



3865 SWEETEN CREEK ROAD




INDUSTRIAL SPACES FOR LEASE

ARDEN, NC 28704

Presented By

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$8.00 - 13.00 SF/yr (NNN)

Available SF: 828 - 3,137 SF

PROPERTY OVERVIEW

Spaces available for lease in Business Park South, one of Asheville's most active commercial and industrial corridors.

Unit 3869-A is a 2,338 SF office space with a restroom.

Unit 3869-B is a 1,011 unit.

Unit 3869-C is a 1,052 SF unit.

Unit 3869-D is a 2,583 SF unit with a single roll-up door.

Unit 3869-F is an 828 SF Storage Unit.

Unit 3871-F is a 1,785 SF Former Prep Kitchen.

Unit 3873-B is 3,137 SF with two roll up doors.

The property is minutes from US-25, I-26, and Airport Road, offering excellent connectivity throughout the region. Neighboring businesses include FedEx, UPS, and GE Aviation, signaling the strength and convenience of this location.



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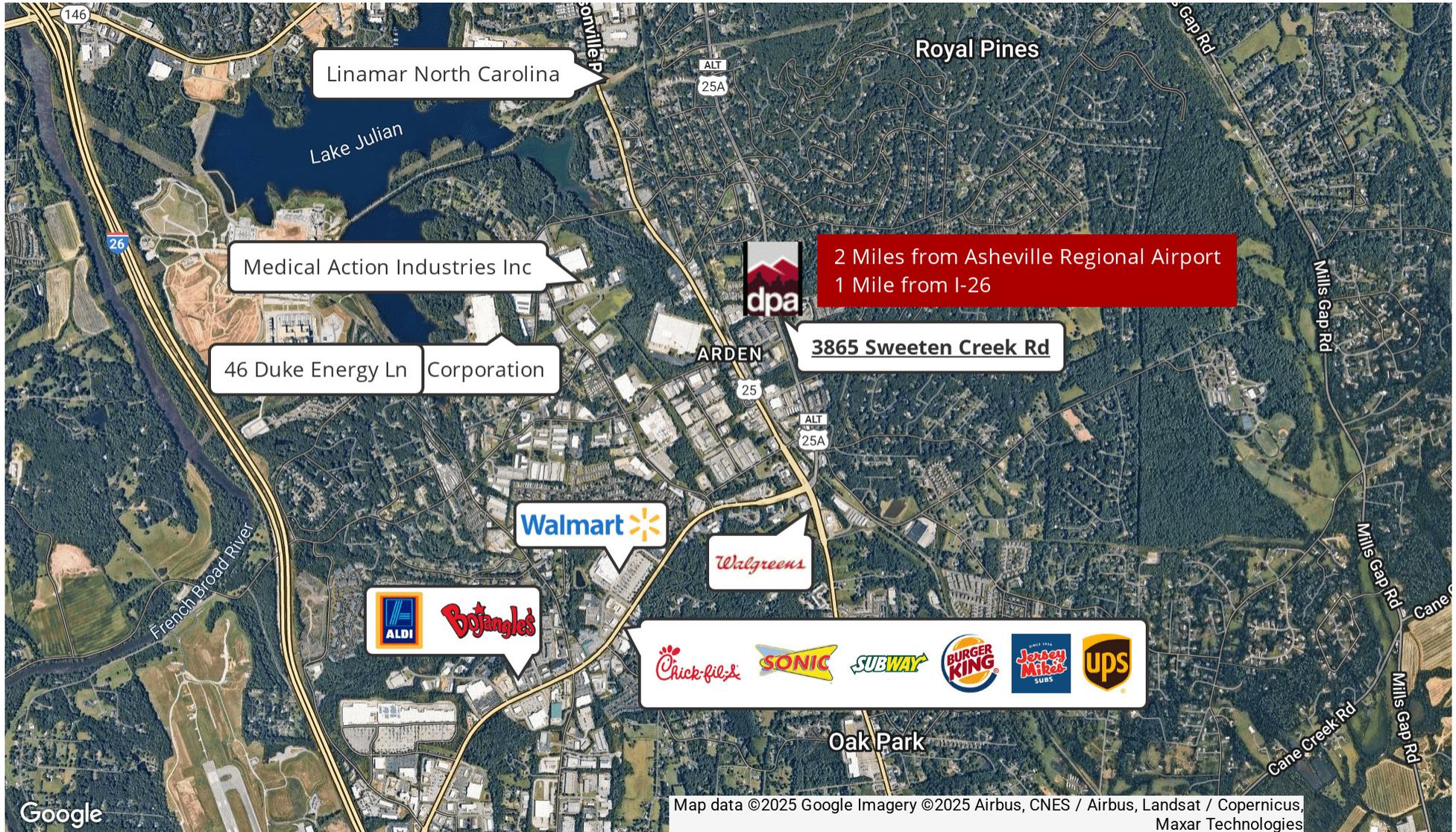
SITE PLAN



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RETAILER MAP



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PHOTOS



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DEMOGRAPHICS MAP & REPORT

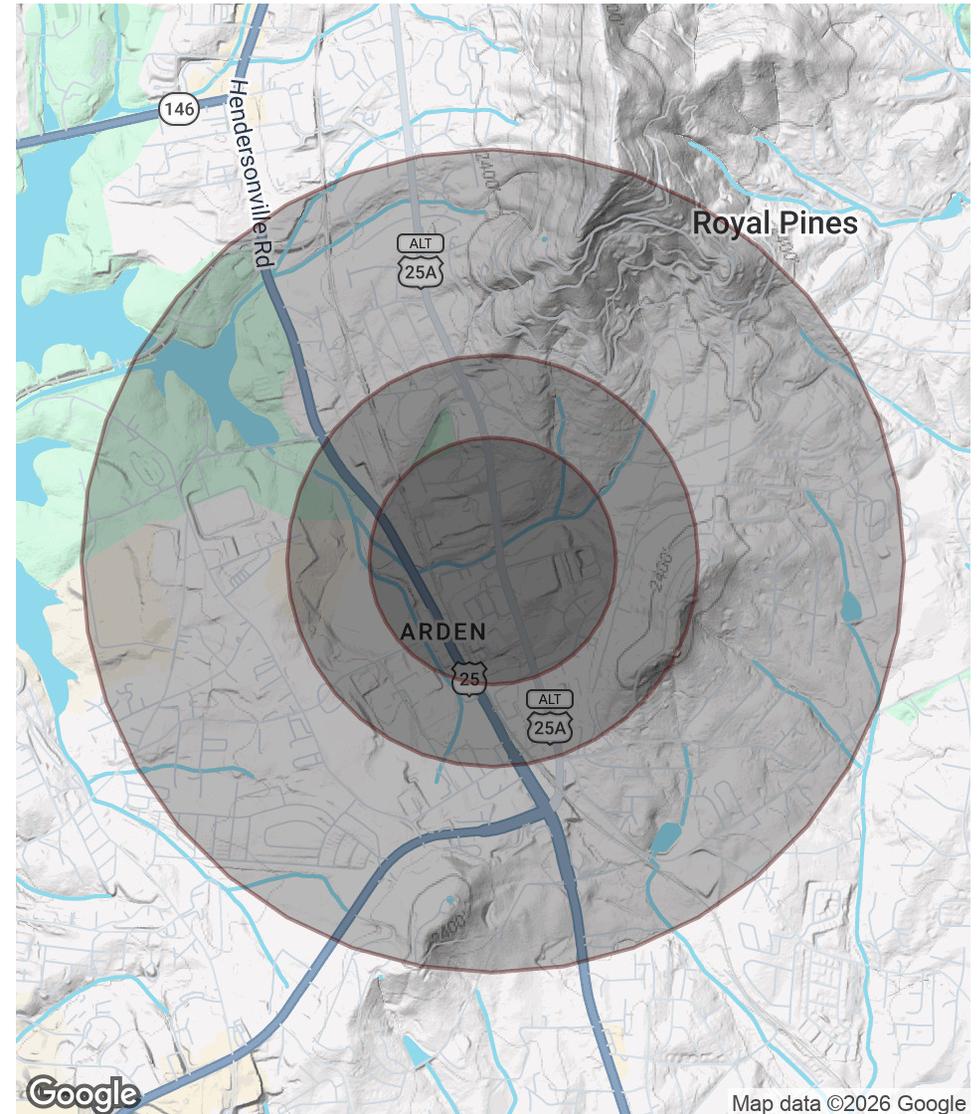
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	983	1,638	6,215
Average Age	43	43	41
Average Age (Male)	40	40	39
Average Age (Female)	46	45	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	424	698	2,562
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$89,907	\$98,981	\$96,674
Average House Value	\$435,324	\$449,963	\$410,652

Demographics data derived from AlphaMap



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