



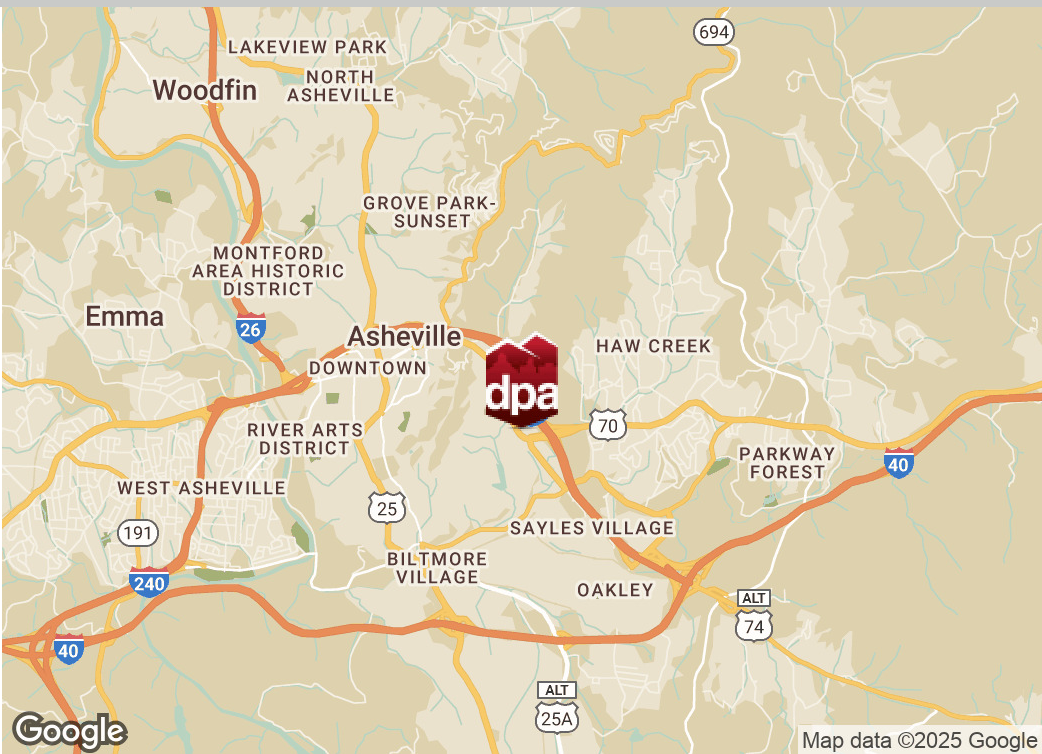
Dewey Property Advisors



RETAIL BOX FOR LEASE ON WNC'S BUSIEST RETAIL CORRIDOR

244 TUNNEL ROAD | ASHEVILLE, NC

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	10,260 SF
Neighboring Tenant	Verizon
Year Built:	1994
Market:	Asheville

PROPERTY OVERVIEW

Located in one of Asheville’s most visible and active retail corridors, 244 Tunnel Road presents a rare opportunity to lease a high-exposure storefront previously occupied by a national pet-supply retailer. The site enjoys prime frontage with average daily traffic of approximately 19,000 vehicles, ensuring strong visibility and customer access.

The property offers a flexible layout that includes an open retail showroom, and storage/service area. Ample parking and prominent signage maximize accessibility and brand exposure. Strong Co-tenancy with Verizon. Surrounding national retailers such as Whole Foods, Lowe’s, and the Asheville Mall, attracting both destination and drive-by shoppers.

PROPERTY HIGHLIGHTS

- Strong Tunnel Road Location - Busiest Retail Corridor in Asheville
- Seated on Fully Signalized Hard Corner
- Excellent Local Demographics



ASHEVILLE MARKET

WHOLE FOODS
ARHAUS
HOLLYWOOD FEED
TREK BIKES
JARED JEWELRY
MOUNTAIN RUNNING CO.

DSW
GUITAR CENTER
FIFTH SEASON
KIDS GARDEN
JACK THE DIPPER
SOUTH OF PHILLY

Walmart



66,000 VPD

OVERLOOK VILLAGE
ACADEMY SPORTS - TJ MAXX - ROSS



TARGET - BEST BUY - DICKS - HAVERTY'S
LOWES HOME IMPROVEMENT

ASHEVILLE MALL
BUSIEST MALL WITHIN 100 MILES

PANERA
BLAZE PIZZA

CHILI'S BAR & GRILL
COOKOUT

IHOP

SURROUNDING HOTELS

HAMPTON INN
COURTYARD MARRIOTT
SPRINGHILL SUITES
COUNTRY INN & SUITES
ECONOLodge
QUALITY INN
FAIRFIELD INN & SUITES

TUNNEL ROAD
21,000 VPD

< To Downtown Asheville thru the Tunnel

**Surrounding Hotels Heading
Down Tunnel Rd towards Downtown**

- HAMPTON INN
- COURTYARD MARIOT
- SPRINGHILL SUITES
- COUNTRY INN & SUITES
- ECONOLodge
- QUALITY INN
- FAIRFIELD INN & SUITES

ingles

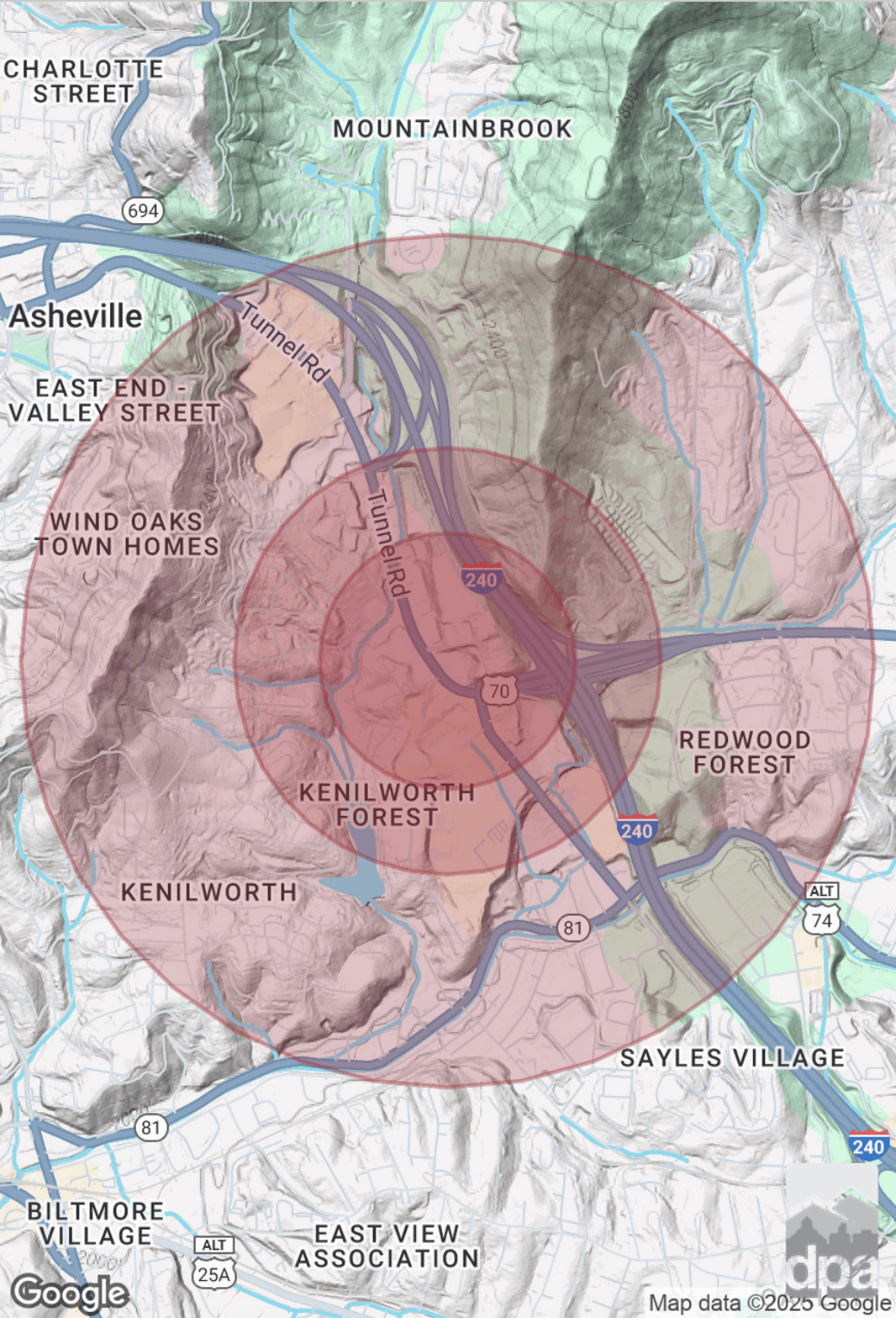


Exit 6

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	475	1,238	5,522
Average Age	50	48	44
Average Age (Male)	49	46	42
Average Age (Female)	52	49	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	263	647	2,770
# of Persons per HH	1.8	1.9	2
Average HH Income	\$91,995	\$95,314	\$89,033
Average House Value	\$623,862	\$588,880	\$495,839

TRAFFIC COUNTS	
20,000-40,000 VPD on Tunnel Rd corridor; and 70,000 VPD on I-240 at this exit point.	/day
<i>Demographics data derived from AlphaMap</i>	





12 Million Visitors

Annually to the area

#1 America's Happiest City

Self Magazine

#3 Best Places to Live in
the World

Travel + Leisure Magazine

#1 City in the World for
Beer

Global Beer Lovers City Index
Money.co.uk

Located directly off I-240 exit 7 on Tunnel Road, in the center of the busiest retail corridor in Western North Carolina.

5 Minutes / Less than 1 mile to Downtown Asheville

The city is known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges. Asheville was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 12 million annual visitors.

Wes Reinhardt

NC #223401

Wes.Reinhardt@deweypa.com



Dewey
Property
Advisors

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