	102	1.3%	760	0.8%
Eating & Drinking Places	76	7.6%	818	7.0%	415	7.8%	6,379	10.2%	559	7.3%	8,960	10.0%
Miscellaneous Retail	39	3.9%	160	1.4%	296	5.6%	1,776	2.9%	450	5.9%	3,152	3.5%
Finance, Insurance, Real Estate Summary	101	10.2%	1,550	13.2%	544	10.3%	4,395	7.0%	788	10.3%	5,786	6.4%
Banks, Savings & Lending Institutions	14	1.4%	107	0.9%	81	1.5%	703	1.1%	122	1.6%	1,122	1.3%
Securities Brokers	16	1.6%	65	0.6%	94	1.8%	461	0.7%	120	1.6%	555	0.6%
Insurance Carriers & Agents	6	0.6%	34	0.3%	59	1.1%	311	0.5%	101	1.3%	542	0.6%
Real Estate, Holding, Other Investment Offices	66	6.6%	1,344	11.4%	310	5.9%	2,920	4.7%	446	5.8%	3,568	4.0%
Services Summary	512	51.5%	6,522	55.4%	2,530	47.8%	32,867	52.8%	3,485	45.4%	44,997	50.1%
Hotels & Lodging	9	0.9%	231	2.0%	92	1.7%	2,320	3.7%	129	1.7%	3,245	3.6%
Automotive Services	13	1.3%	81	0.7%	78	1.5%	350	0.6%	147	1.9%	637	0.7%
Movies & Amusements	27	2.7%	137	1.2%	150	2.8%	841	1.4%	220	2.9%	1,325	1.5%
Health Services	134	13.5%	3,277	27.8%	522	9.9%	15,274	24.5%	715	9.3%	20,059	22.3%
Legal Services	31	3.1%	152	1.3%	190	3.6%	1,047	1.7%	211	2.8%	1,110	1.2%
Education Institutions & Libraries	22	2.2%	666	5.7%	96	1.8%	2,476	4.0%	145	1.9%	3,845	4.3%
Other Services	276	27.7%	1,978	16.8%	1,401	26.5%	10,560	16.9%	1,918	25.0%	14,777	16.4%
Government	25	2.5%	892	7.6%	148	2.8%	5,119	8.2%	193	2.5%	5,786	6.4%
Unclassified Establishments	73	7.3%	29	7.6%	372	7.0%	137	8.2%	525	6.8%	246	6.4%
Totals	995	100.0%	11,773	100.0%	5,289	100.0%	62,310	100.0%	7,683	100.0%	89,842	100.0%

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April 18, 2025

Key Facts

347 Depot Street, Asheville, North Carolina, 28801
Ring: 3 mile radius

KEY FACTS

55,264

Population



2.1

Average
Household Size

38.7

Median Age

\$61,068

Median Household
Income

EDUCATION

6.2%

No High School
Diploma



20.6%

High School
Graduate



20.4%

Some College/
Associate's Degree



52.8%

Bachelor's/Grad/
Prof Degree

BUSINESS



5,289

Total Businesses



62,310

Total Employees

EMPLOYMENT



65.3%

White Collar



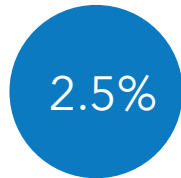
14.4%

Blue Collar



20.3%

Services



Unemployment
Rate

INCOME



\$61,068

Median Household
Income



\$42,405

Per Capita Income



\$82,168

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.8%)

The smallest group: \$150,000 - \$199,999 (6.5%)

Indicator ▲	Value	Diff		
<\$15,000	13.2%	+5.3%		
\$15,000 - \$24,999	8.5%	+1.2%		
\$25,000 - \$34,999	6.7%	+0.4%		
\$35,000 - \$49,999	12.0%	-0.9%		
\$50,000 - \$74,999	17.8%	-1.6%		
\$75,000 - \$99,999	10.4%	-2.4%		
\$100,000 - \$149,999	15.4%	-1.5%		
\$150,000 - \$199,999	6.5%	-0.1%		
\$200,000+	9.5%	-0.4%		

Bars show deviation from Buncombe County

Demographic and Income Profile

347 Depot Street, Asheville, North Carolina, 28801
Ring: 3 mile radius

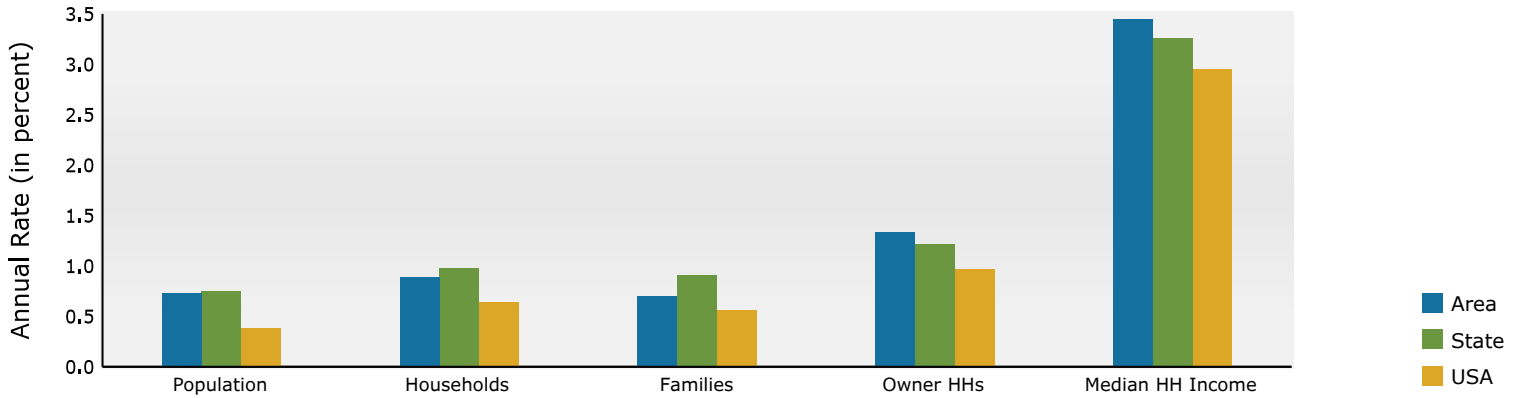
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Summary	Census 2010		Census 2020		2024		2029	
Population	47,874		53,218		55,264		57,300	
Households	20,842		23,989		25,034		26,168	
Families	9,760		11,079		11,359		11,764	
Average Household Size	2.13		2.08		2.07		2.06	
Owner Occupied Housing Units	10,220		11,262		11,874		12,683	
Renter Occupied Housing Units	10,622		12,727		13,160		13,485	
Median Age	35.5		37.7		38.7		40.8	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.73%		0.75%		0.38%			
Households	0.89%		0.98%		0.64%			
Families	0.70%		0.91%		0.56%			
Owner HHs	1.33%		1.22%		0.97%			
Median Household Income	3.45%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,306	13.2%	2,824	10.8%		
\$15,000 - \$24,999			2,132	8.5%	1,652	6.3%		
\$25,000 - \$34,999			1,685	6.7%	1,579	6.0%		
\$35,000 - \$49,999			2,995	12.0%	2,815	10.8%		
\$50,000 - \$74,999			4,463	17.8%	4,565	17.4%		
\$75,000 - \$99,999			2,602	10.4%	2,902	11.1%		
\$100,000 - \$149,999			3,859	15.4%	4,625	17.7%		
\$150,000 - \$199,999			1,617	6.5%	2,190	8.4%		
\$200,000+			2,375	9.5%	3,017	11.5%		
Median Household Income			\$61,068		\$72,353			
Average Household Income			\$93,652		\$109,764			
Per Capita Income			\$42,405		\$50,078			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,931	6.1%	2,389	4.5%	2,430	4.4%	2,387	4.2%
5 - 9	2,459	5.1%	2,532	4.8%	2,515	4.6%	2,409	4.2%
10 - 14	2,033	4.2%	2,522	4.7%	2,417	4.4%	2,489	4.3%
15 - 19	2,882	6.0%	3,220	6.1%	3,334	6.0%	3,403	5.9%
20 - 24	4,430	9.3%	3,827	7.2%	4,144	7.5%	4,196	7.3%
25 - 34	8,839	18.5%	9,778	18.4%	9,236	16.7%	7,850	13.7%
35 - 44	6,517	13.6%	8,319	15.6%	8,957	16.2%	9,825	17.1%
45 - 54	5,973	12.5%	6,361	12.0%	7,138	12.9%	7,917	13.8%
55 - 64	5,516	11.5%	5,940	11.2%	5,868	10.6%	6,242	10.9%
65 - 74	3,157	6.6%	5,334	10.0%	5,456	9.9%	5,591	9.8%
75 - 84	2,015	4.2%	2,142	4.0%	2,859	5.2%	3,829	6.7%
85+	1,125	2.3%	852	1.6%	909	1.6%	1,162	2.0%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	36,140	75.5%	39,357	74.0%	40,423	73.1%	41,142	71.8%
Black Alone	8,362	17.5%	6,858	12.9%	7,036	12.7%	7,499	13.1%
American Indian Alone	182	0.4%	220	0.4%	245	0.4%	269	0.5%
Asian Alone	393	0.8%	596	1.1%	653	1.2%	733	1.3%
Pacific Islander Alone	55	0.1%	165	0.3%	194	0.4%	223	0.4%
Some Other Race Alone	1,414	3.0%	2,220	4.2%	2,527	4.6%	2,794	4.9%
Two or More Races	1,328	2.8%	3,803	7.1%	4,188	7.6%	4,639	8.1%
Hispanic Origin (Any Race)	3,158	6.6%	4,184	7.9%	4,815	8.7%	5,371	9.4%

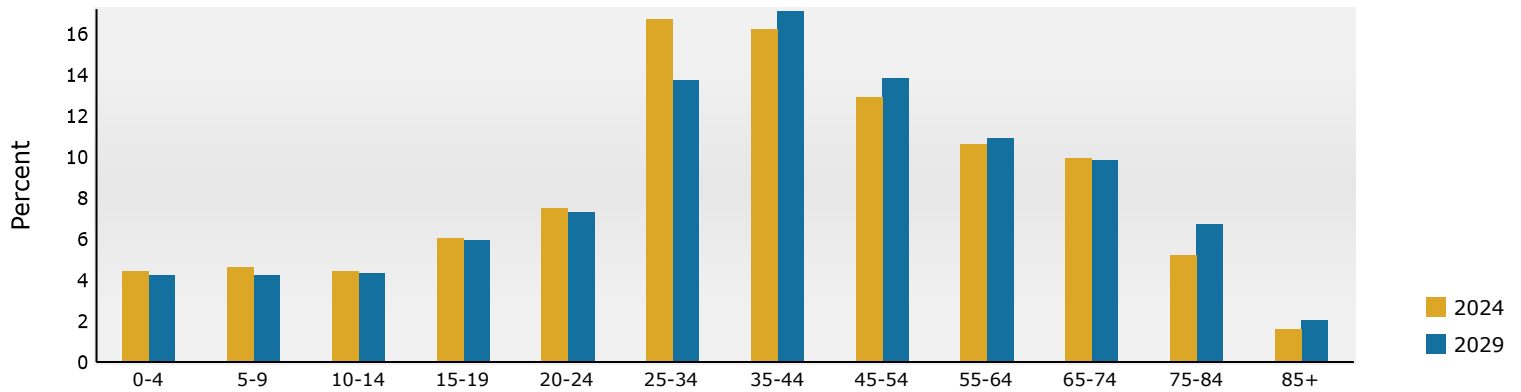
Data Note: Income is expressed in current dollars.

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

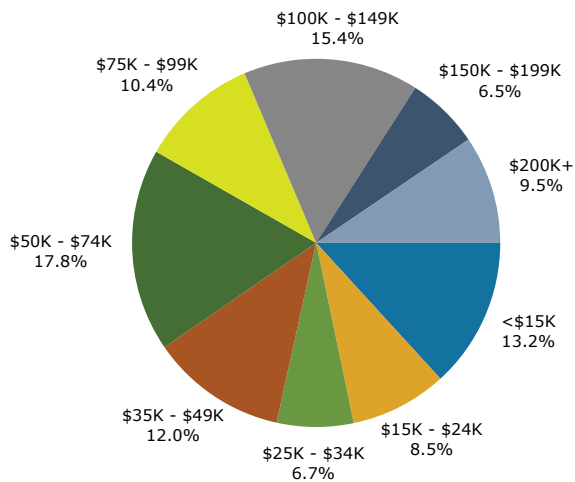
Trends 2024-2029



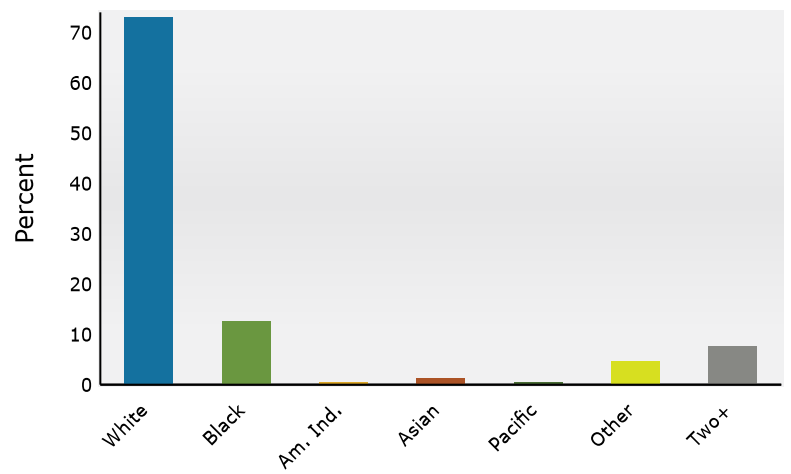
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 8.7%