

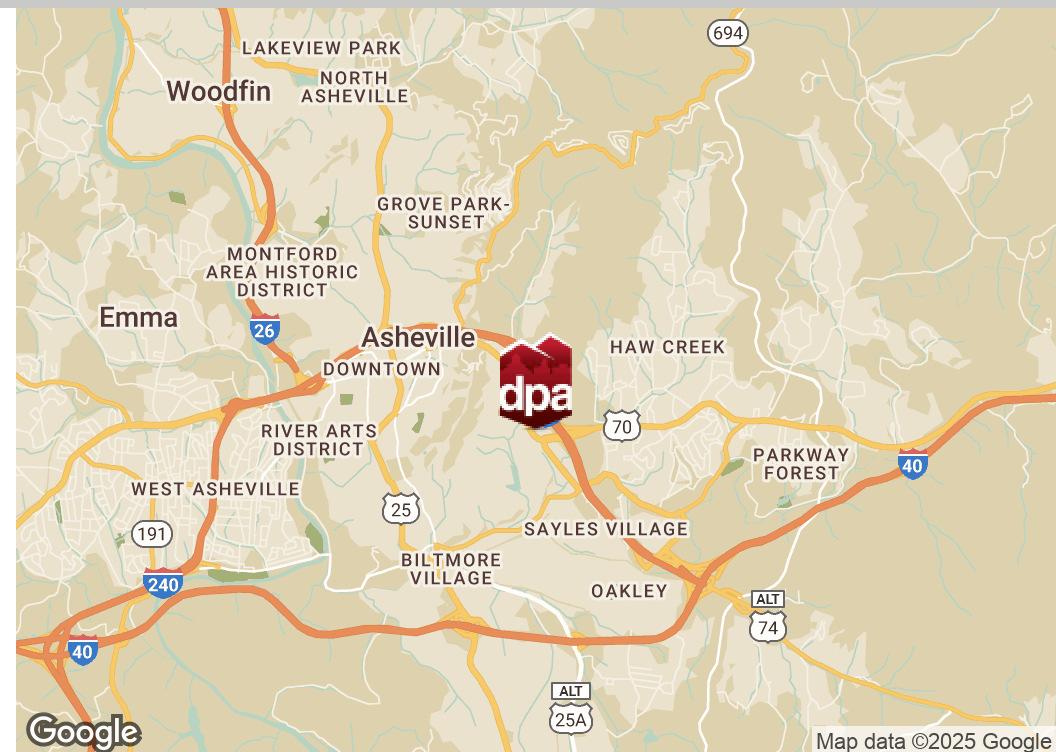


**RETAIL BOX FOR LEASE ON WNC'S BUSIEST RETAIL CORRIDOR**

244 TUNNEL ROAD | ASHEVILLE, NC

**FOR LEASE**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                    |                            |
|--------------------|----------------------------|
| Lease Rate:        | <b>\$25.00 SF/yr (NNN)</b> |
| Available SF:      | <b>10,260 SF</b>           |
| 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

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< To Downtown Asheville thru the Tunnel

ingles

INTERSTATE  
240

Exit 6

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

- HAMPTON INN
- COURTYARD MARRIOT
- SPRINGHILL SUITES
- COUNTRY INN & SUITES
- ECONOLODGE
- QUALITY INN
- FAIRFIELD INN & SUITES

# DEMOGRAPHICS MAP & REPORT

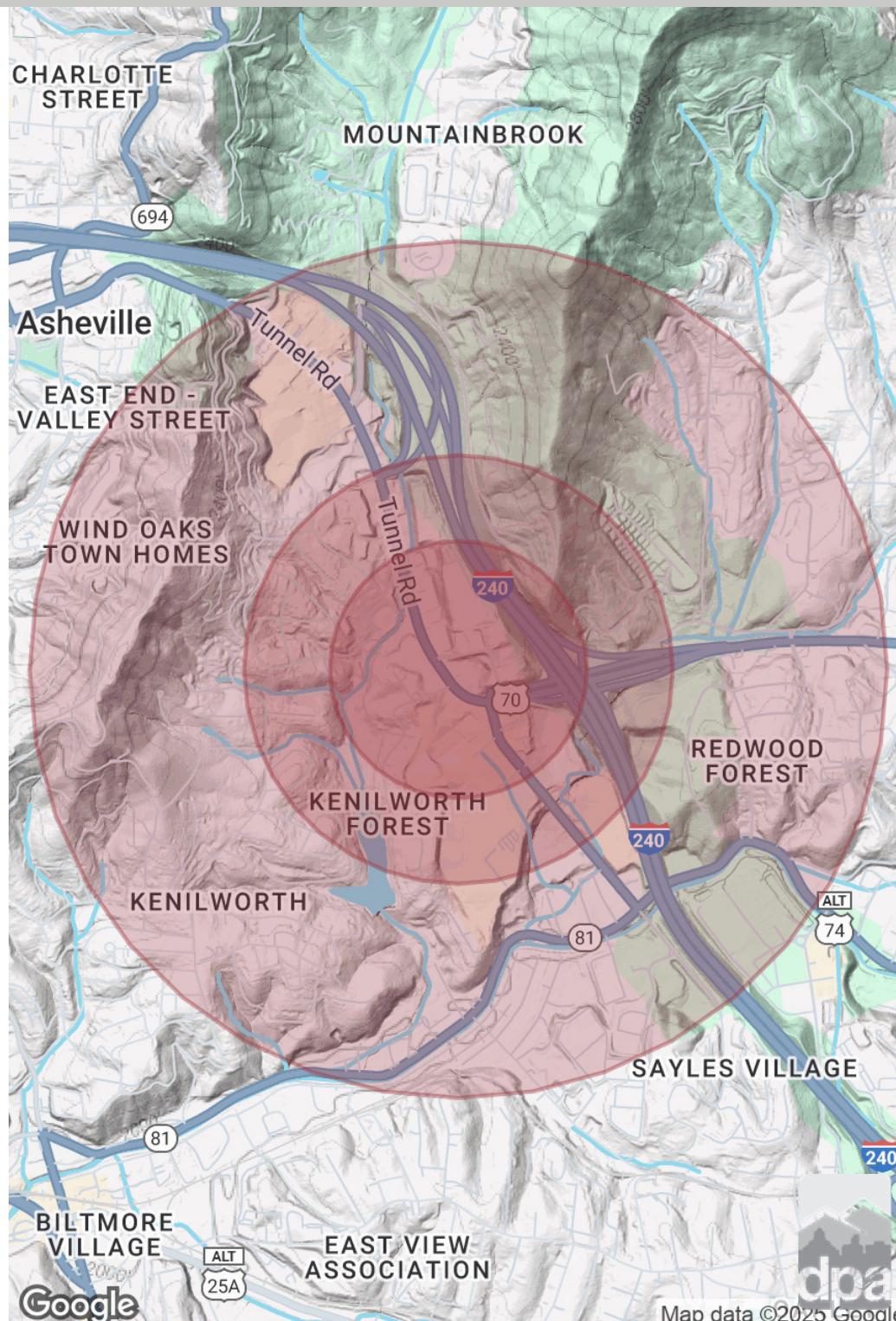
| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 475       | 1,238     | 5,522  |
| Average Age          | 50        | 48        | 44     |
| Average Age (Male)   | 49        | 46        | 42     |
| Average Age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

Demographics data derived from AlphaMap





**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.

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