

MEDICAL/CLINICAL SPACE NEAR HOSPITAL FOR LEASE



60
LIVINGSTON ST

ASHEVILLE, NC

SUITE 400 | 2,104 SF

\$20/SF/YR/NNN

AUSTIN WALKER | CCIM, SIOR
COMMERCIAL BROKER
C: 828.713.0777
AWALKER@WHITNEYCRE.COM



1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

Medical Office Conveniently Positioned in the Heart of Asheville's Medical District and Close to Mission Hospital

Suite 400 is a 2,104 SF PT clinic with 3 treatment rooms, a waiting room, a reception area, a PT gym, and a second-floor administrative area with a full bathroom. 5 parking spaces per 1,000 SF parking ratio.

Conveniently positioned just 4 minutes from Mission Hospital, with a parking ratio of five spaces per 1,000 square feet, and promising seamless ease for staff and enhanced accessibility for visitors.

HIGHLIGHTS

- PARKING LOT REPAVED IN 2024
- BUILDING PAINTED IN 2024
- 5 PER 1,000 SF PARKING RATIOS
- 4 MINUTE WALK TO MISSION HOSPITAL



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GALLERY

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SUITE 400



RECEPTION/WAITING



OFFICE



ENTRY/RECEPTION



ADMIN/OFFICE UPSTAIRS

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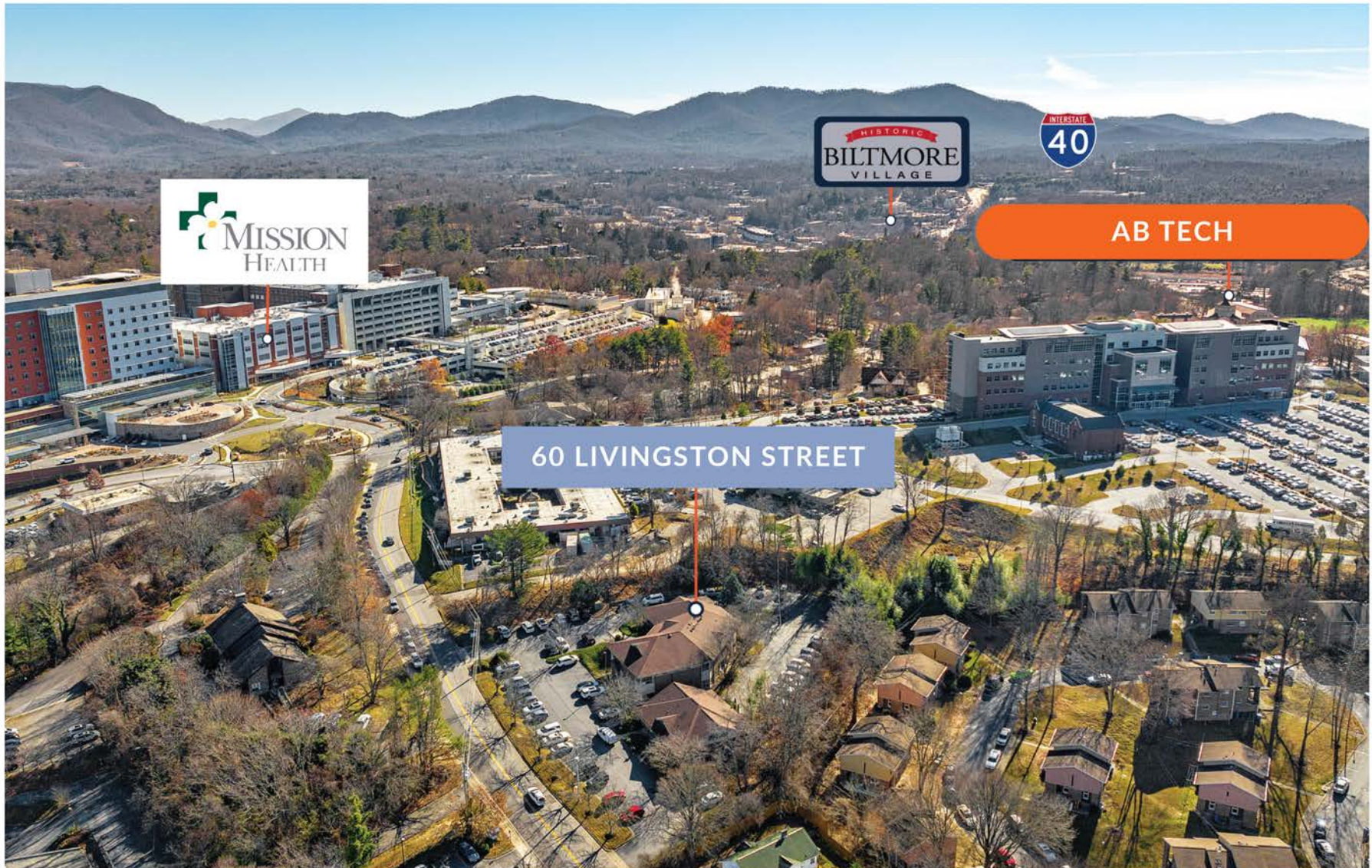
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LOCATION

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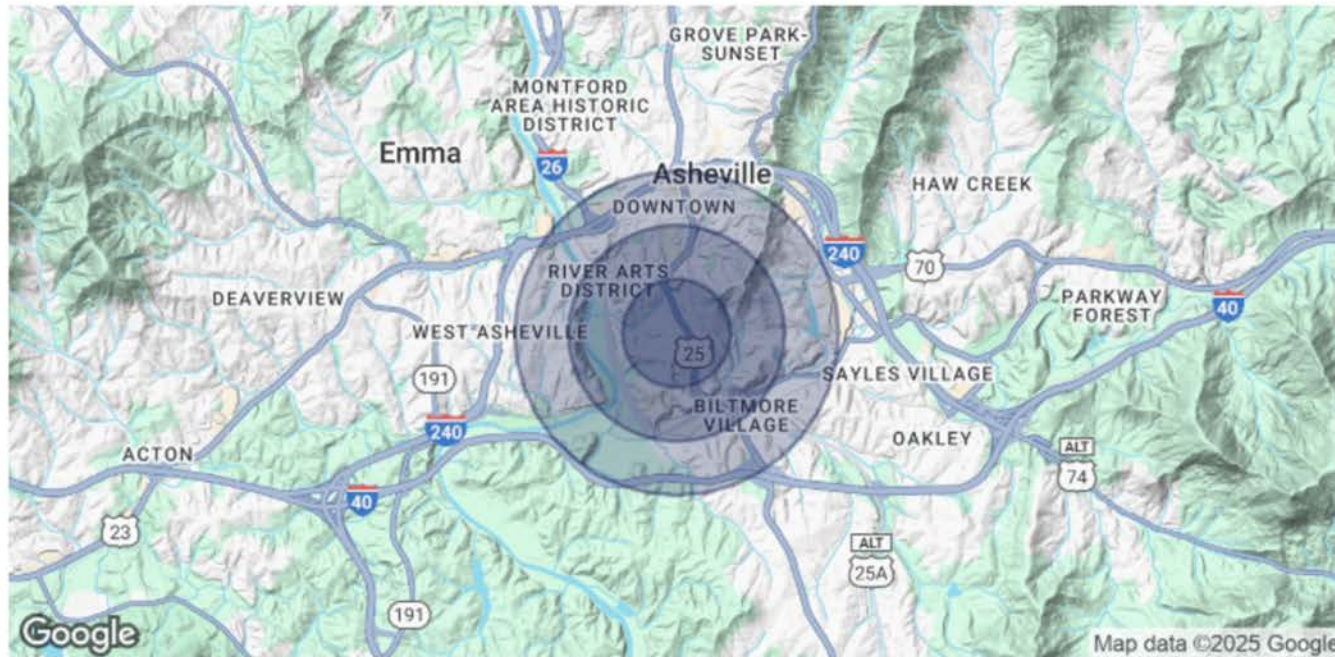
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DEMOGRAPHICS

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,049	6,206	16,888
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	859	2,860	8,028
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$78,663	\$88,503	\$90,056
Average House Value	\$496,689	\$517,055	\$541,054

Demographics data derived from AlphaMap

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austin walker

CCIM, SIOR



Commercial Real Estate Broker
828.713.0777
awalker@whitneycre.com

Austin Walker serves as a broker for Whitney Commercial Real Estate Services, specializing in the sales and leasing of office and industrial properties in Western North Carolina. With over 25 years of commercial real estate experience, Austin has secured over 730 transactions resulting in a career sales volume in excess of \$350 million. Austin has a consistent track record of closing 30 to 65 transactions annually since he started brokering in Asheville in 2003.

Austin is a licensed North Carolina real estate broker, as well as an SIOR and a CCIM designee. The Society of Industrial and Office Realtors (SIOR) designation is a professional symbol of the highest level of knowledge, production, and ethics in the real estate industry, held by only 3,000 commercial practitioners worldwide. The Certified Commercial Investment Member (CCIM) designation represents a theoretical and practical knowledge base from years of study.

Prior to joining Whitney Commercial Real Estate Services, Austin served with Tessier Associates, Inc., focusing on leasing, property management, and the disposition of investment properties. Previously, Austin was a project manager of Talon Development Group, Inc. in Bloomfield Hills, Michigan, focusing on due diligence, financial analysis, and asset management of several commercial and mixed use projects.

Austin has consistently been active in the community. He is currently serving as the President of the SIOR Carolinas Chapter; has served as President of the Asheville Area Chamber of Commerce; has served as a member of the NC-CCIM Chapter Board of Directors; has been the Chair of the Commercial Investment Division standing committee of the Asheville Board of Realtors; and as President of the Asheville Commercial Industrial Realtors Association. Austin earned a Bachelor of Business Administration from Ohio University.

Originally from Birmingham, Michigan, Austin currently resides in Asheville, North Carolina with his wife and their two children. Leisure interests include competitive cycling, swimming, hockey, and causing trouble with his two kids.

TRANSACTION HIGHLIGHTS

150 WESTSIDE DR., ASHEVILLE
\$7,150,000 142,500 SF
SEPTEMBER-2021
REPRESENTED BUYER

270 RUTLEDGE RD., ARDEN
\$5,000,000
36,000 SF
APRIL-2024
REPRESENTED SELLER

140 VISTA BLVD., ARDEN
\$8,000,000
55,620 SF
SEPTEMBER-2024
REPRESENTED BUYER

4600 HENDERSONVILLE RD., FLETCHER
\$15,000,000
466,075 SF
APRIL-2024
REPRESENTED SELLER

99 BROADPOINTE DR., MILLS RIVER
\$12,500,000
89,828 SF
OCTOBER-2024
REPRESENTED SELLER

BANNER FARM RD., MILLS RIVER
\$14,195,746
143,000 SF
DECEMBER-2024
REPRESENTED SELLER