



# RETAIL SPACE FOR LEASE AT WEDGE STUDIOS



  
RARE OPPORTUNITY

## 37 PAYNES WAY, ASHEVILLE, NC 28801

*Presented By*

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## OFFERING



### PROPERTY DESCRIPTION

Rare opportunity to lease prime retail space in the heart of Asheville's River Arts District. Located on Paynes Way, or "dockside" portion the Wedge Studios building (inline with Bull and Beggar, Records at the RAD, Wedge Brewing), this space brings unmatched character situated alongside some of Asheville's most iconic food and beverage offerings.

### PROPERTY HIGHLIGHTS

- Iconic Wedge Studios Location in the River Arts District
- Abundant Parking
- Strong Neighboring Tenants Drawing Local & Tourism Business
- Climate Controlled
- Outdoor Seating Offerings

### OFFERING SUMMARY

Lease Rate:	\$25.00 - 26.00 SF/yr (NNN)
Available SF:	1,511 - 2,002 SF
Building Size:	22,860 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 009	\$25.00 SF/yr	2,002 SF
Suite 005	\$26.00 SF/yr	1,511 SF



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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,511 - 2,002 SF	Lease Rate:	\$25.00 - \$26.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 009	Available	2,002 SF	NNN	\$25.00 SF/yr	Former Bottle Riot space.
Suite 005	Available	1,511 SF	NNN	\$26.00 SF/yr	Former Ananda Hair Salon space.

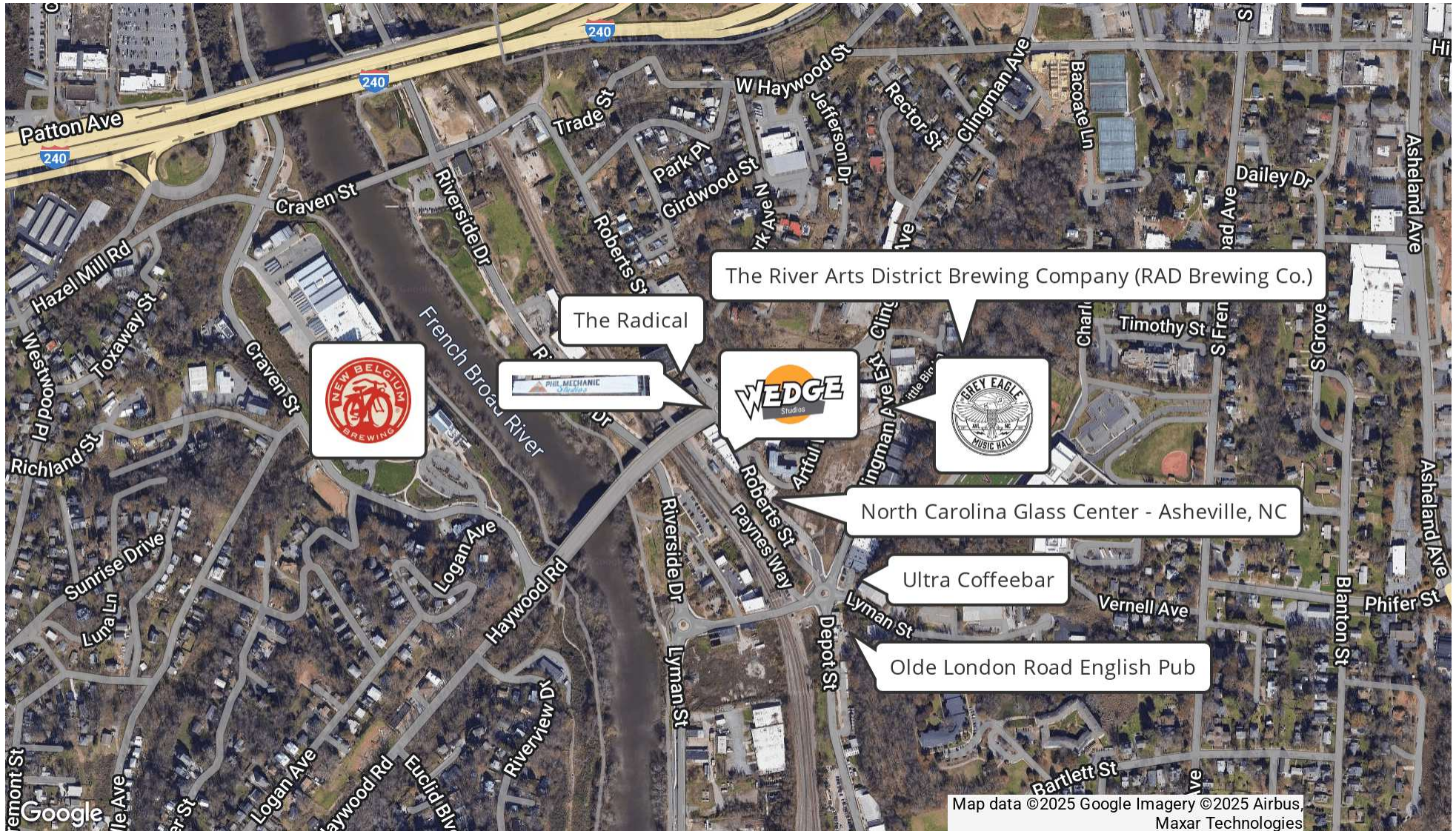


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## LOCATION

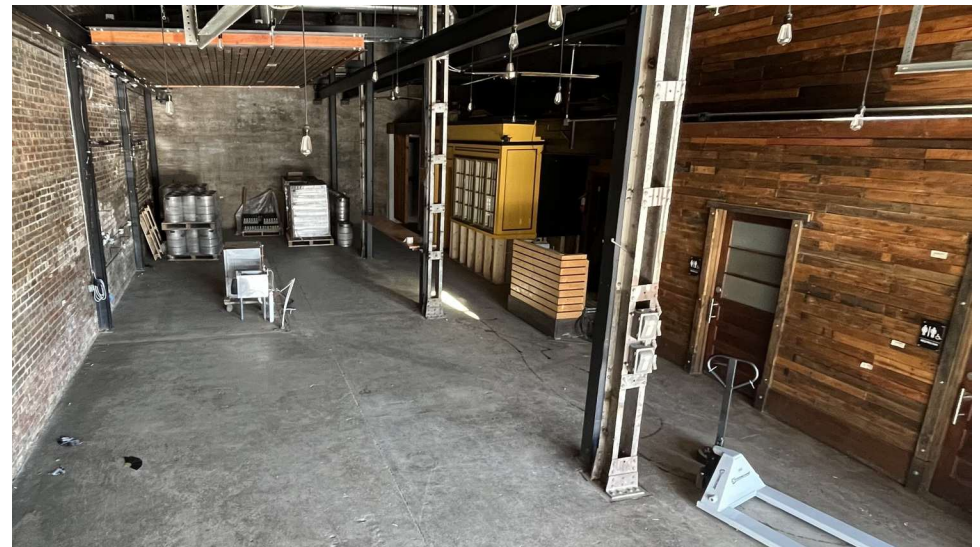


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SUITE 009



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SUITE 005

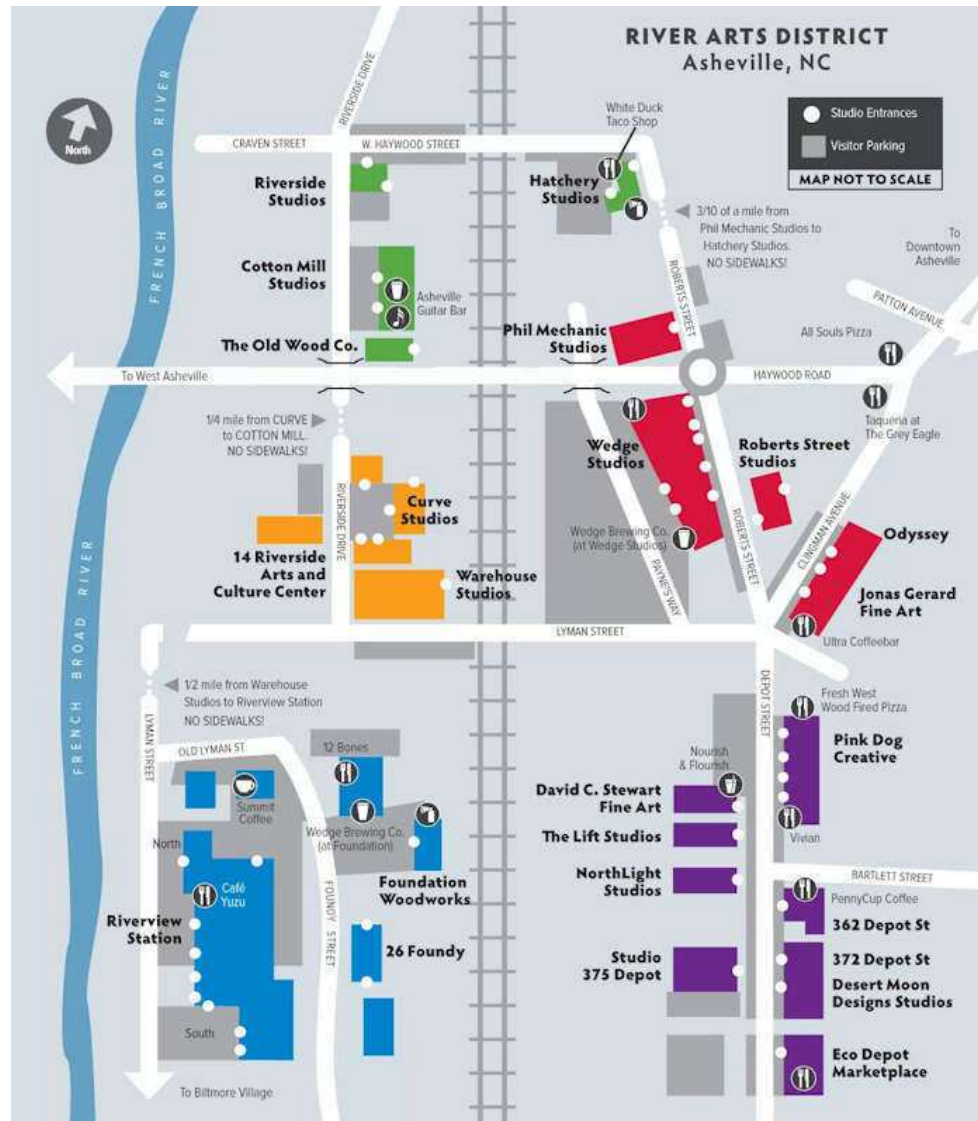


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## RIVER ARTS DISTRICT MAP



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## ABOUT ASHEVILLE



### DID YOU KNOW

- As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly **12 million visitors annually**.
- Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges. The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors.
- Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors. The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.



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## DEMOGRAPHICS MAP & REPORT

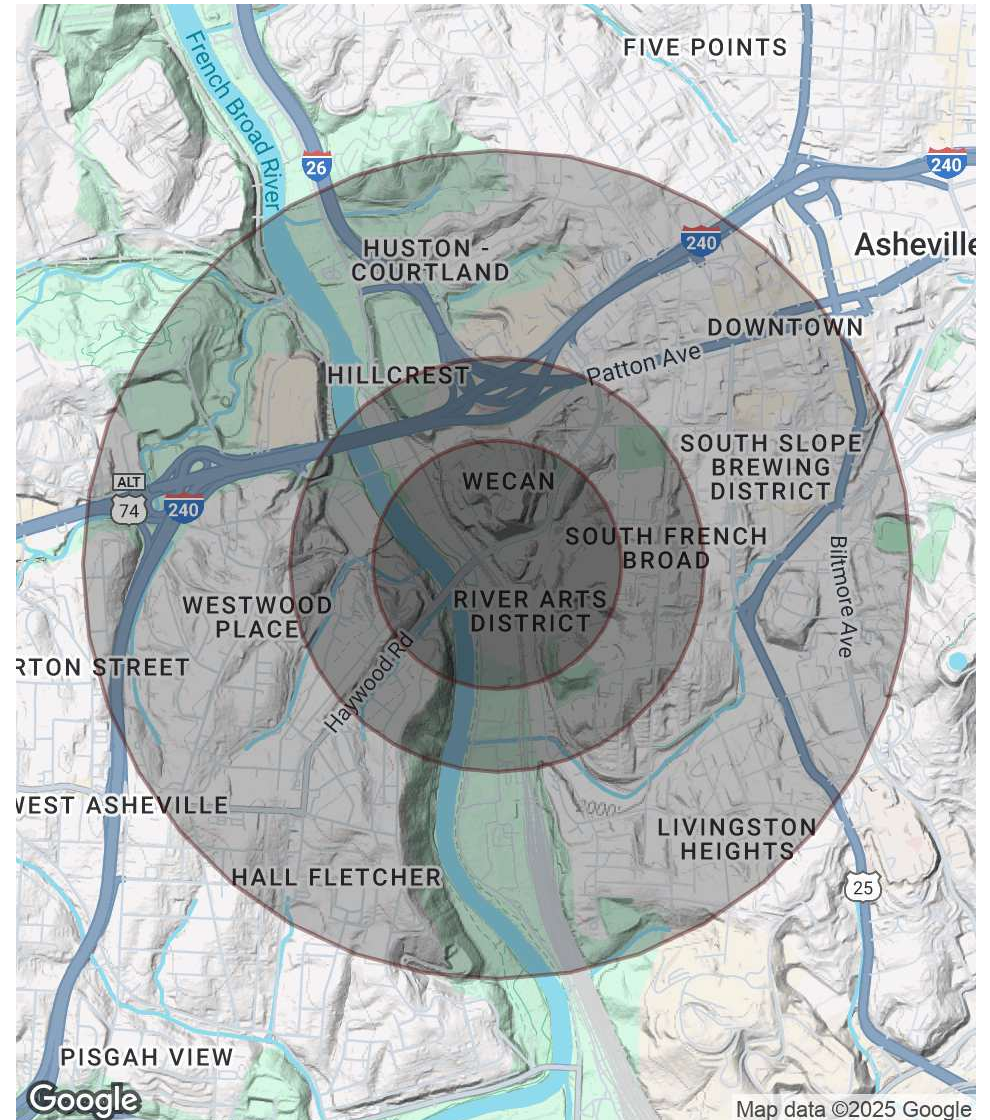
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	384	2,474	9,106
Average Age	45	42	41
Average Age (Male)	45	42	41
Average Age (Female)	44	42	42

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	1,197	4,352
# of Persons per HH	2	2.1	2.1
Average HH Income	\$61,070	\$83,604	\$85,462
Average House Value	\$472,231	\$493,437	\$569,945

Demographics data derived from AlphaMap



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