

LOWE'S

Planet Fitness

Ingles

Chick-fil-ee

Asheville School
295 students

Wendy's

Starbucks

THE UPS STORE

DUNKIN'

26,000 ADT

WAFFLE HOUSE

Arby's

Subway

83,000 ADT

40

57,500 ADT

Home Depot

McDonald's

ZAXBY'S

CVS pharmacy

Smokey Park Hwy

FAST MED URGENT CARE

Sand Hill-Venable Elementary
534 students

32,000 ADT

SITE



ASHEVILLE, NC

307 SMOKEY PARK HWY

0.73 AC / 3,941 SF AVAILABLE FOR LEASE



PROJECT
DETAILS

AVAILABLE SPACE

0.73 AC | 3,941 SF

TRAFFIC COUNTS

26,000 ADT on Smokey Park Hwy

PROPERTY HIGHLIGHTS

- Former QSR available for lease at the corner of Smokey Park Hwy (26,000 VPD) and the west bound ramp to I-40 (60,000 VPD).
- Excellent opportunity for a QSR to potentially backfill or ground lease
- Cross access through the Dunkin parcel
- Two large pylon signs offering ideal visibility to traffic on I-40 and along Smokey Park Hwy

LEASE RATE

Call to discuss

COUNTY

Buncombe

MARKET

Asheville



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES



TOTAL HOUSEHOLDS 1,822 14,616 31,050

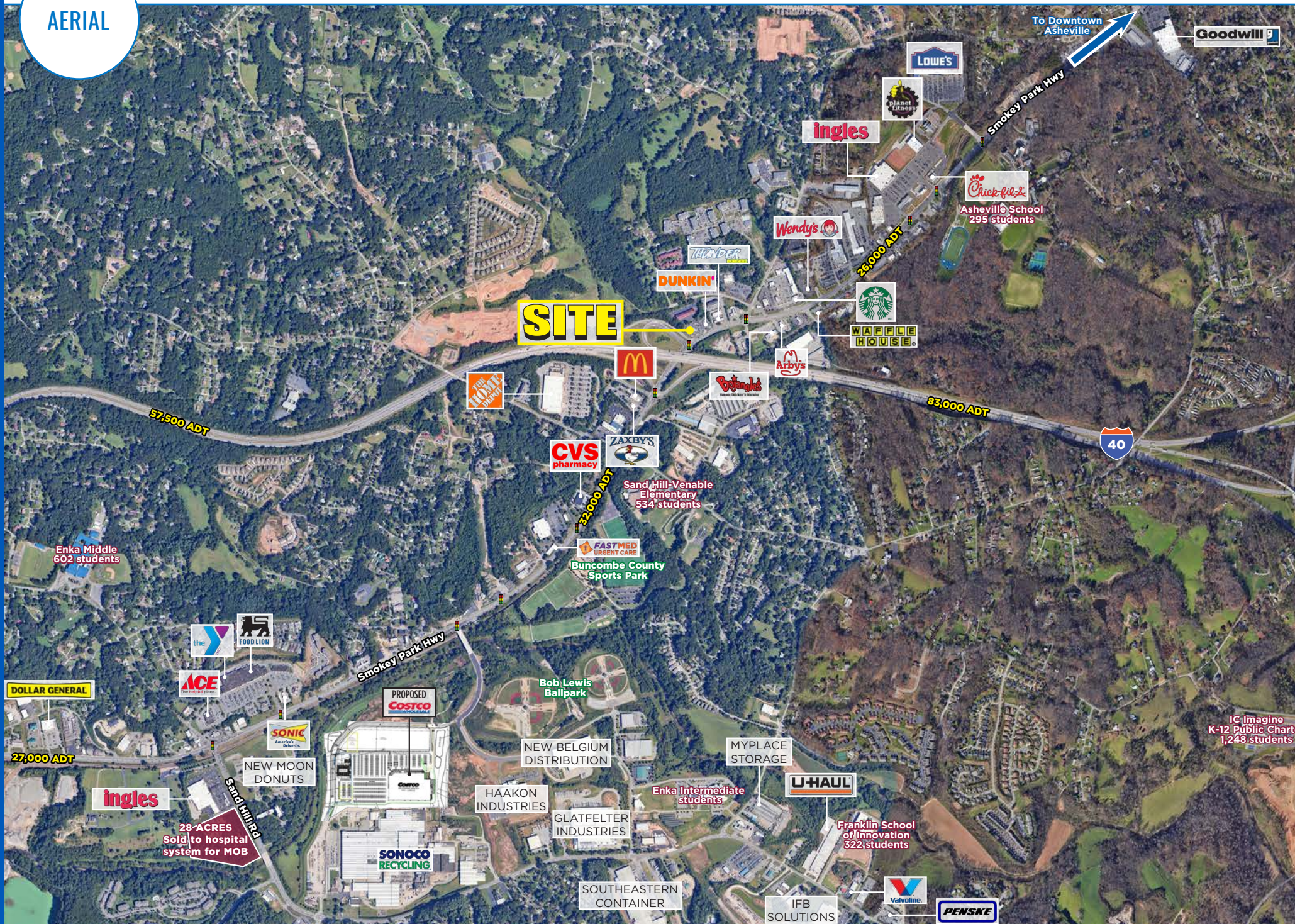


TOTAL POPULATION 4,569 34,143 73,248



MEDIAN HH INCOME \$58,789 \$64,980 \$62,641

AERIAL



AERIAL



STREET
VIEW





NORTH CAROLINA

ASHEVILLE

Asheville, North Carolina, is a vibrant city nestled in the Blue Ridge Mountains, known for its stunning natural scenery, artsy culture, and rich history. The city's downtown area is filled with eclectic shops, art galleries, and a thriving food and craft beer scene, with Asheville frequently ranked among the top beer cities in the U.S. Historic landmarks like the Biltmore Estate, the largest privately owned home in the country, and the Grove Park Inn showcase Asheville's deep-rooted history and architectural beauty. The city's creative spirit is reflected in the River Arts District, where local artists display their work in renovated industrial buildings.

Beyond its cultural appeal, Asheville is a haven for outdoor enthusiasts. The Blue Ridge Parkway runs through the area, offering breathtaking views, hiking trails, and access to spots like Pisgah National Forest and Chimney Rock State Park. Asheville's mild climate and scenic surroundings make it ideal for hiking, biking, and whitewater rafting. The city also has a strong sense of community, with frequent festivals, live music, and farmers' markets contributing to its lively atmosphere. Whether you're drawn to its artistic vibe, outdoor adventure, or historic charm, Asheville offers something for everyone.



ASHEVILLE, NC

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ALBANY

ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

CHARLOTTE

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