

STRIP CENTER FOR SALE - 100% LEASED

271 Tunnel Road, Asheville, NC 28805



PROPERTY DESCRIPTION

Presenting a remarkable investment opportunity for retail/strip center investors! Situated in proximity to top retailers, this property provides a stable investment in the thriving Asheville area. Zoned Urban Place, the fully leased building boasts excellent visibility and is located in one of the Asheville market's prime local and regional trade areas. With a well-balanced tenant mix and ideal zoning, this center attracts high daily traffic. Don't miss the chance to invest in Asheville's growing retail and shopping center market.

OFFERING SUMMARY

Sale Price:	\$2,900,000
Number of Units:	4
Lot Size:	1.16 Acres
Building Size:	13,818 SF
NOI:	\$201,281.00
Cap Rate:	6.94%

LOCATION DESCRIPTION

Discover Asheville, a vibrant city known for its thriving arts scene, local breweries, and stunning natural landscapes. The area surrounding the property at 271 Tunnel Road, Asheville, NC, 28805 offers a diverse mix of attractions, from the historic Biltmore Estate to the charming boutiques and restaurants in the Downtown Arts District. With its proximity to the scenic Blue Ridge Parkway and the lively River Arts District, this location is ideal for a retail/strip center investor looking to capitalize on the area's unique blend of culture, commerce, and natural beauty.

PROPERTY HIGHLIGHTS

- 100% leased
- Ample parking
- 35,000 cars/day
- Major retail corridor with substantial vehicular traffic to major nearby retailers
- Significant daily shopping population
- Highest density of rooftops in Metro Asheville



RENT ROLL

271 Tunnel Road, Asheville, NC 28805

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
265	*Asheville Enterprises BS, Inc.	3,676 SF	26.60%	\$17.77	\$65,323	-	01/31/28
269	DC Creasman Jewelers	2,540 SF	18.38%	\$22.85	\$58,040	-	03/01/2026
271	Majestic Nail	2,560 SF	18.53%	\$20.29	\$51,948	-	06/30/28
273	*Movement For Life	5,042 SF	36.49%	\$10.50	\$52,941	-	03/31/2035
-	* NNN Leases	-	-	-	-	-	-
TOTALS		13,818 SF	100%	\$71.41	\$228,252		
AVERAGES		3,455 SF	25%	\$17.85	\$57,063		



FINANCIAL SUMMARY

271 Tunnel Road, Asheville, NC 28805

INVESTMENT OVERVIEW

Price	\$2,900,000
Price per SF	\$210
GRM	10.63
CAP Rate	6.94%
Total Return (yr 1)	\$201,281

OPERATING DATA

Gross Scheduled Income*	\$272,801
Operating Expenses	\$71,520
Net Operating Income	\$201,281
Pre-Tax Cash Flow	\$201,281

FINANCING DATA

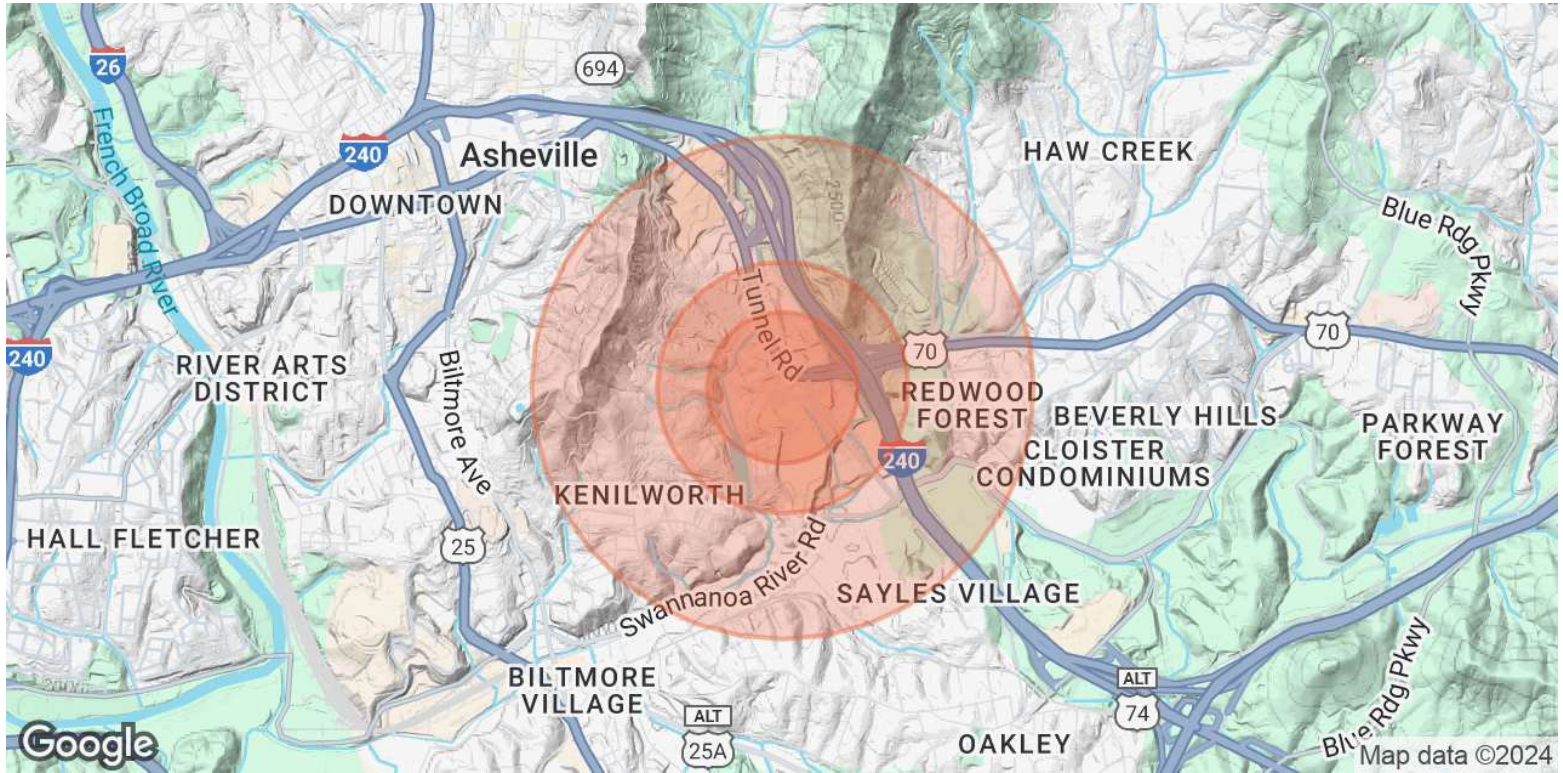
Down Payment	\$2,900,000
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* Includes additional rent (TI, CAM) paid by NNN leases



DEMOGRAPHICS MAP & REPORT

271 Tunnel Road, Asheville, NC 28805



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	359	1,227	6,016
Average Age	51	47	44
Average Age (Male)	49	46	42
Average Age (Female)	52	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	200	630	3,007
# of Persons per HH	1.8	1.9	2
Average HH Income	\$92,722	\$96,839	\$88,693
Average House Value	\$626,548	\$568,122	\$482,696

Demographics data derived from AlphaMap



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