



# THOMAS PLAZA: PHASE II - FOR LEASE - FOR SALE

NEW CONSTRUCTION UNITS & RETAIL PAD OPTIONS | 226 AIRPORT ROAD, NC

## MARKET ARDEN, NC



THOMAS PLAZA PHASE II (UNITS E, F & G),  
226 Airport Road, NC 28704

**For Lease: \$39/SF, NNN**

**For Sale: \$965,000**

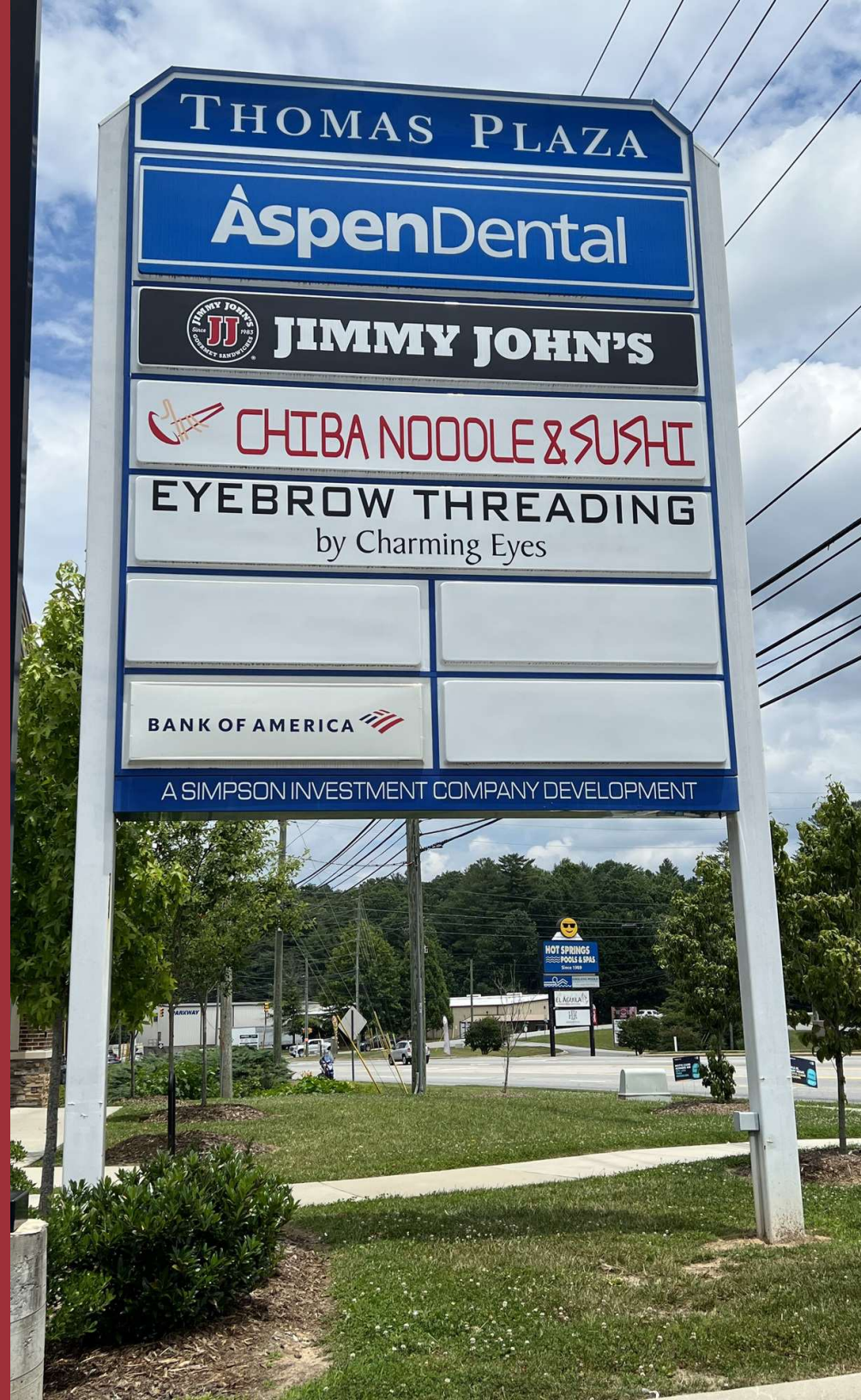
Phase II of Thomas Plaza offers opportunity for ground up construction of retail, medical or business service space.

Pad ready site available for purchase or build to suit.

Can accommodate single user up to 4,471 square feet or 3 separate units (2,482 sf, 996 sf and 993 sf). Ideal users include owner occupants.

### HIGHLIGHTS:

- New Construction
- Busy Airport Road Corridor: 24,000 VPD
- Build-to-Suit Available
- Easy Ingress/Egress With Access To Signalized Light
- Co-Tenants Include: Aspen Dental, Jimmy Johns Sandwiches, Burger King
- Great Visibility And Pylon Identity
- Surrounded by National Retailers





1 FRONT ELEVATION  
3 3/32" = 1'-0"

Sale Price	<b>\$965,000</b>
Lease Rate	<b>\$39.00 SF/YR</b>

## OFFERING SUMMARY

Building Size:	4,471 SF
Available SF:	993 - 4,471 SF
Price / SF:	\$215.84
Year Built:	2024

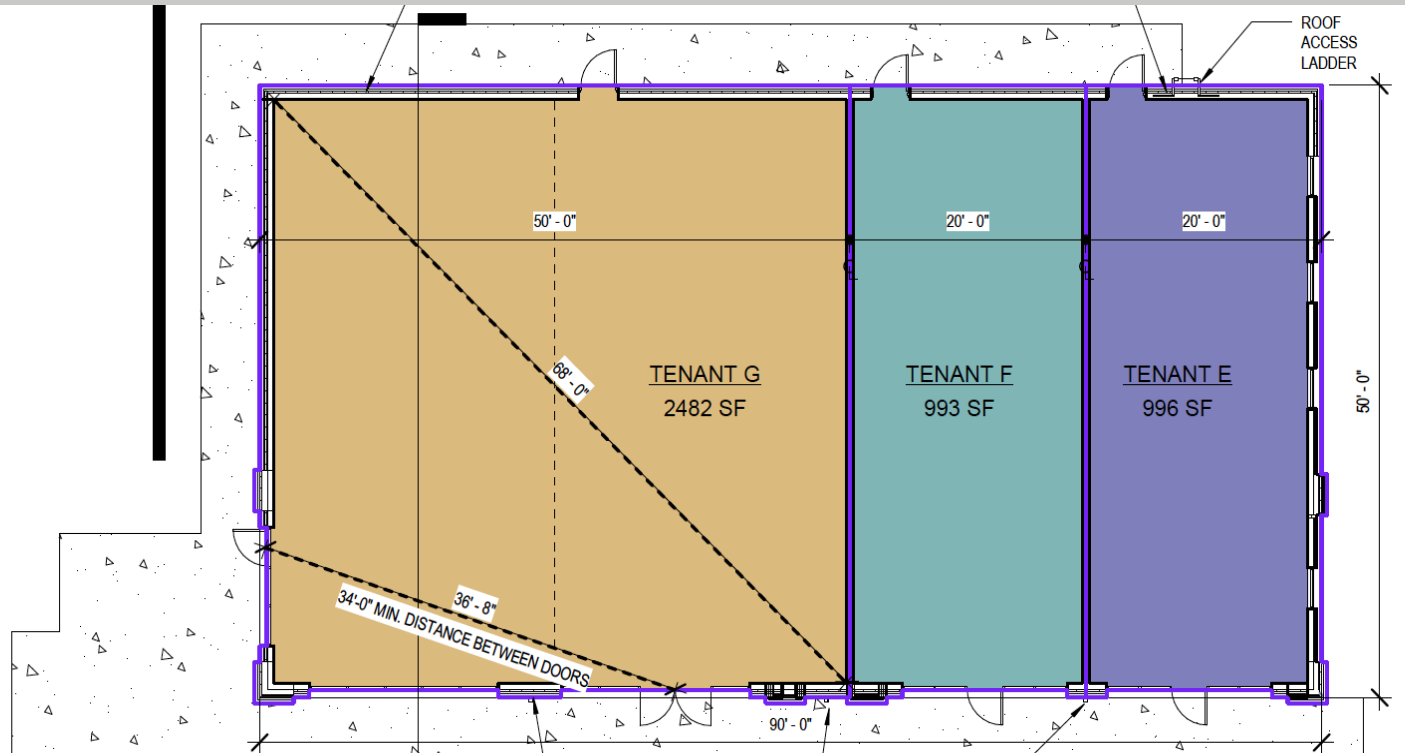
## LOCATION OVERVIEW

Prime location on busy Airport Road Corridor, adjacent to several national chain restaurants and retail boxes.



Wes Reinhardt  
NC #223401  
Wes.Reinhardt@deweypa.com

# LEASE OPTION (BUILD-TO-SUIT)



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
All New Construction Units combined (E,F,G)	Available	4,471 SF	NNN	\$39.00 SF/yr
Unit G	Available	2,482 SF	NNN	\$39.00 SF/yr
Unit E	Available	996 SF	NNN	\$39.00 SF/yr
Unit F	Available	993 SF	NNN	\$39.00 SF/yr

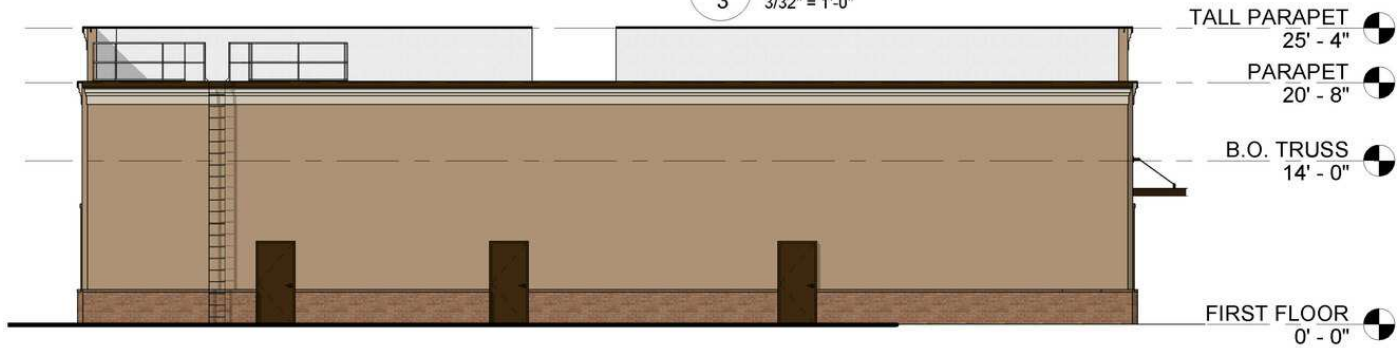


1 FRONT ELEVATION  
3 3/32" = 1'-0"



2 BRADLEY BRANCH ROAD ELEVATION  
3 3/32" = 1'-0"

3 SIDE ELEVATION  
3 3/32" = 1'-0"



4 REAR ELEVATION  
3 3/32" = 1'-0"

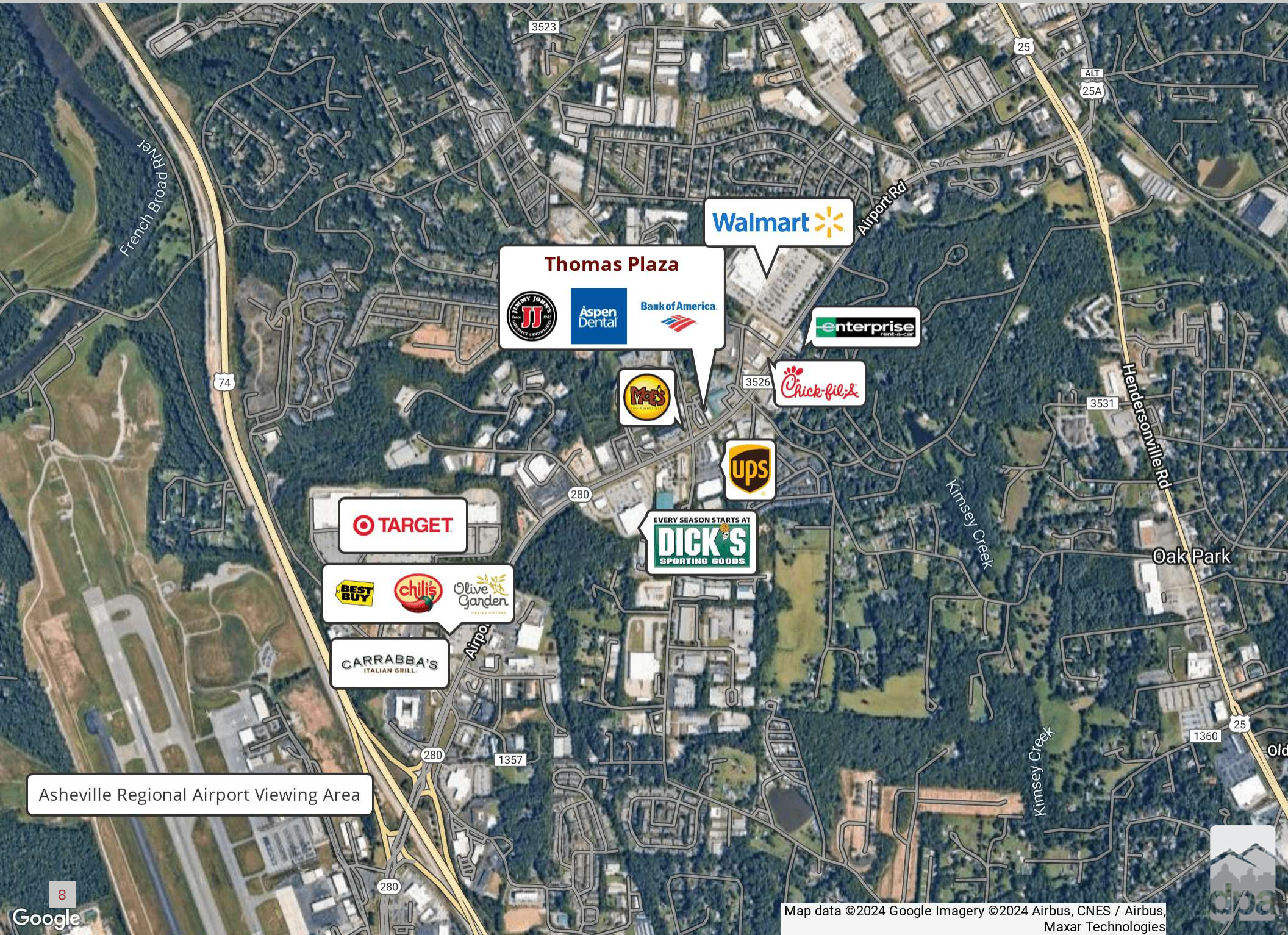
EXTERIOR ELEVATION KEYNOTES 1

1. BRICK W/ ROWLOCK, TYP.
2. DEIFS, TYP.
3. STOREFRONT, TYP.
4. MANUFACTURED ALUMINUM CANOPY, TYP.
5. FABRIC AWNING BY TENANT, TYP.
6. DEIFS CORNICE & METAL COPING, TYP.
7. ROOF ACCESS LADDER, TYP.
8. HOLLOW METAL EXTERIOR DOOR, TYP.
9. ELECTRICAL SERVICE ENTRANCE.
10. OVERFLOW SPOUT.



RETAIL PAD WITH ABUNDANT SHARED PARKING: PAD READY SITE AVAILABLE FOR PURCHASE OR BUILD TO SUIT.





Asheville Regional Airport Viewing Area





1 mile



\$233,108 ↓

Median Home Value

13% lower than North Carolina which is \$262,944

5 miles



\$372,815 ↑

Median Home Value

29% higher than North Carolina which is \$262,944

10 miles



\$360,236 ↑

Median Home Value

27% higher than North Carolina which is \$262,944



93

Housing Affordability Index



27.5%

Percent of Income for Mortgage



107

Percent of Income for Mortgage (Index)



85

Housing Affordability Index



29.9%

Percent of Income for Mortgage



117

Percent of Income for Mortgage (Index)



79

Housing Affordability Index



32.0%

Percent of Income for Mortgage



125

Percent of Income for Mortgage (Index)

Age <18 1,383

Age 18-64 3,367

Age 65+ 887

Total Pop 5,637 | Pop Growth 4.11% | Average HH Size 2.41 | Median Net Worth \$56,420

Age <18 12,049

Age 18-64 35,590

Age 65+ 13,358

Total Pop 60,997 | Pop Growth 1.73% | Average HH Size 2.28 | Median Net Worth \$174,909

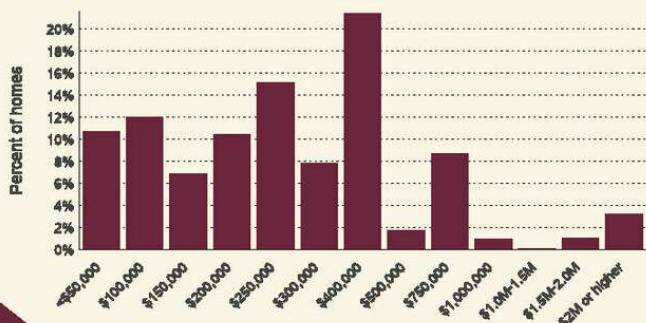
Age <18 33,904

Age 18-64 105,115

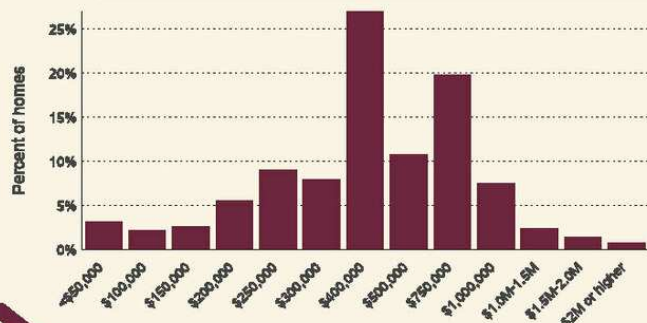
Age 65+ 43,449

Total Pop 182,468 | Pop Growth 1.06% | Average HH Size 2.21 | Median Net Worth \$152,386

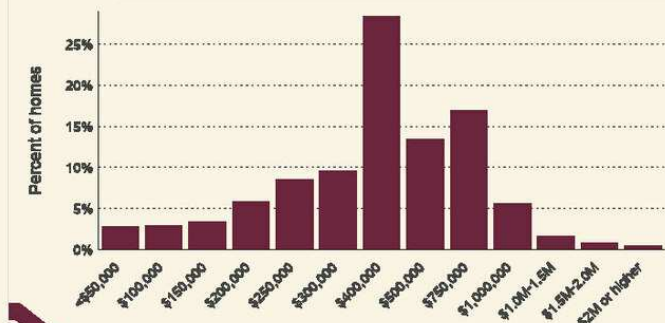
Home value



Home value



Home value



1 mile

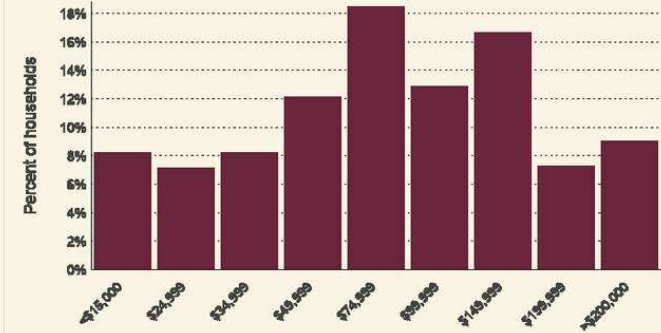
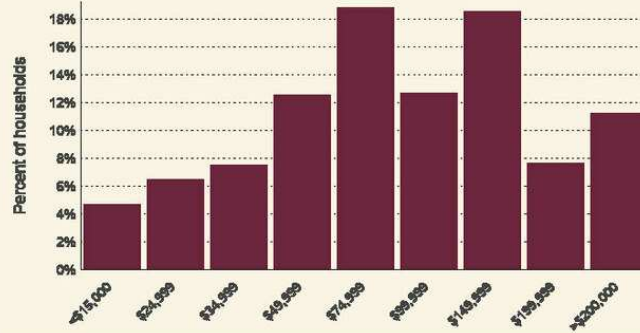
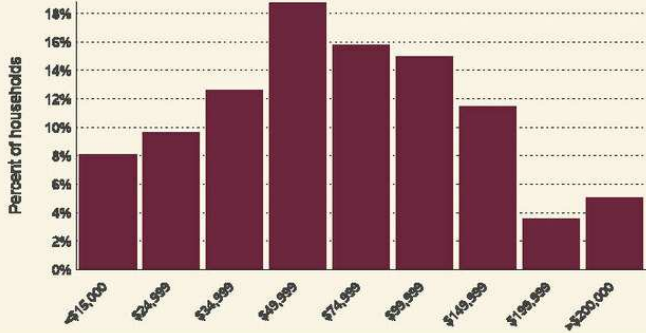
5 miles

10 miles

### Household income

### Household income

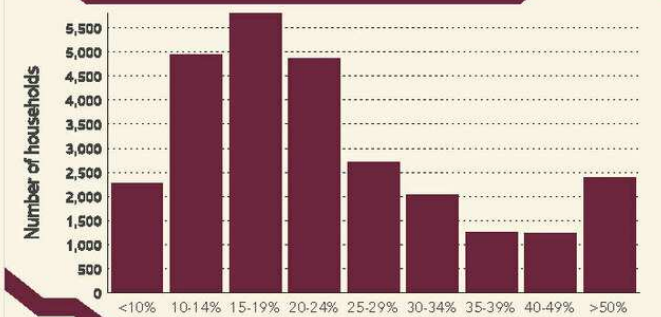
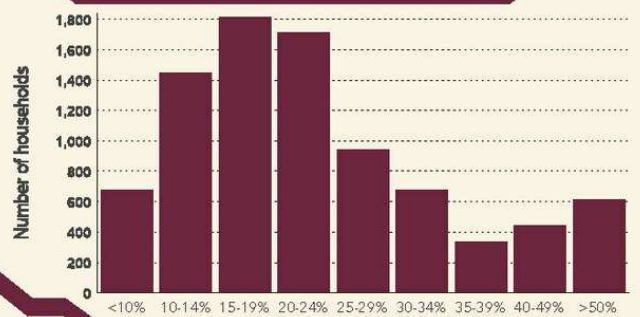
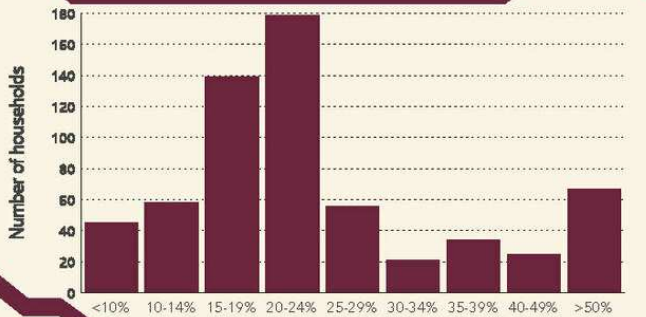
### Household income



### Mortgage as % salary

### Mortgage as % salary

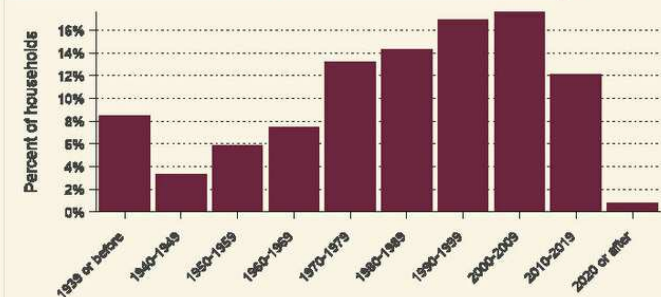
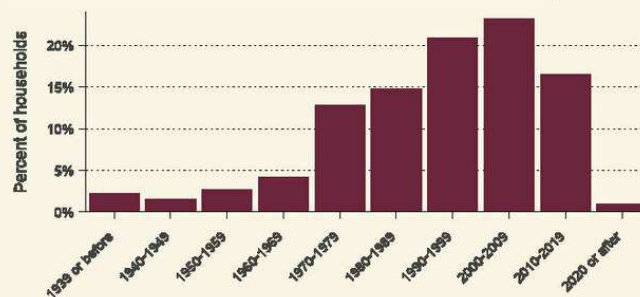
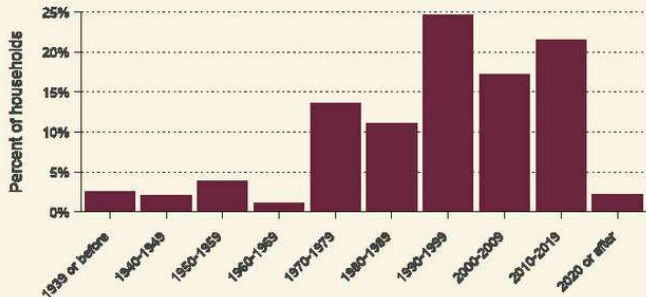
### Mortgage as % salary



### Year property built

### Year property built

### Year property built



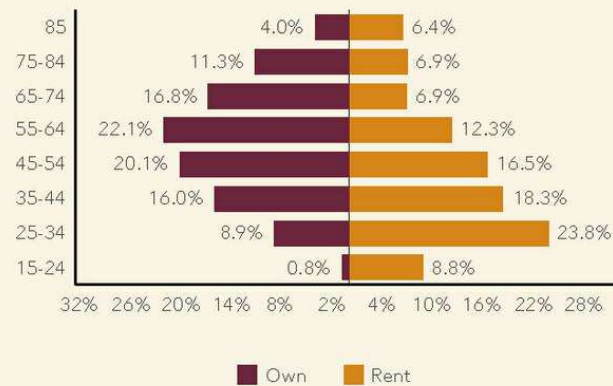
Housing by age of householder



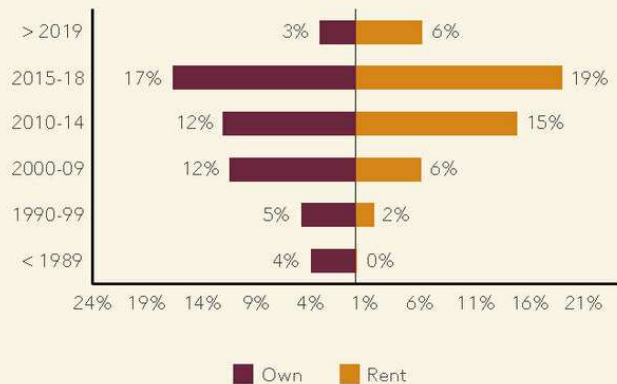
Housing by age of householder



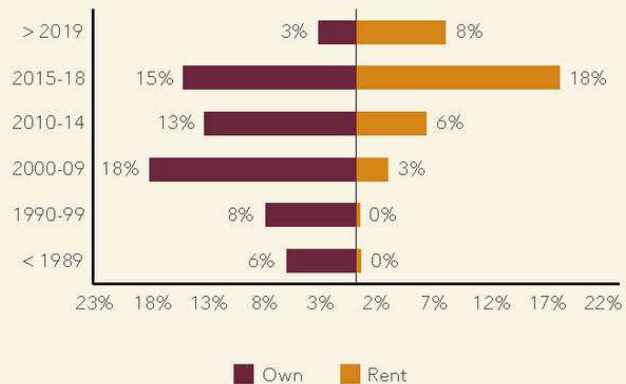
Housing by age of householder



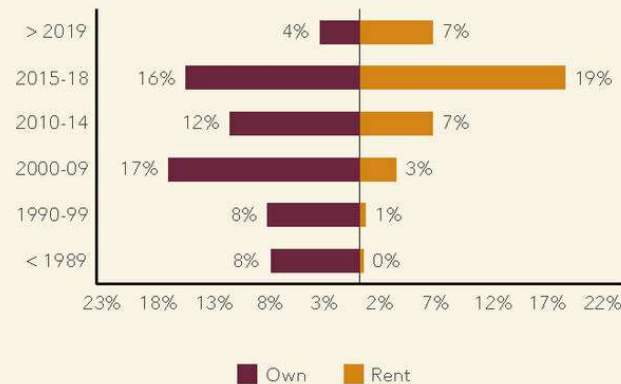
Year householder moved in



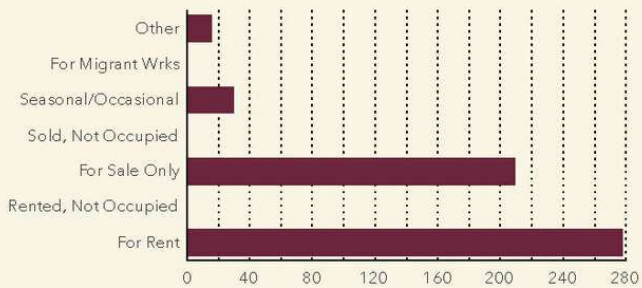
Year householder moved in



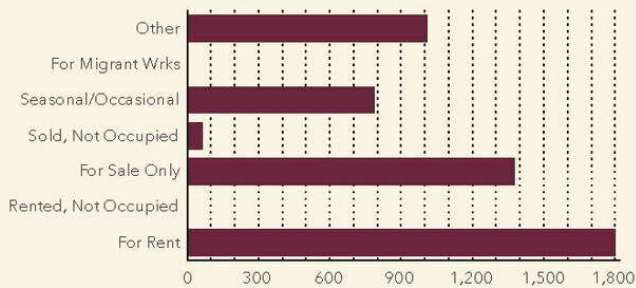
Year householder moved in



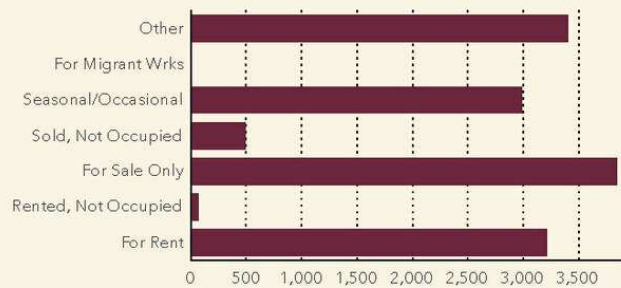
Vacant housing units ( Total 532 )



Vacant housing units ( Total 5,043 )



Vacant housing units ( Total 14,004 )





**Dewey**  
Property  
Advisors

**Sale & Leasing Contact:**  
Wes Reinhardt | NC #223401  
Wes.Reinhardt@deweypa.com

**Dewey Property Advisors**  
1 Page Avenue  
Asheville, NC 28801  
Office: 828.548.0090  
[www.deweypa.com](http://www.deweypa.com)