

Likewise



For Lease

VERSATILE FREE-STANDING
BUILDING ON MAJOR HIGHWAY

3156 US 70 Highway, Black Mountain, NC 28711

Likewise
COMMERCIAL REAL ESTATE

Stacy Wheeler

LISTING BROKER

423.504.8167 | stacy@likewisecommercial.com | likewisecommercial.com

3156 US 70 Highway, Black Mountain, NC 28711

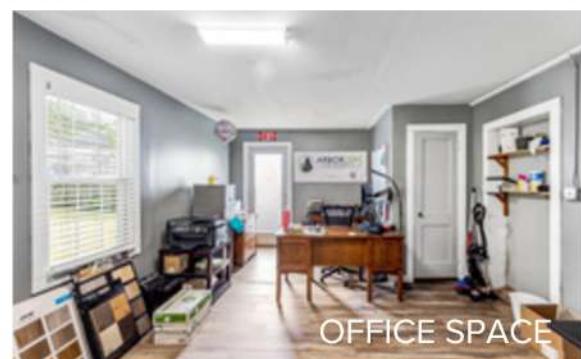


OFFERING SUMMARY

SALE PRICE	\$20 MGL
SIZE	± 2,212 SF
ZONING	HB-8

PROPERTY FEATURES

- **Excellent visibility** with 136 FT road frontage on US 70 and exposure to approx. 19,000 VPD
- **Zoning allows for a multitude of businesses** including retail, office, medical, personal services, fitness, showroom and more
- **Multiple curb cuts** for easy access from US 70
- Space includes one restroom, a **spacious private office**, and a dedicated storage area
- **Convenient location**, moments drive to shops and restaurants in Downtown Black Mountain and less than 5 minute drive to I-40
- MLS# 4329988

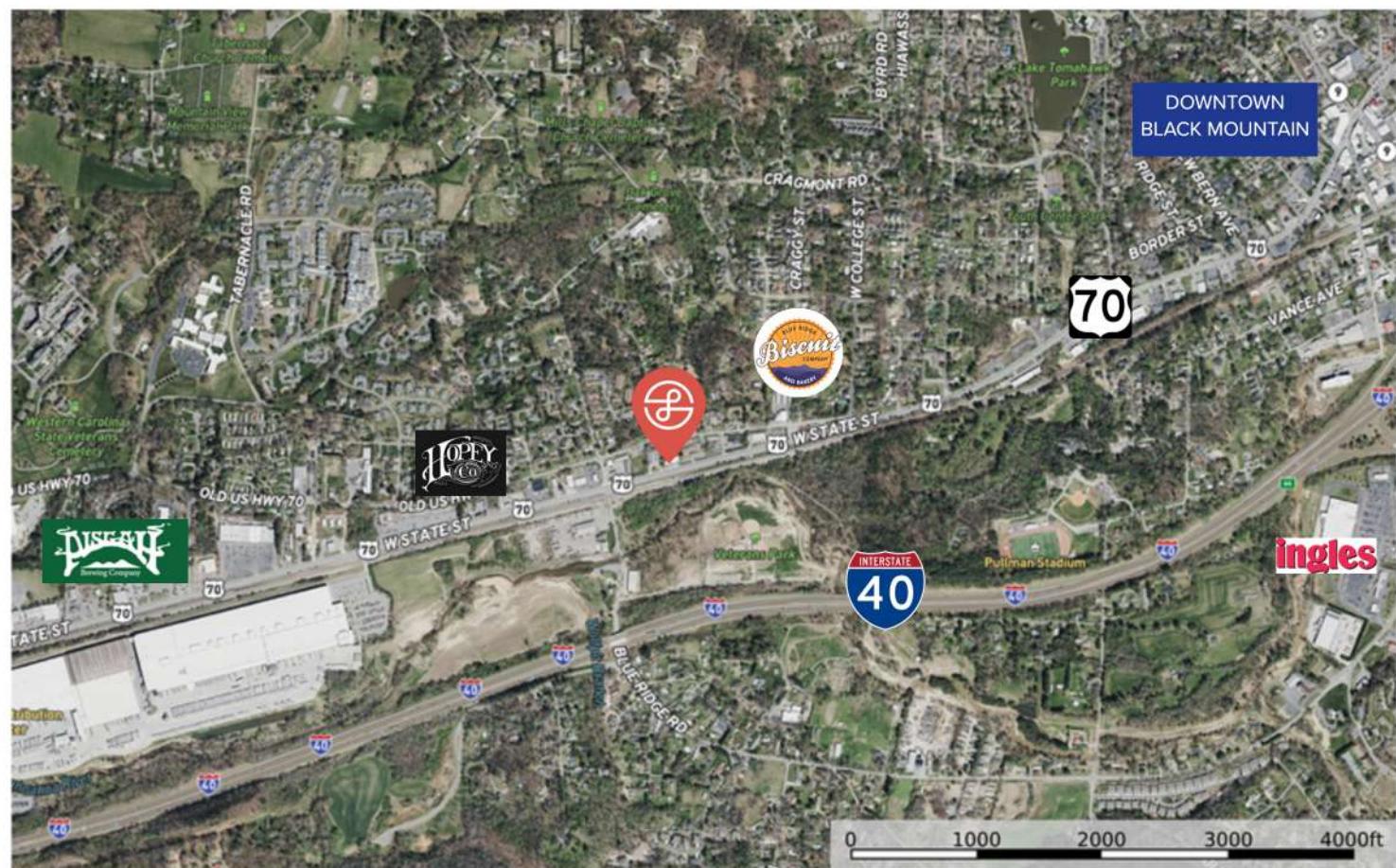
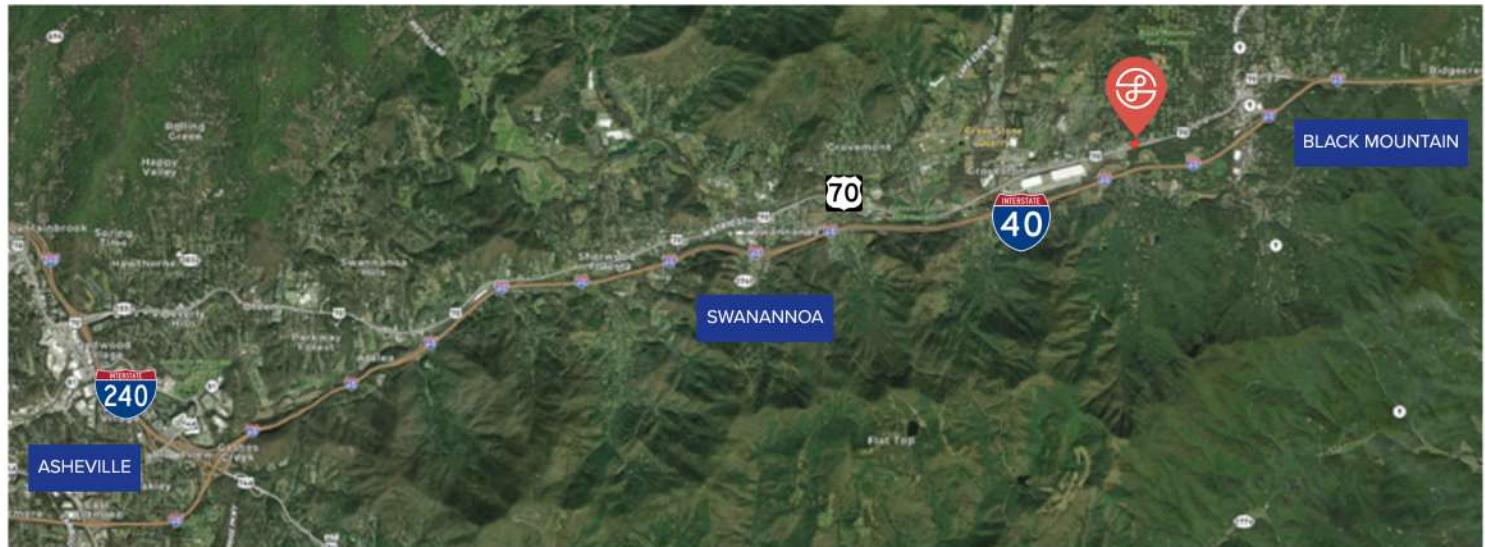


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*business locations are not exact



2,212 SF



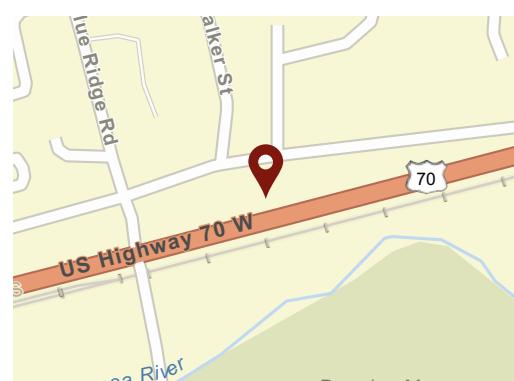
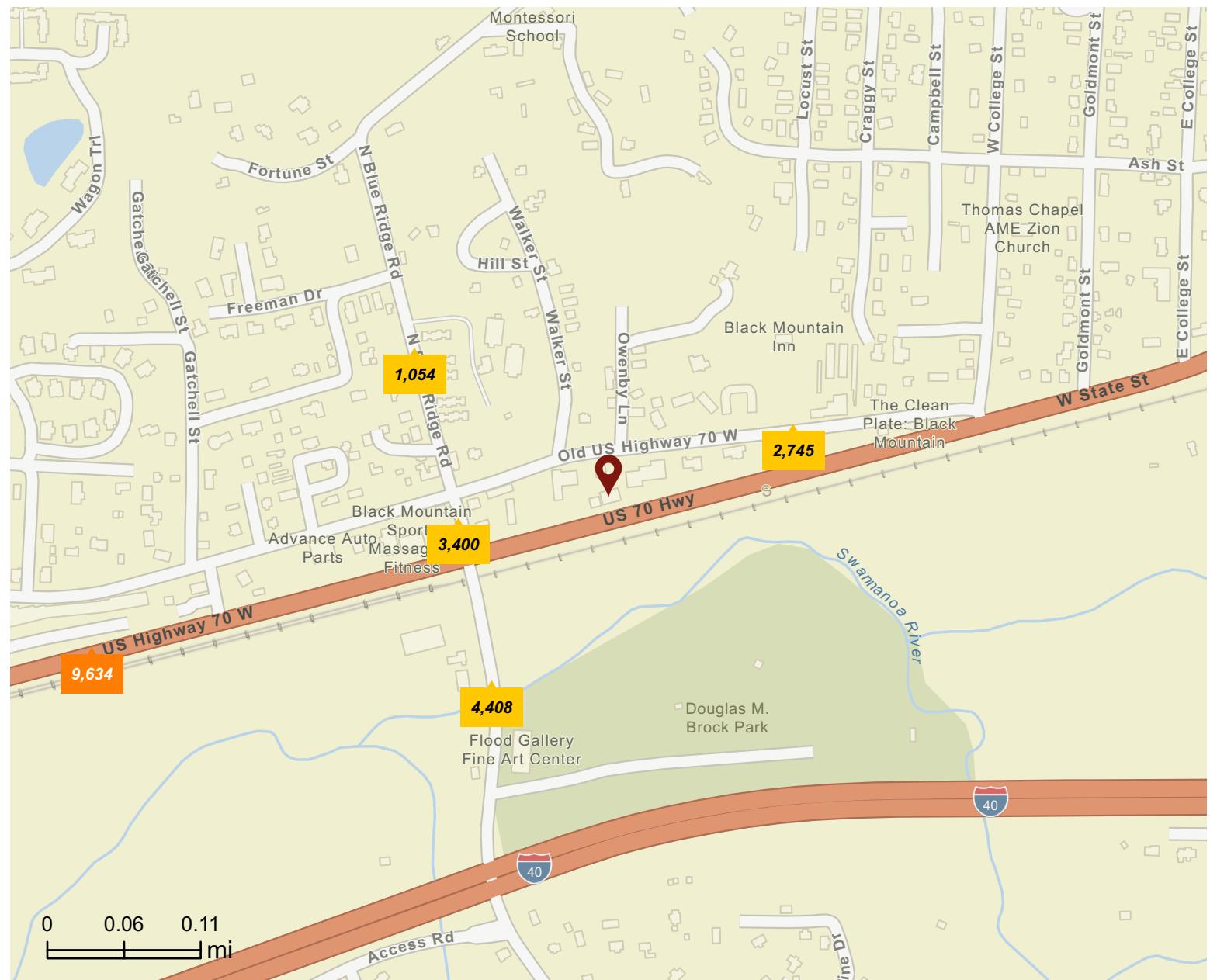
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Traffic Count Map - Close Up

3156 US 70 Hwy, Black Mountain, North Carolina, 28711

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

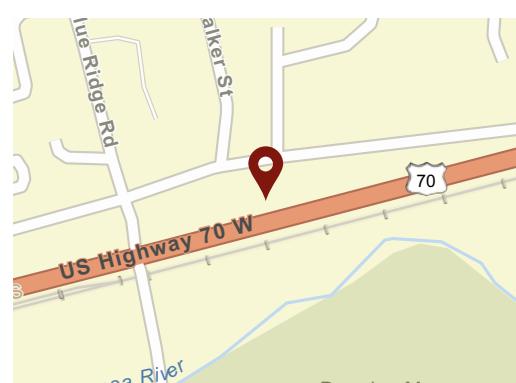
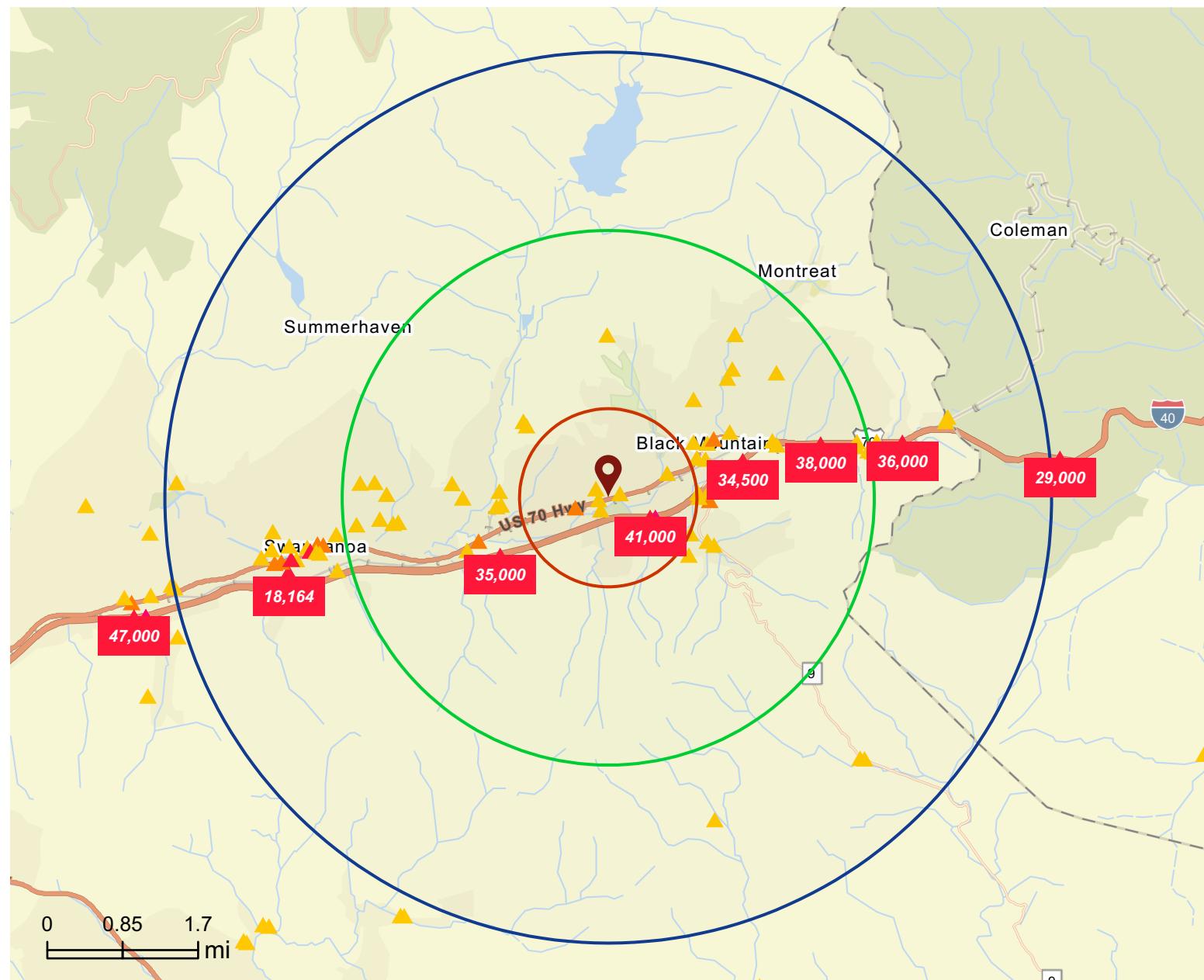


Source: Traffic Counts (2025)

Traffic Count Map

3156 US 70 Hwy, Black Mountain, North Carolina, 28711

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



Loyal Locals (K3)

Dominant Tapestry Segment

KEY FACTS



23,130
Total Population



863
Businesses



\$412,999
Median Home Value



23,368
Daytime Population



47.0
Median Age



0.2%
2025-2030
Pop Growth
Rate



\$41,417
Per Capita
Income



2.2
Avg Household
Size



\$75,425
Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household



Business Summary Report (NAICS)

3156 US 70 Hwy, Black Mountain, North Carolina, 28711



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	154	594	863
Total Employees	1,725	6,436	9,511
Total Population	3,712	14,442	23,130
Employee/Population Ratio (per 100)	46.5	44.6	41.1

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	2	1.3%	9	0.5%	6	1.0%	23	0.4%	8	0.9%	27	0.3%
Mining (21)	0	0.0%	1	0.1%	1	0.2%	5	0.1%	1	0.1%	6	0.1%
Utilities (22)	0	0.0%	0	0.0%	1	0.2%	2	0.0%	2	0.2%	89	0.9%
Construction (23)	9	5.8%	34	2.0%	39	6.6%	209	3.3%	73	8.5%	471	5.0%
Building Construction	2	1.3%	12	0.7%	10	1.7%	63	1.0%	22	2.5%	103	1.1%
Heavy/Civil Eng Construction	2	1.3%	4	0.2%	5	0.8%	10	0.2%	7	0.8%	16	0.2%
Specialty Trade Contractor	5	3.3%	17	1.0%	23	3.9%	136	2.1%	44	5.1%	351	3.7%
Manufacturing (31-33)	7	4.5%	263	15.3%	23	3.9%	611	9.5%	34	3.9%	853	9.0%
Wholesale Trade (42)	2	1.3%	22	1.3%	9	1.5%	124	1.9%	19	2.2%	168	1.8%
Durable Goods	1	0.7%	18	1.0%	5	0.8%	101	1.6%	10	1.2%	121	1.3%
Nondurable Goods	1	0.7%	4	0.2%	4	0.7%	22	0.3%	9	1.0%	47	0.5%
Trade Broker	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

3156 US 70 Hwy, Black Mountain, North Carolina, 28711



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	31	20.1%	546	31.6%	98	16.5%	1,684	26.2%	137	15.9%	2,065	21.7%
Motor Vehicle & Parts Dealers	4	2.6%	24	1.4%	11	1.9%	65	1.0%	14	1.6%	96	1.0%
Furniture & Home Furnishing Stores	3	1.9%	11	0.6%	8	1.4%	76	1.2%	11	1.3%	89	0.9%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Building & Garden Equipment	3	1.9%	23	1.3%	8	1.4%	67	1.0%	14	1.6%	102	1.1%
Food & Beverage Stores	4	2.6%	378	21.9%	13	2.2%	1,171	18.2%	20	2.3%	1,271	13.4%
Health & Personal Care Stores	3	1.9%	12	0.7%	9	1.5%	38	0.6%	13	1.5%	149	1.6%
Gasoline Stations	2	1.3%	7	0.4%	7	1.2%	24	0.4%	11	1.3%	42	0.4%
Clothing, Shoe and Jewelry Stores	3	1.9%	8	0.5%	8	1.4%	22	0.3%	9	1.0%	24	0.3%
Sporting Goods, Hobby & Music Stores	8	5.2%	75	4.3%	28	4.7%	195	3.0%	34	3.9%	253	2.7%
General Merchandise Stores	2	1.3%	8	0.5%	6	1.0%	27	0.4%	10	1.2%	40	0.4%
Transportation & Warehousing (48-49)	2	1.3%	10	0.6%	7	1.2%	39	0.6%	19	2.2%	86	0.9%
Truck Transportation	1	0.7%	7	0.4%	3	0.5%	16	0.3%	7	0.8%	24	0.3%
Information (51)	2	1.3%	6	0.3%	13	2.2%	97	1.5%	19	2.2%	317	3.3%
Finance & Insurance (52)	4	2.6%	26	1.5%	16	2.7%	101	1.6%	23	2.7%	172	1.8%
Central Bank/Credit & Related Activities	1	0.7%	13	0.8%	7	1.2%	53	0.8%	10	1.2%	65	0.7%
Securities & Commodity Contracts	1	0.7%	3	0.2%	4	0.7%	13	0.2%	6	0.7%	63	0.7%
Funds, Trusts & Other Financial	1	0.7%	11	0.6%	5	0.8%	35	0.5%	7	0.8%	43	0.5%
Real Estate, Rental & Leasing (53)	10	6.5%	65	3.8%	33	5.6%	242	3.8%	39	4.5%	327	3.4%
Professional, Scientific & Tech Services (54)	10	6.5%	38	2.2%	46	7.7%	167	2.6%	66	7.7%	250	2.6%
Legal Services	2	1.3%	9	0.5%	11	1.9%	34	0.5%	15	1.7%	45	0.5%



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Business Summary Report (NAICS)

3156 US 70 Hwy, Black Mountain, North Carolina, 28711



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	1	0.7%	3	0.2%	4	0.7%	13	0.2%	4	0.5%	13	0.1%
Administrative, Support & Waste Mgmt (56)	3	1.9%	26	1.5%	13	2.2%	156	2.4%	17	2.0%	188	2.0%
Educational Services (61)	3	1.9%	77	4.5%	12	2.0%	420	6.5%	21	2.4%	991	10.4%
Health Care & Social Assistance (62)	11	7.1%	248	14.4%	40	6.7%	904	14.1%	56	6.5%	1,126	11.8%
Ambulatory Health Care	7	4.5%	26	1.5%	20	3.4%	84	1.3%	29	3.4%	189	2.0%
Hospital	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Nursing/Residential Care	1	0.7%	189	11.0%	5	0.8%	688	10.7%	8	0.9%	775	8.2%
Social Assistance	3	1.9%	34	2.0%	15	2.5%	132	2.0%	19	2.2%	163	1.7%
Arts, Entertainment & Recreation (71)	5	3.3%	14	0.8%	16	2.7%	40	0.6%	23	2.7%	61	0.6%
Accommodation & Food Services (72)	16	10.4%	220	12.8%	66	11.1%	876	13.6%	88	10.2%	1,144	12.0%
Accommodation	4	2.6%	70	4.1%	15	2.5%	267	4.2%	22	2.5%	312	3.3%
Food & Drinking Places	12	7.8%	150	8.7%	51	8.6%	609	9.5%	66	7.7%	833	8.8%
Other Services Except Public Admin (81)	24	15.6%	83	4.8%	93	15.7%	406	6.3%	131	15.2%	629	6.6%
Repair & Maintenance	4	2.6%	14	0.8%	16	2.7%	50	0.8%	23	2.7%	72	0.8%
Auto Repair & Maintenance	4	2.6%	13	0.8%	14	2.4%	42	0.7%	19	2.2%	58	0.6%
Personal & Laundry Service	6	3.9%	19	1.1%	25	4.2%	98	1.5%	30	3.5%	111	1.2%
Civic and Other Orgs	14	9.1%	50	2.9%	53	8.9%	258	4.0%	77	8.9%	446	4.7%
Public Administration (92)	3	1.9%	32	1.9%	20	3.4%	313	4.9%	29	3.4%	524	5.5%
Unclassified Establishments (99)	9	5.8%	1	0.1%	38	6.4%	4	0.1%	55	6.4%	5	0.1%
Total (11-99)	154	100.0%	1,725	100.0%	594	100.0%	6,436	100.0%	863	100.0%	9,511	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (SIC)

3156 US 70 Hwy, Black Mountain, North Carolina, 28711



Rings: 1, 3, 5 mile radii

Data for all businesses in area		1 mile			3 miles			5 miles		
by SIC Codes		Businesses	Employees	Businesses	Employees	Businesses	Employees	Businesses	Employees	
		Number	%	Number	%	Number	%	Number	%	
Agriculture & Mining (01-14)		5	3.3%	18	1.0%	19	3.2%	147	2.3%	
Construction (15-17)		8	5.2%	34	2.0%	37	6.2%	207	3.2%	
Manufacturing (20-39)		5	3.3%	240	13.9%	18	3.0%	561	8.7%	
Transportation (40-47)		3	1.9%	11	0.6%	11	1.9%	48	0.8%	
Communication (48)		1	0.7%	3	0.2%	2	0.3%	9	0.1%	
Utility (49)		0	0.0%	0	0.0%	1	0.2%	2	0.0%	
Wholesale Trade (50-51)		2	1.3%	24	1.4%	10	1.7%	131	2.0%	
Retail Trade Summary (52-59)		46	29.9%	717	41.6%	156	26.3%	2,347	36.5%	
Home Improvement		3	1.9%	23	1.3%	8	1.4%	67	1.0%	
General Merchandise Stores		2	1.3%	6	0.3%	4	0.7%	19	0.3%	
Food Stores		5	3.3%	378	21.9%	15	2.5%	1,178	18.3%	
Auto Dealers & Gas Stations		6	3.9%	31	1.8%	18	3.0%	89	1.4%	
Apparel & Accessory Stores		1	0.7%	4	0.2%	4	0.7%	11	0.2%	
Furniture & Home Furnishings		5	3.3%	29	1.7%	12	2.0%	113	1.8%	
Eating & Drinking Places		12	7.8%	149	8.6%	50	8.4%	605	9.4%	
Miscellaneous Retail		13	8.4%	97	5.6%	45	7.6%	266	4.1%	



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

3156 US 70 Hwy, Black Mountain, North Carolina, 28711



Rings: 1, 3, 5 mile radii

by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	13	8.4%	91	5.3%	45	7.6%	329	5.1%	56	6.5%	476	5.0%
Banks, Savings & Lending	1	0.7%	13	0.8%	6	1.0%	49	0.8%	9	1.0%	62	0.7%
Securities Brokers	1	0.7%	3	0.2%	4	0.7%	13	0.2%	6	0.7%	63	0.7%
Insurance Carriers & Agents	1	0.7%	11	0.6%	5	0.8%	35	0.5%	7	0.8%	43	0.5%
Real Estate, Investment Offices	10	6.5%	64	3.7%	30	5.0%	232	3.6%	34	3.9%	308	3.2%
Services Summary (70-89)	60	39.0%	553	32.1%	237	39.9%	2,340	36.4%	342	39.6%	3,742	39.3%
Hotels & Lodging	4	2.6%	70	4.1%	15	2.5%	267	4.2%	22	2.5%	312	3.3%
Automotive Services	5	3.3%	16	0.9%	17	2.9%	53	0.8%	26	3.0%	77	0.8%
Movies & Amusements	3	1.9%	11	0.6%	11	1.9%	32	0.5%	16	1.9%	42	0.4%
Health Services	8	5.2%	159	9.2%	23	3.9%	572	8.9%	33	3.8%	734	7.7%
Legal Services	2	1.3%	9	0.5%	11	1.9%	34	0.5%	14	1.6%	43	0.5%
Education Inst. & Libraries	4	2.6%	79	4.6%	15	2.5%	426	6.6%	24	2.8%	998	10.5%
Other Services	34	22.1%	210	12.2%	145	24.4%	954	14.8%	206	23.9%	1,537	16.2%
Government (91-97)	3	1.9%	32	1.9%	20	3.4%	313	4.9%	29	3.4%	524	5.5%
Unclassified Establishments (99)	9	5.8%	1	0.1%	38	6.4%	4	0.1%	55	6.4%	5	0.1%
Totals (01-99)	154	100.0%	1,725	100.0%	594	100.0%	6,436	100.0%	863	100.0%	9,511	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).



Key Facts

3156 US 70 Hwy, Black Mountain, North Carolina, 28711
Ring: 5 mile radius

KEY FACTS

23,130

Population



2.2

Average Household Size

47.0

Median Age

\$75,425

Median Household Income

EDUCATION

8.1%

No High School Diploma



23.5%

High School Graduate



20.3%

Some College/Associate's Degree



48.1%

Bachelor's/Grad/Prof Degree

BUSINESS



863

Total Businesses



9,511

Total Employees

EMPLOYMENT



57.6%

White Collar



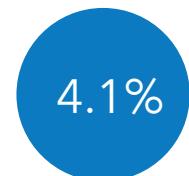
21.8%

Blue Collar



20.7%

Services



4.1%

Unemployment Rate

INCOME



\$75,425

Median Household Income



\$41,417

Per Capita Income



\$247,472

Median Net Worth

2025 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (17.7%)

The smallest group: \$150,000 - \$199,999 (6.8%)

Indicator ▲	Value	Diff	
<\$15,000	7.6%	-0.8%	
\$15,000 - \$24,999	8.0%	+1.0%	
\$25,000 - \$34,999	7.1%	+0.5%	
\$35,000 - \$49,999	10.3%	-0.2%	
\$50,000 - \$74,999	16.6%	-0.3%	
\$75,000 - \$99,999	17.7%	+4.5%	
\$100,000 - \$149,999	16.1%	+0.3%	
\$150,000 - \$199,999	6.8%	-3.6%	
\$200,000+	9.9%	-1.3%	

Bars show deviation from

Buncombe County

Demographic and Income Profile

3156 US 70 Hwy, Black Mountain, North Carolina, 28711



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	22,495	23,130	23,343
Total Households	9,373	9,728	9,807
Family Households	5,766	5,816	5,816
Average Household Size	2.23	2.22	2.22
Owner Occupied Housing Units	6,531	6,884	7,132
Renter Occupied Housing Units	2,842	2,844	2,674
Median Age	46.1	47.0	48.3

Trends 2025 - 2030	Area	State	National
Population	0.2%	0.8%	0.4%
Households	0.2%	1.1%	0.6%
Family Population	0.0%	0.9%	0.5%
Owner Occupied Housing Units	0.7%	1.2%	0.0%
Median Household Income	2.2%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	934	4.2%	925	4.0%	897	3.8%
5-9	1,078	4.8%	1,038	4.5%	972	4.2%
10-14	1,133	5.0%	1,088	4.7%	1,036	4.4%
15-19	1,306	5.8%	1,393	6.0%	1,325	5.7%
20-24	1,237	5.5%	1,272	5.5%	1,344	5.8%
25-29	1,156	5.1%	1,034	4.5%	1,078	4.6%
30-34	1,353	6.0%	1,287	5.6%	1,090	4.7%
35-39	1,410	6.3%	1,469	6.3%	1,385	5.9%
40-44	1,335	5.9%	1,499	6.5%	1,539	6.6%
45-49	1,362	6.0%	1,398	6.0%	1,546	6.6%
50-54	1,368	6.1%	1,401	6.1%	1,391	6.0%
55-59	1,510	6.7%	1,405	6.1%	1,410	6.0%
60-64	1,683	7.5%	1,516	6.5%	1,424	6.1%
65-69	1,794	8.0%	1,666	7.2%	1,525	6.5%
70-74	1,478	6.6%	1,685	7.3%	1,579	6.8%
75-79	965	4.3%	1,342	5.8%	1,541	6.6%
80-84	608	2.7%	883	3.8%	1,201	5.2%
Age 85+	786	3.5%	829	3.6%	1,059	4.5%

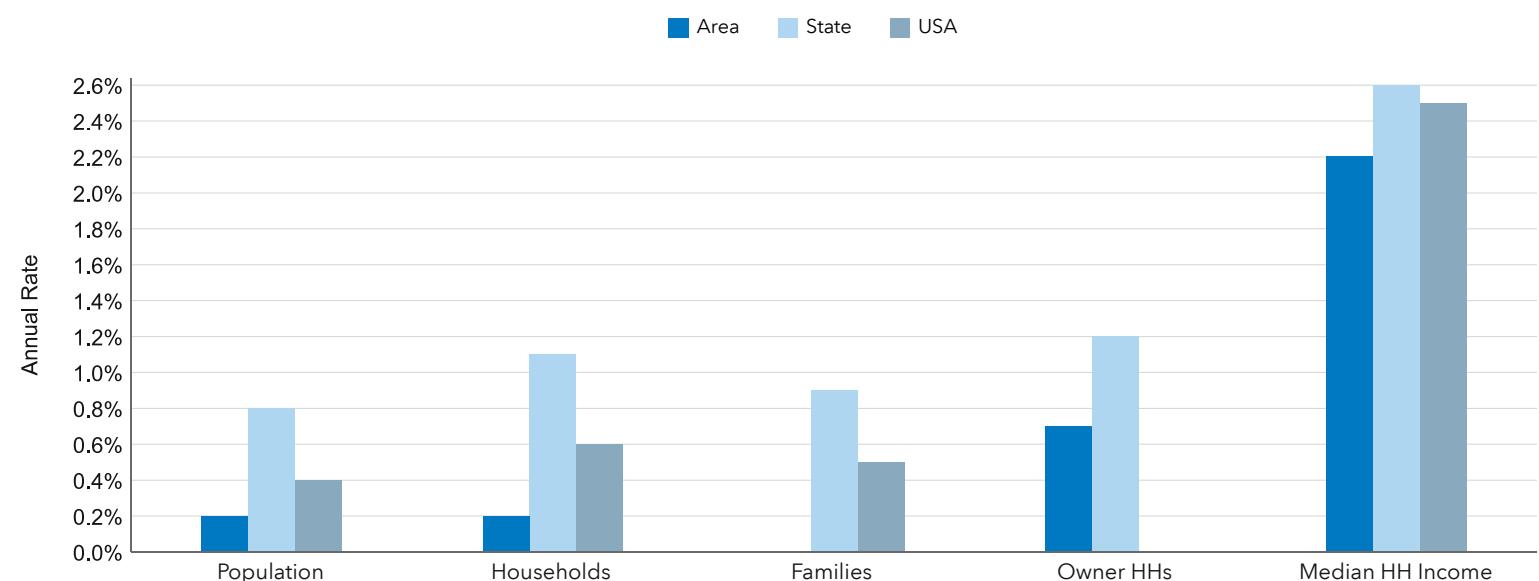
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	329	3.4%	297	3.0%
\$10,000-14,999	412	4.2%	333	3.4%
\$15,000-19,999	334	3.4%	261	2.7%
\$20,000-24,999	443	4.5%	371	3.8%
\$25,000-29,999	294	3.0%	243	2.5%
\$30,000-34,999	397	4.1%	347	3.5%
\$35,000-39,999	303	3.1%	258	2.6%
\$40,000-44,999	371	3.8%	316	3.2%
\$45,000-49,999	324	3.3%	269	2.7%
\$50,000-59,999	509	5.2%	448	4.6%
\$60,000-74,999	1,106	11.4%	1,030	10.5%
\$75,000-99,999	1,722	17.7%	1,685	17.2%
\$100,000-124,999	1,100	11.3%	1,261	12.9%
\$125,000-149,999	468	4.8%	572	5.8%
\$150,000-199,999	657	6.8%	852	8.7%
\$200,000-249,999	352	3.6%	474	4.8%
\$250,000-299,999	226	2.3%	302	3.1%
\$300,000-399,999	128	1.3%	181	1.9%
\$400,000-499,999	39	0.4%	31	0.3%
\$500,000+	213	2.2%	275	2.8%
Median Household Income	\$75,425	-	\$83,917	-
Average Household Income	\$98,978	-	\$113,362	-
Per Capita Income	\$41,417	-	\$47,362	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,090	84.9%	19,541	84.5%	19,483	83.5%
Black Alone	872	3.9%	866	3.7%	896	3.8%
American Indian	150	0.7%	152	0.7%	159	0.7%
Asian Alone	144	0.6%	157	0.7%	169	0.7%
Pacific Islander	13	0.1%	15	0.1%	17	0.1%
Some Other Race	735	3.3%	786	3.4%	867	3.7%
Two or More Races	1,491	6.6%	1,613	7.0%	1,753	7.5%
Hispanic (Any Race)	1,425	6.3%	1,571	6.8%	1,726	7.4%

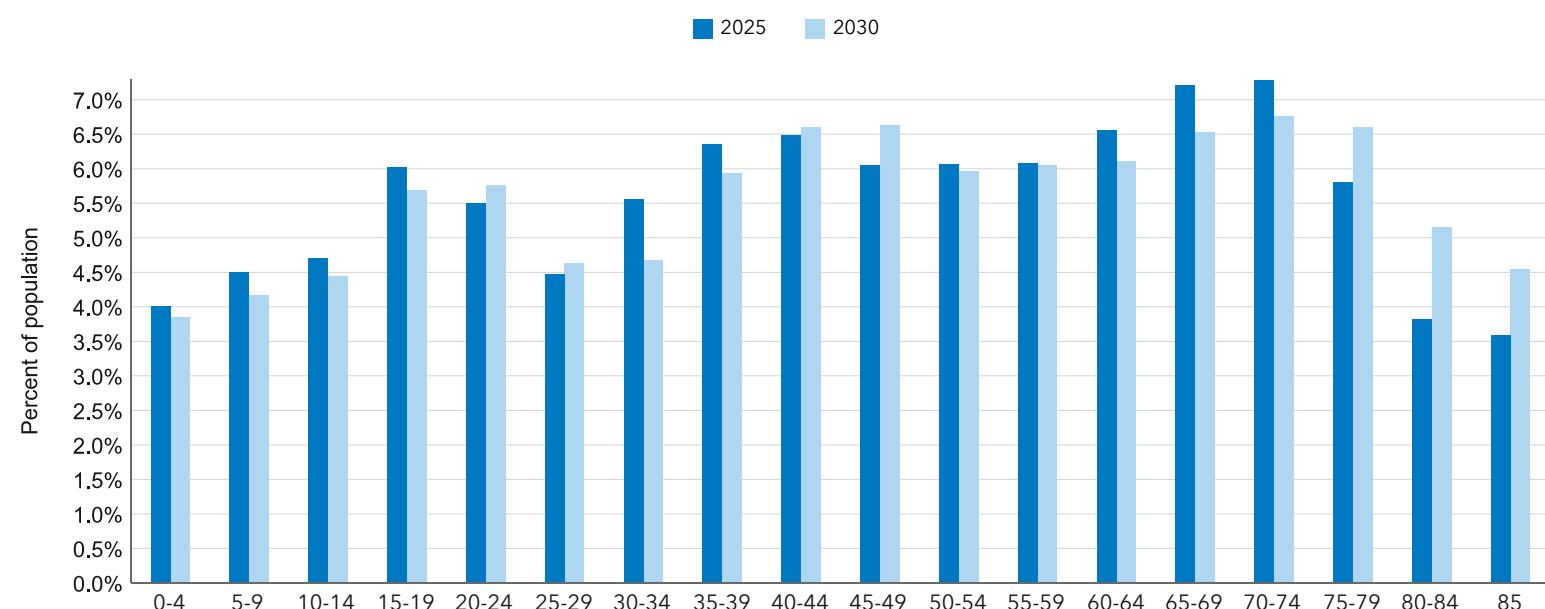
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



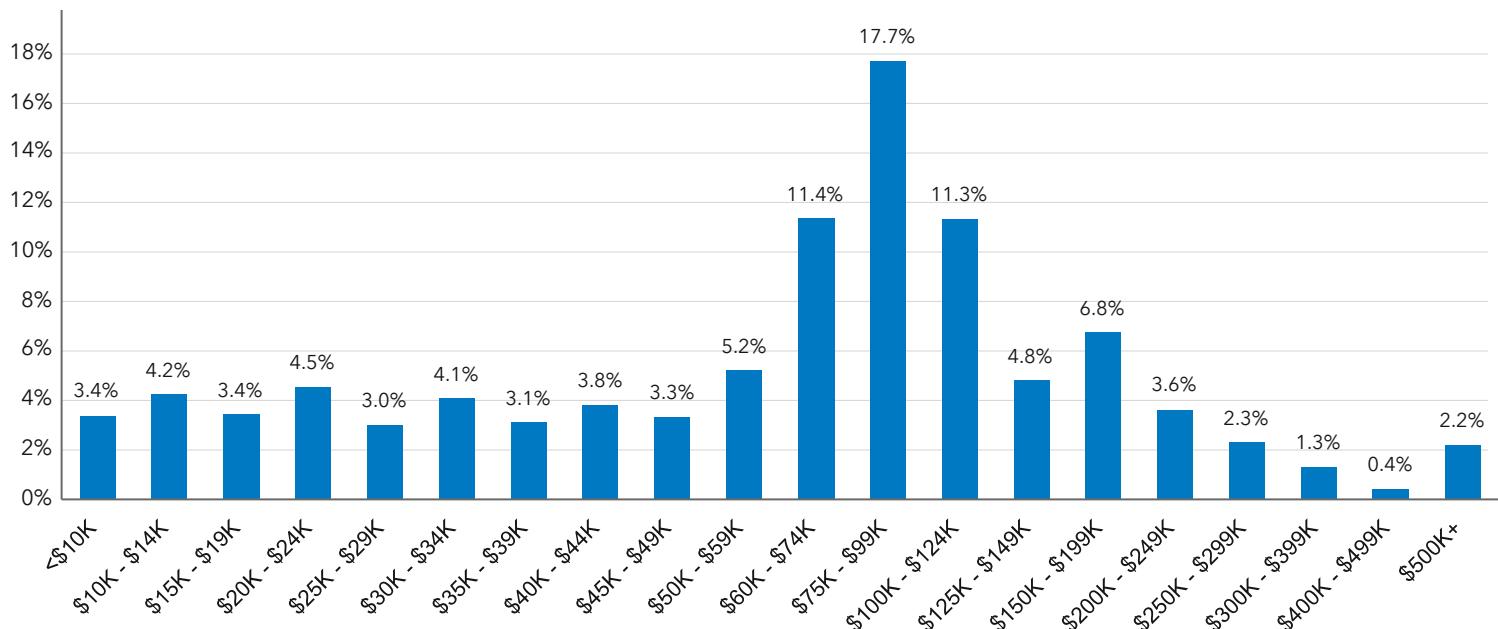
[Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Key Indicators for 2025

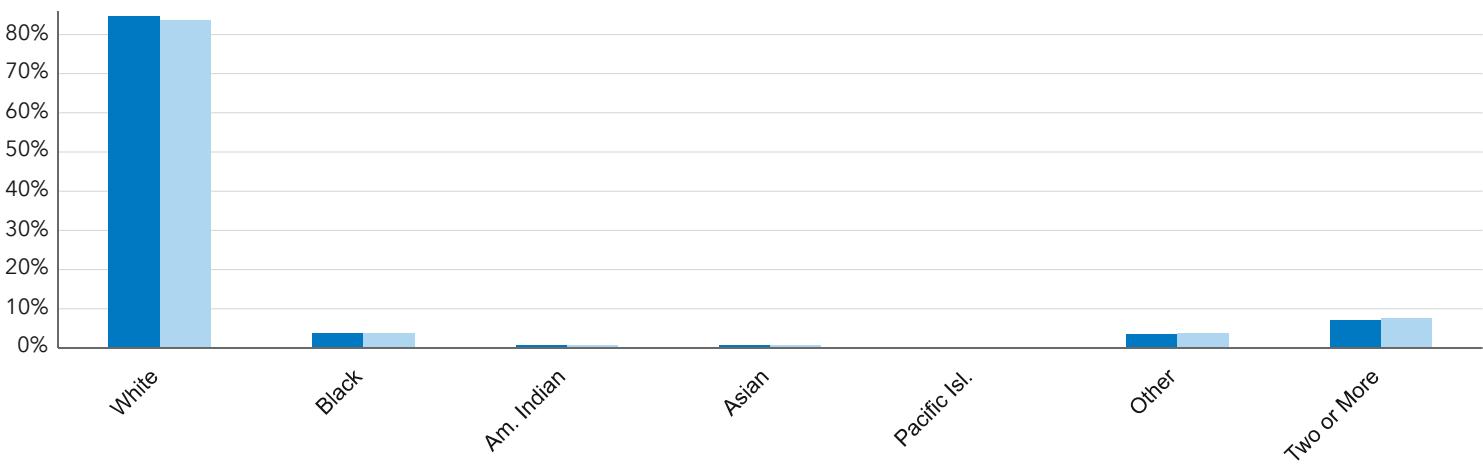


Households by Income for 2025



Population by Race

■ 2025 ■ 2030



[Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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