



ICONIC JACK SMITH BUILDING AVAILABLE FOR SALE OR LEASE

248 BILTMORE AVENUE | ASHEVILLE, NC

SALE & LEASING INFORMATION

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Iconic Jack Smith Building Available for Sale and/or Lease
Property Type	Retail / Industrial
Sale Price:	\$1,950,000
Lease Rate:	\$15 / SF, NNN
Building Size	8,294 SF
Lot Size	0.37 Acres

For Sale or Lease: Large Free Standing Building in Downtown Asheville

248 Biltmore Avenue, Asheville, NC 28801

±8,294 SF Building on 0.37 Acres

Seize the opportunity to own or lease a high-profile commercial property in the heart of downtown Asheville, near McCormick Field. Located on the bustling Biltmore Avenue corridor, this ±8,294 square foot freestanding building sits on a 0.37-acre parcel, offering unmatched visibility, parking, access, and flexibility for a variety of commercial uses.

The property features private offices, large open work / retail areas, reception space, restrooms, and ample storage. The layout is easily adaptable for many commercial uses. The front of the building features two 12' FT roll-up doors; beautiful 23' FT wooden barrel ceiling; and concrete flooring.



- ±8,294 SF freestanding building
- 0.37-acre site with on-site parking
- Excellent visibility and signage on Biltmore Avenue
- Two 12 FT Roll-Up Doors
- Wooden Barrel Ceiling
- Concrete Floors
- Ideal for owner-users, investors, or tenants seeking premium location

Tim Bramley, CCIM, SIOR

NC #271946

Tim.Bramley@deweypa.com

AREA MAP



PHOTOS



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INTERIOR





DEMOGRAPHICS MAP & REPORT

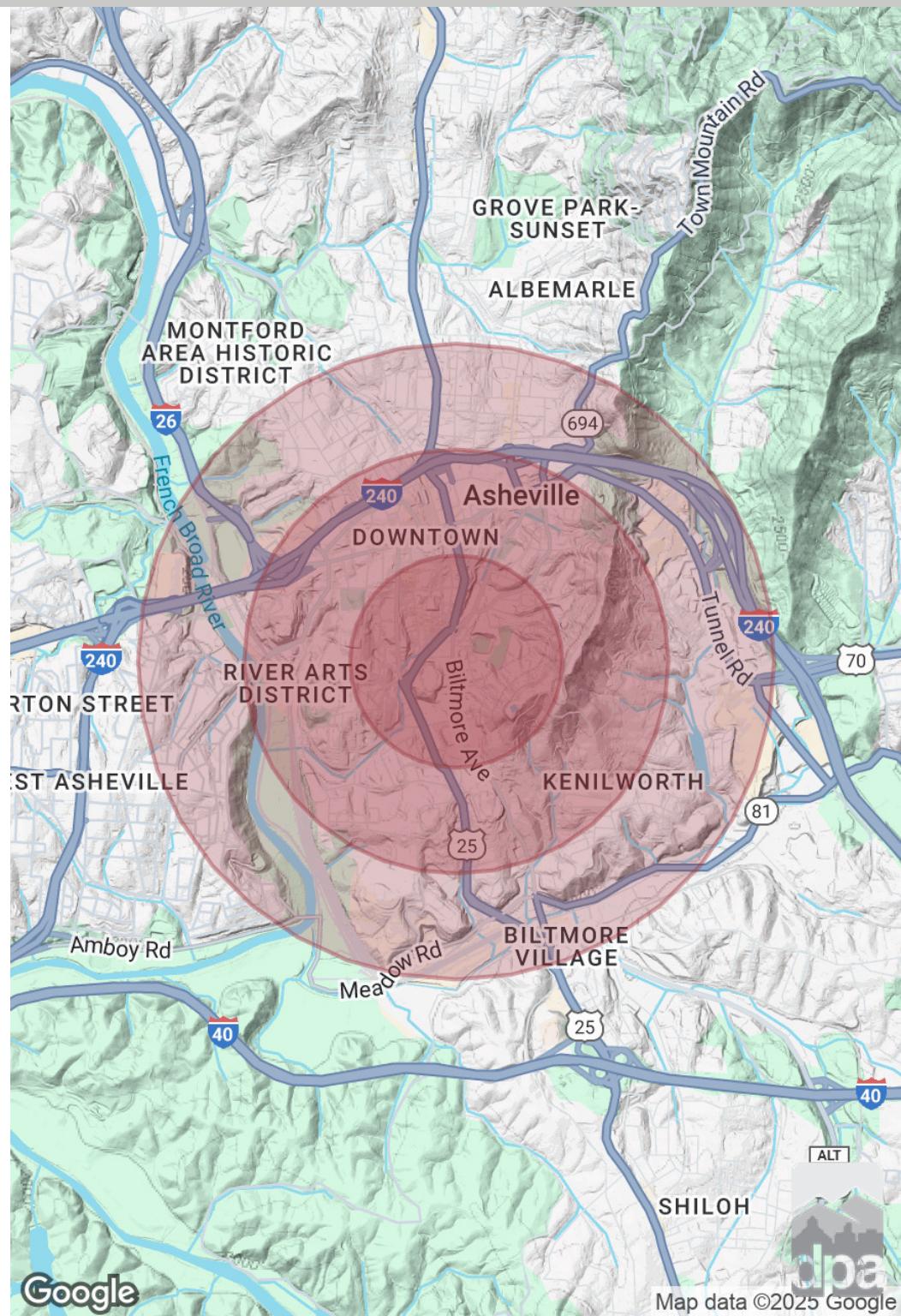
POPULATION 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,854	6,850	15,291
Average Age	39.1	41.2	39.7
Average Age (Male)	38.3	41.7	39.5
Average Age (Female)	41.4	41.8	40.6

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,133	4,099	8,560
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$58,716	\$47,148	\$54,149
Average House Value	\$335,048	\$372,263	\$363,148

2020 American Community Survey (ACS)



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**Dewey
Property
Advisors**

Sale & Leasing Contact:
Tim Bramley, CCIM, SIOR | NC #271946
Tim.Bramley@deweypa.com

Dewey Property Advisors
1 Page Avenue
Asheville, NC 28801
Office: 828.548.0090
Cell: 828.424.1141
www.deweypa.com