

Likewise



For Lease



**2ND FLOOR OFFICE WITH
PRIVATE ENTRANCE & PARKING**

347 Depot St. #2, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.222.3685 | carla@likewisecommercial.com | likewisecommercial.com

347 Depot St. #201, Asheville, NC 28801



OFFERING SUMMARY

LEASE RATE \$21/SF NNN

UNIT SIZE 2,499 SF

ZONING RAD-SHP

PROPERTY FEATURES

- Centrally located in Asheville's vibrant River Arts District (RAD)
- Private entrance & onsite parking with assigned spaces
- Ample natural light, high ceilings and hardwood flooring throughout
- Potential uses include office, retail, showroom or food service
- Easy access to I-240 and Haywood Rd
- MLS# 4155835



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

347 Depot St. #201, Asheville, NC 28801



LOCATION INFORMATION

PIN 9648-05-3607-00000

COUNTY Buncombe

ZONING RAD-SHP

MAJOR ROADS Haywood Rd., I-240

PROPERTY DETAILS

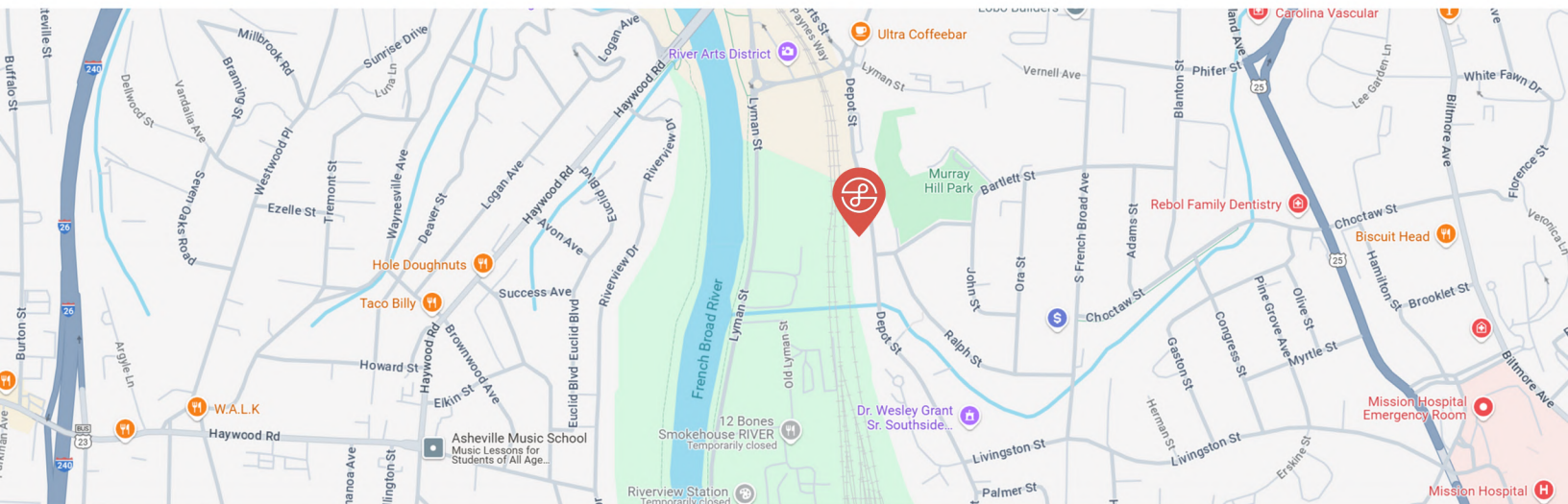
UNIT SIZE 2,499 SF

YEAR BUILT 1909

PARKING Private Lot

ROAD FRONTAGE 64 FT

WATER/SEWER City of Asheville



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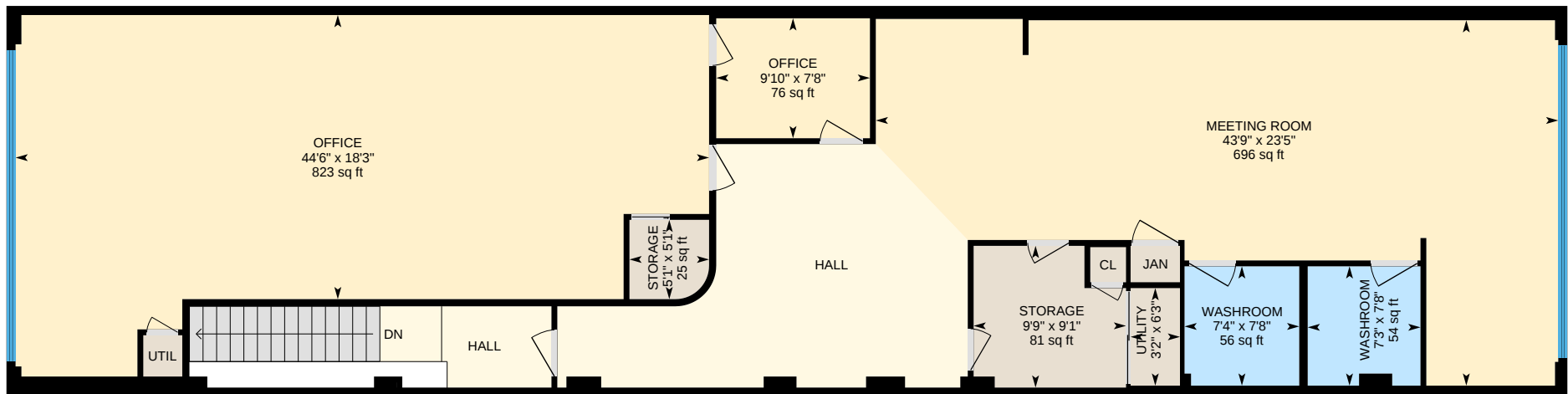
RIVER ARTS
DISTRICT
ARTISTS



*BUSINESS LOCATIONS NOT EXACT

347 Depot St - Suite 201, Asheville, NC

Main Floor Finished Area 2451.37 sq ft
Unfinished Area 2.98 sq ft



0 7 14
ft

PREPARED: 2024/06/27

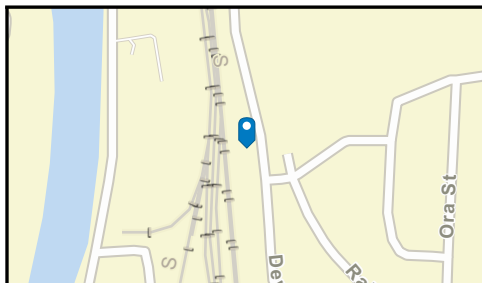
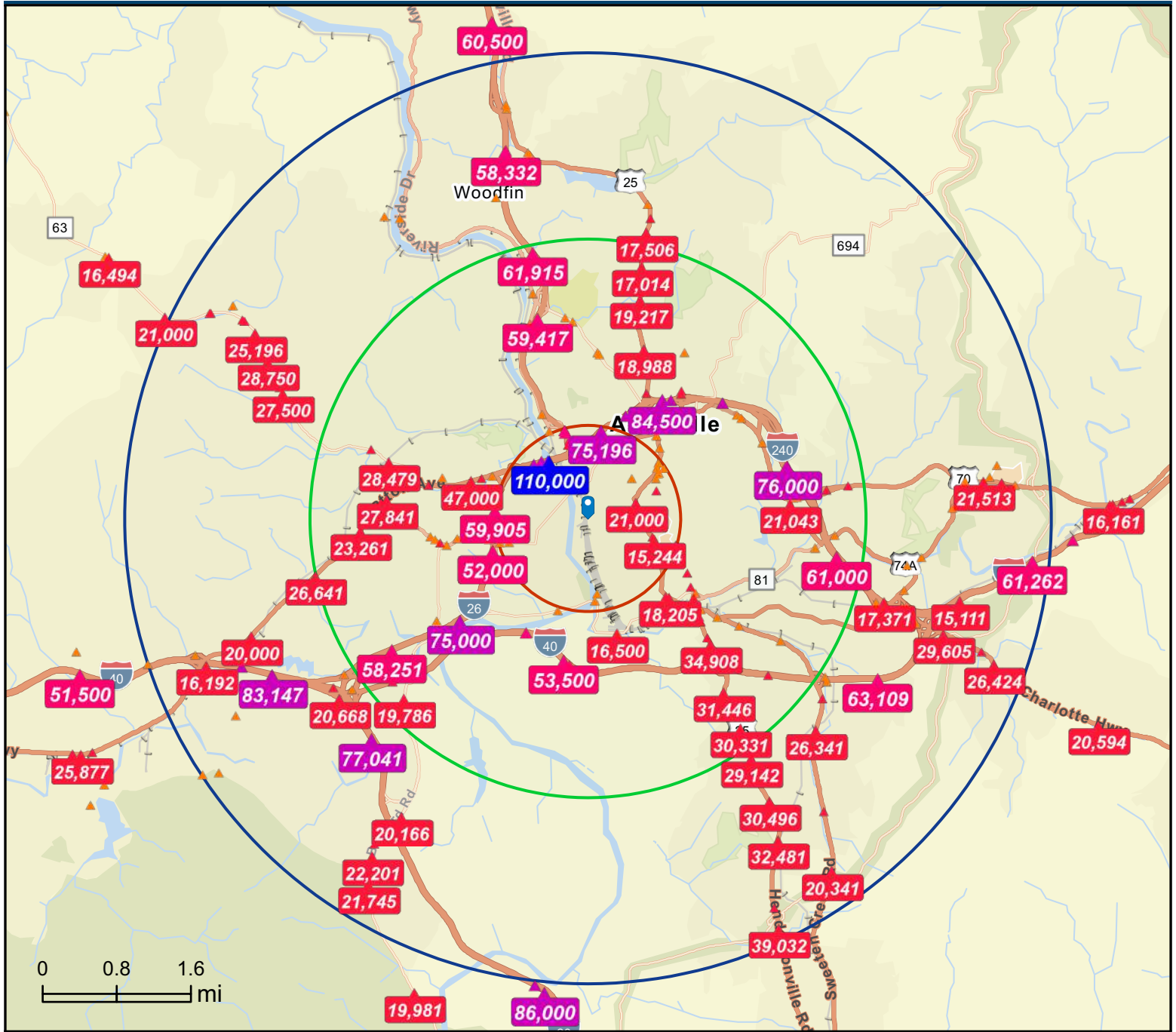


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Traffic Count Map

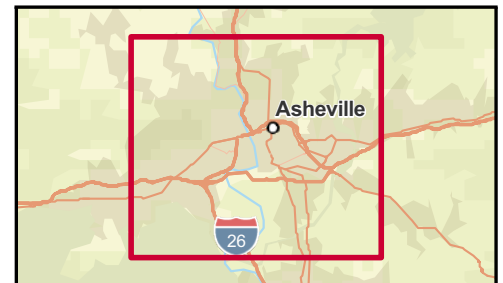
347 Depot Street, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58167
Longitude: -82.56474



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

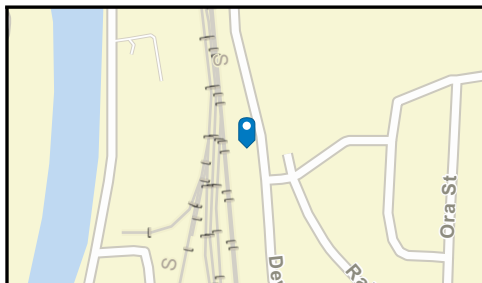
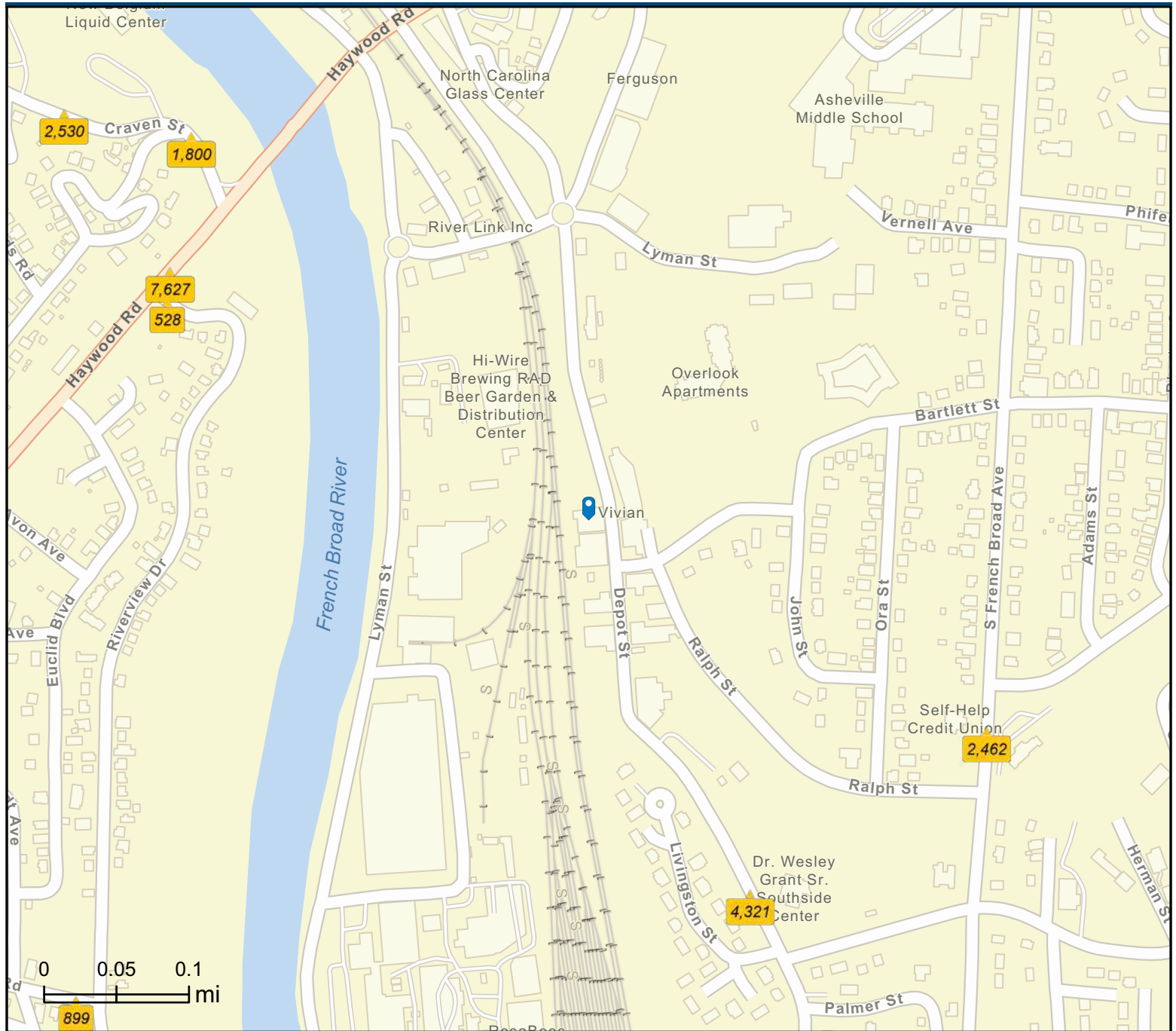


Source: ©2024 Kalibrate Technologies (Q2 2024).

Traffic Count Map - Close Up

347 Depot Street, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58167
Longitude: -82.56474



Average Daily Traffic Volume

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Source: ©2024 Kalibrate Technologies (Q2 2024).

June 28, 2024

Executive Summary - Call Outs

347 Depot Street, Asheville, North Carolina, 28801 (1 mile)
347 Depot Street, Asheville, North Carolina, 28801
Ring of 1 mile

Prepared by Esri
Latitude: 35.58167
Longitude: -82.56474

347 Depot Street, Asheville, North Carolina, 28801
Ring of 1 mile

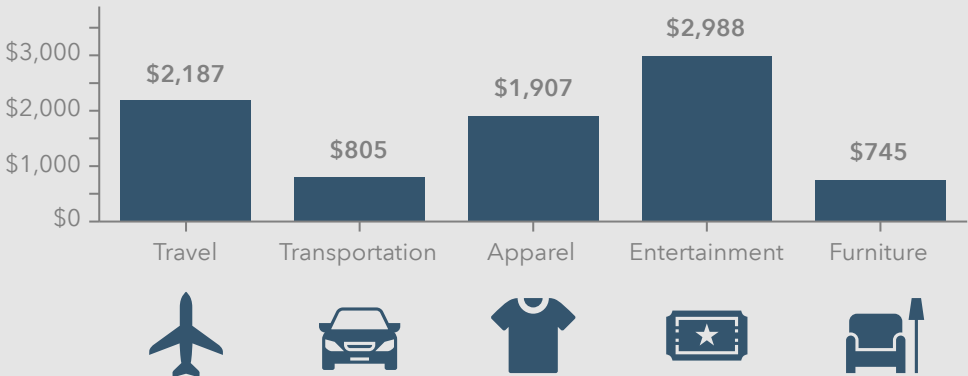
Metro Fusion

Dominant Tapestry Segment

KEY FACTS



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household