

For Lease

3,793 SF

Flexible Bar, Retail, Studio Space



## 51 Sweeten Creek Road

Asheville, North Carolina 28803

### Property Highlights

- Highly Flexible Interior
- Space is already built out as a bar and yoga studio with furniture and trade fixtures remaining for new tenant's use if desired.
- Building underwent roughly half a million dollars of improvements over the last four years.
- High Traffic Location.

### Property Description

A fantastic lease opportunity right in the heart of the quickly growing Sweeten Creek Road corridor. A very short distance from Biltmore Village, this area has seen many adaptive reuse projects taking place and has become very desirable for food and beverage, retail, office, and brewery use. Over the last few years this property has gone through roughly half a million dollars of improvements including an up fit on the rear half of the building as a large open floor plan bar with indoor and outdoor seating, and the front portion as a yoga studio with reception and two private studio spaces. The property includes indoor and outdoor tables and chairs, a walk-in cooler, ice maker, under bar fridge, three-piece sink, a roll up door, and more. The property has on-site parking, however, that parking was reduced with the previous tenant's addition of the exterior bar space so a new tenant will need to confirm parking requirements for their specific use.

### OFFERING SUMMARY

<b>Lease Price</b>	\$25 NNN
<b>Lot Size</b>	0.27 Acres
<b>Building Size</b>	3,793 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	4,456	\$45,001
<b>3 Miles</b>	34,344	\$51,079
<b>5 Miles</b>	85,565	\$59,455

For more information

**Jim Davis**

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# Exterior

\$25 Per Foot NNN

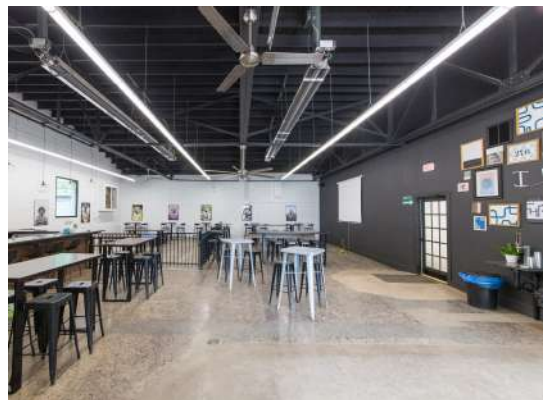
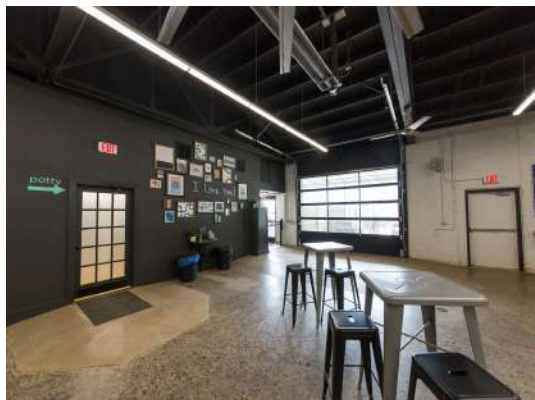
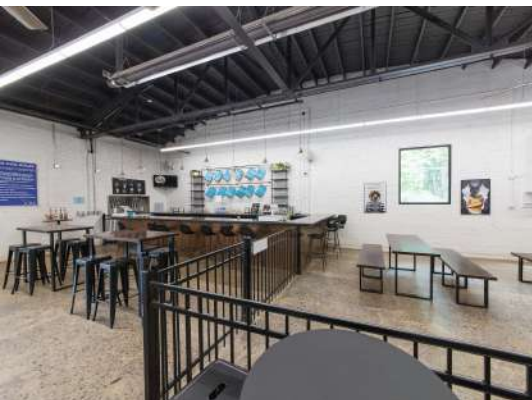




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# Bar Upfit

\$25 NNN

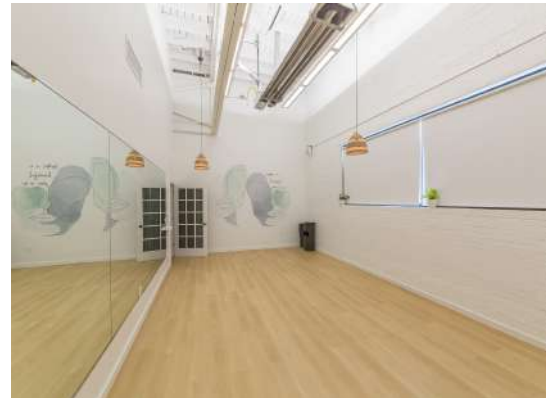
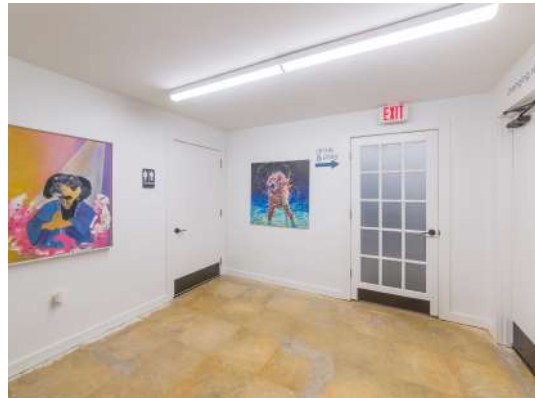




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# Studio Space

\$25 NNN

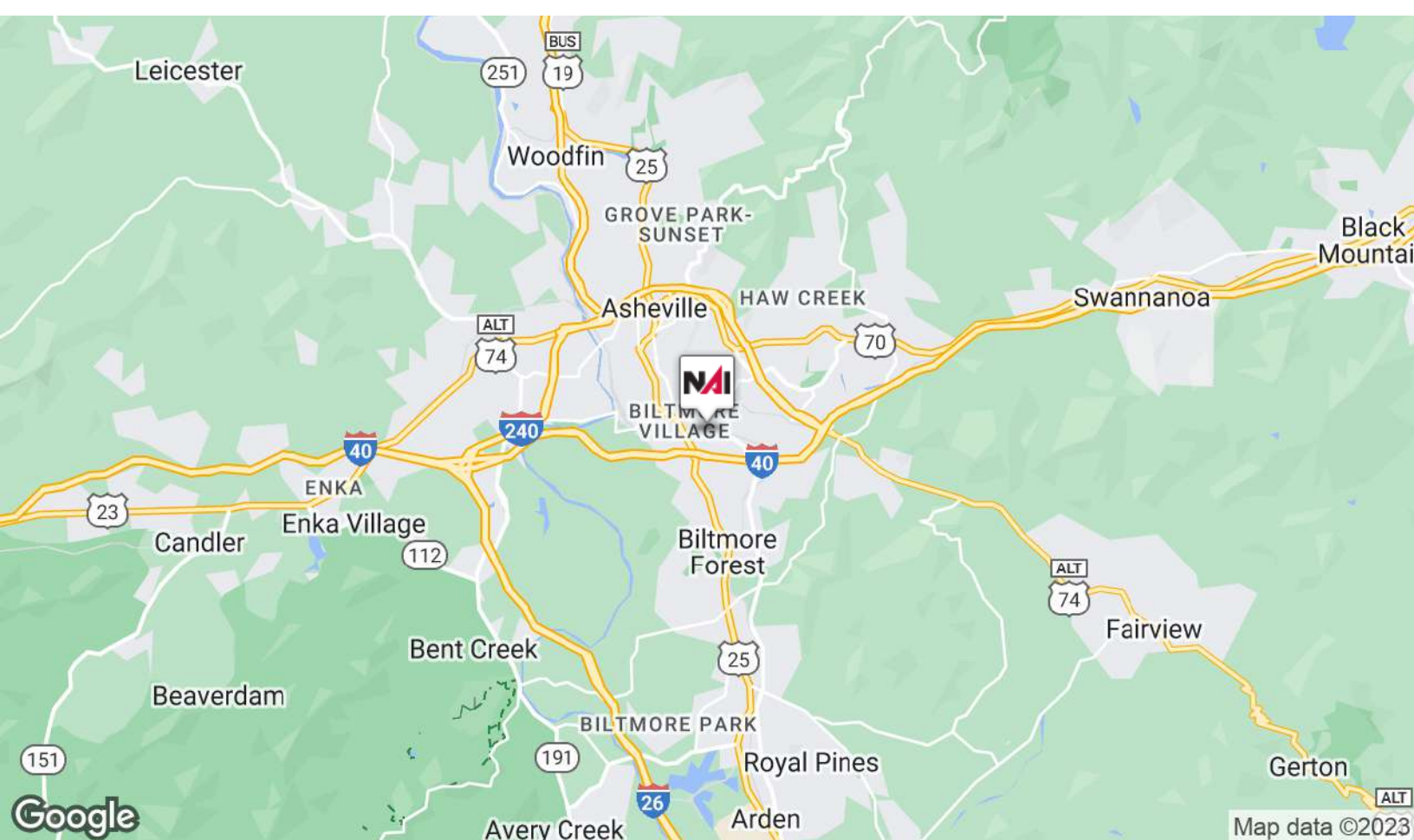




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# Location

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# Nearby Retail

\$25 NNN



Asheville Mall

KENILWORTH FOREST

verizon

ROSS  
DRESS FOR LESS

KENILWORTH

jcpenny

LOWE'S

DICK'S  
SPORTING GOODS



SAINT DUNSTAN'S



EAST VIEW  
ASSOCIATION

Subject Property



Centina



BRUEGGER'S  
BAKED FRESH



RUTH'S  
CHRIS  
STEAK HOUSE



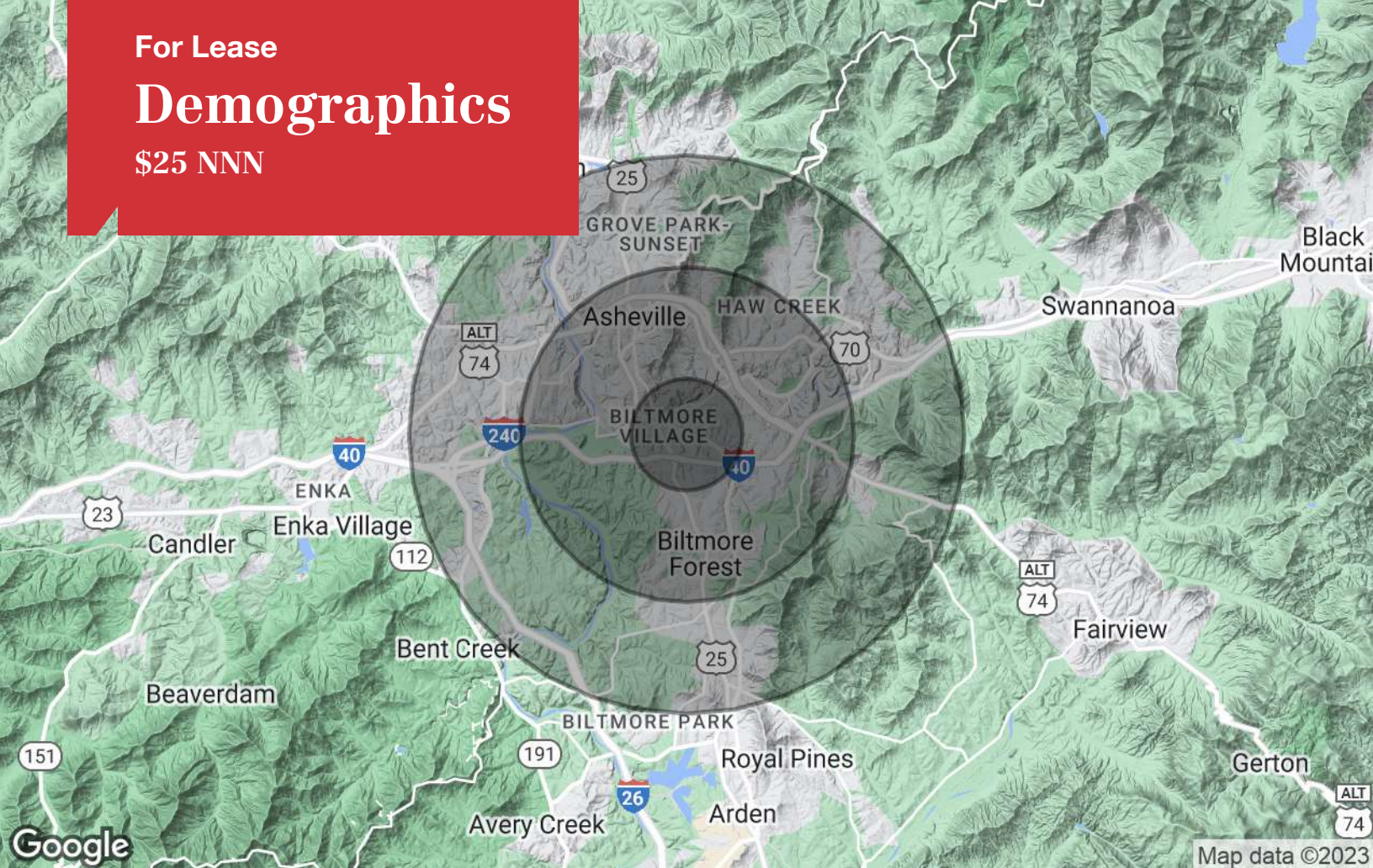
ATELIER MAISON



For Lease

# Demographics

\$25 NNN



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	4,456	34,344	85,565
MEDIAN AGE	39.0	39.7	39.0
MEDIAN AGE (MALE)	34.3	38.4	37.8
MEDIAN AGE (FEMALE)	43.3	40.8	40.3
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	2,076	16,032	38,790
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$45,001	\$51,079	\$59,455
AVERAGE HOUSE VALUE	\$236,745	\$201,534	\$272,629
<b>Race</b>			
% WHITE	72.3%	72.7%	82.8%
% BLACK	25.6%	25.2%	14.7%
% ASIAN	0.8%	0.6%	1.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.6%	0.7%	0.6%
% OTHER	0.6%	0.7%	0.9%
<b>Ethnicity</b>			
% HISPANIC	2.6%	4.1%	4.3%

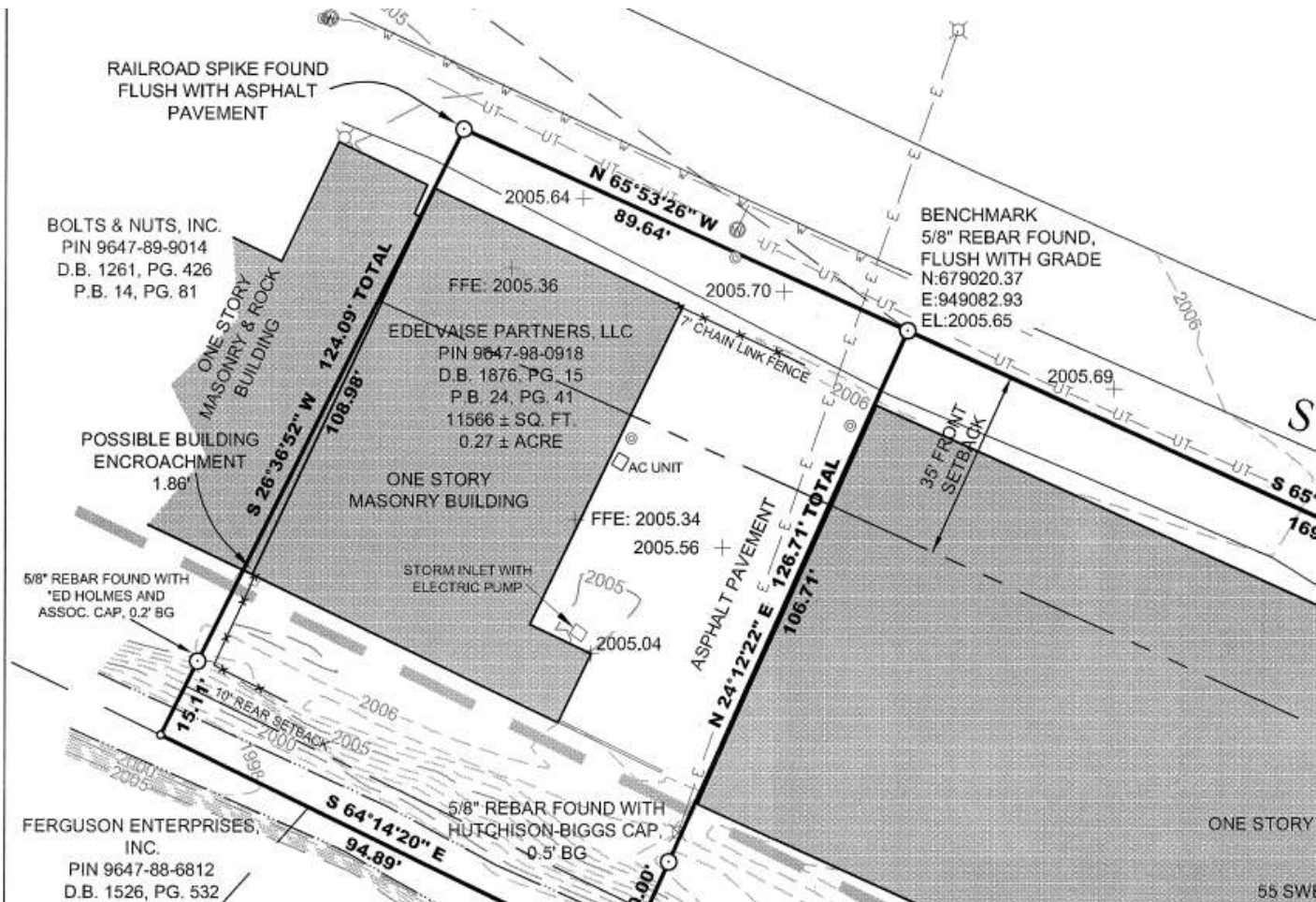
\* Demographic data derived from 2020 ACS - US Census



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# Parcel Details

\$25 NNN

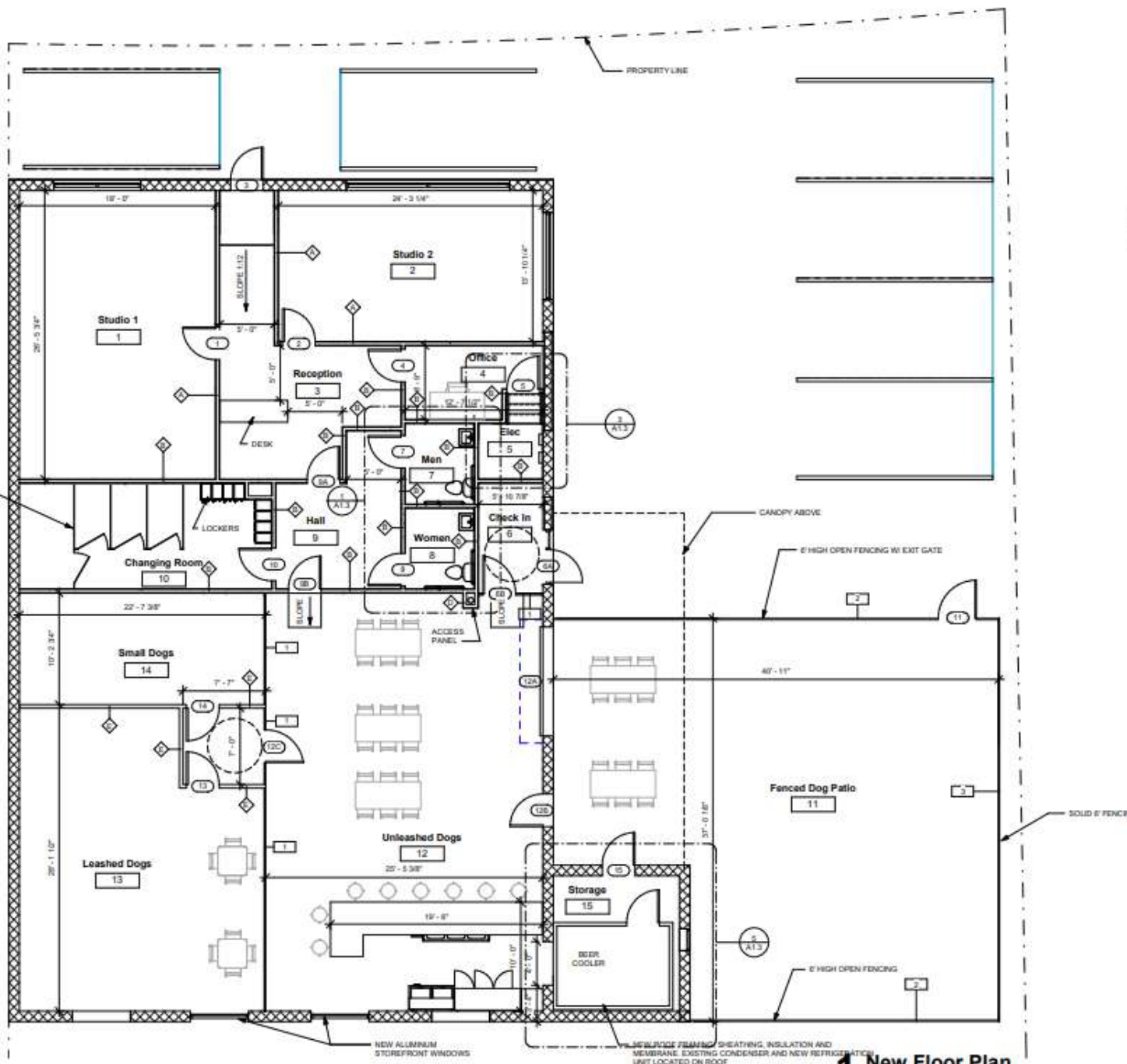




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# Floor Plan

\$25 NNN



**1 New Floor Plan**  
3/8" = 1'-0"



# Our Community

Downtown Asheville is a booming central business district, exploding with commerce, dining, art, and entertainment.

The renovation of old buildings and careful construction of new ones in recent decades represents the delicate balance of tradition and innovation seen throughout Asheville's many arts and industries.

In recent years, Asheville has firmed up its reputation as a culinary center with a sizable and rapidly evolving food scene. Downtown Asheville is a big part of the dining scene with a variety of enjoyable restaurants, cafes, and pubs.

The performing arts also abound in Asheville, with dozens of venues hosting live music, readings, theatre, and comedy. Downtown has a range of venues with both a 7,600-seat arena and a 120-seat performance spot.

Asheville is a vibrant city waiting to be experienced.

## Community Highlights

- Walkable and thriving downtown
- Boutiques and art galleries
- Dining for everyone
- Nightlife and music venues
- Easy access to highways
- Community events
- Pedestrian and bicycle-friendly
- Historic buildings and architecture



DOWNTOWN ASHEVILLE