

GROUND LEASE OPPORTUNITY

OVERLOOK VILLAGE OUTLOT

40 S TUNNEL ROAD • ASHEVILLE, NC 28805

CBRE

Property Overview

PRIME RETAIL LOCATION

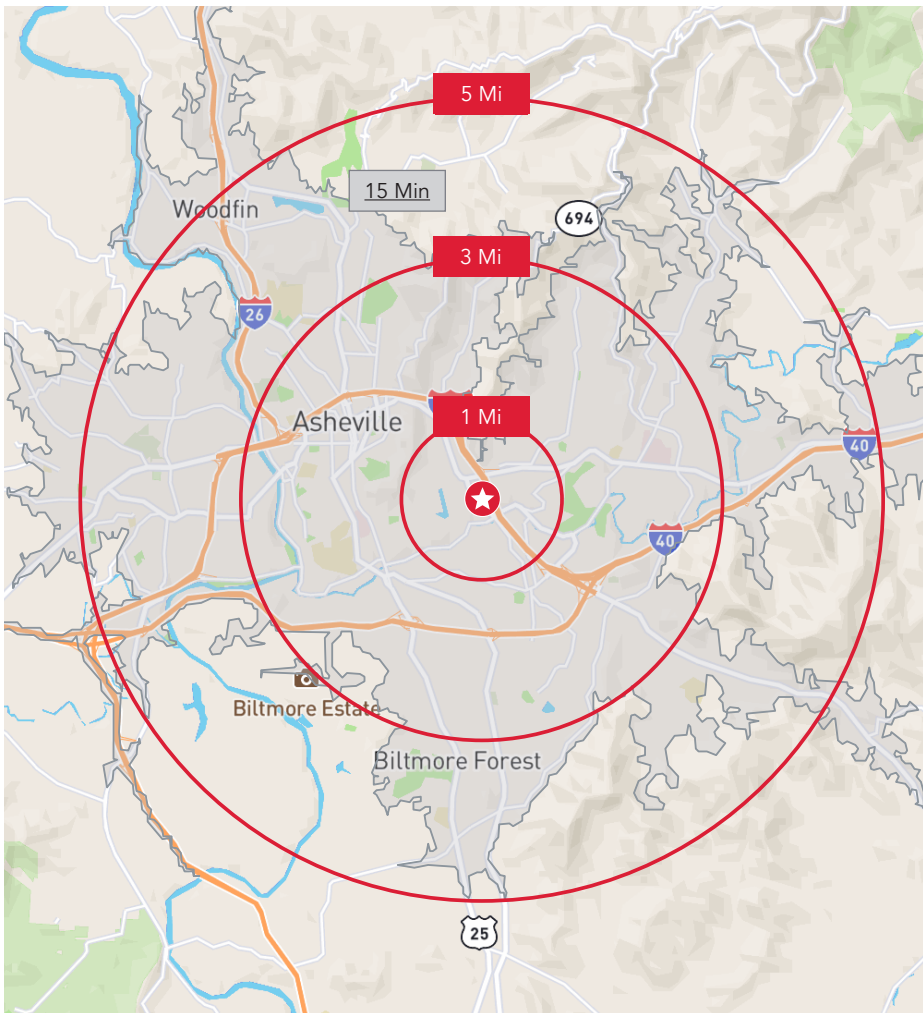
The subject site is located just 10 minutes southeast of Downtown Asheville along a very vibrant retail corridor. The region is experiencing steady growth with a talented workforce. Asheville is home to the renowned Biltmore Mansion and sits along the Blue Ridge Mountains. The area is continually recognized as a top travel destination in the nation.

- 0.74 acres available for ground lease
- Parcel #965824791800000
- Zoning District: Urban Place (UP)
- Overlook Village averages over 163,000 visitors monthly
- Signalized intersection
- Easily accessible to the I-240 and US-70 interchange
- Surrounded by many major retailers, restaurants and hotel accommodations



Demographics

*2023 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	MEDIAN HH INCOME	TOTAL HOUSEHOLDS	MEDIAN AGE
1 MILE	6,784	9,701	\$56,774	3,606	43.1
3 MILES	46,986	82,384	\$60,448	22,507	41.7
5 MILES	94,296	127,706	\$66,127	43,174	41.9
5 MINUTES	10,421	17,079	\$55,875	5,434	44.4
10 MINUTES	61,714	97,981	\$61,818	28,686	40.5
15 MINUTES	130,408	170,091	\$65,132	58,719	42.0



BUSINESSES (3 MI)

- 4,722

EMPLOYEES (3 MI)

- 59,518

MAJOR EMPLOYERS

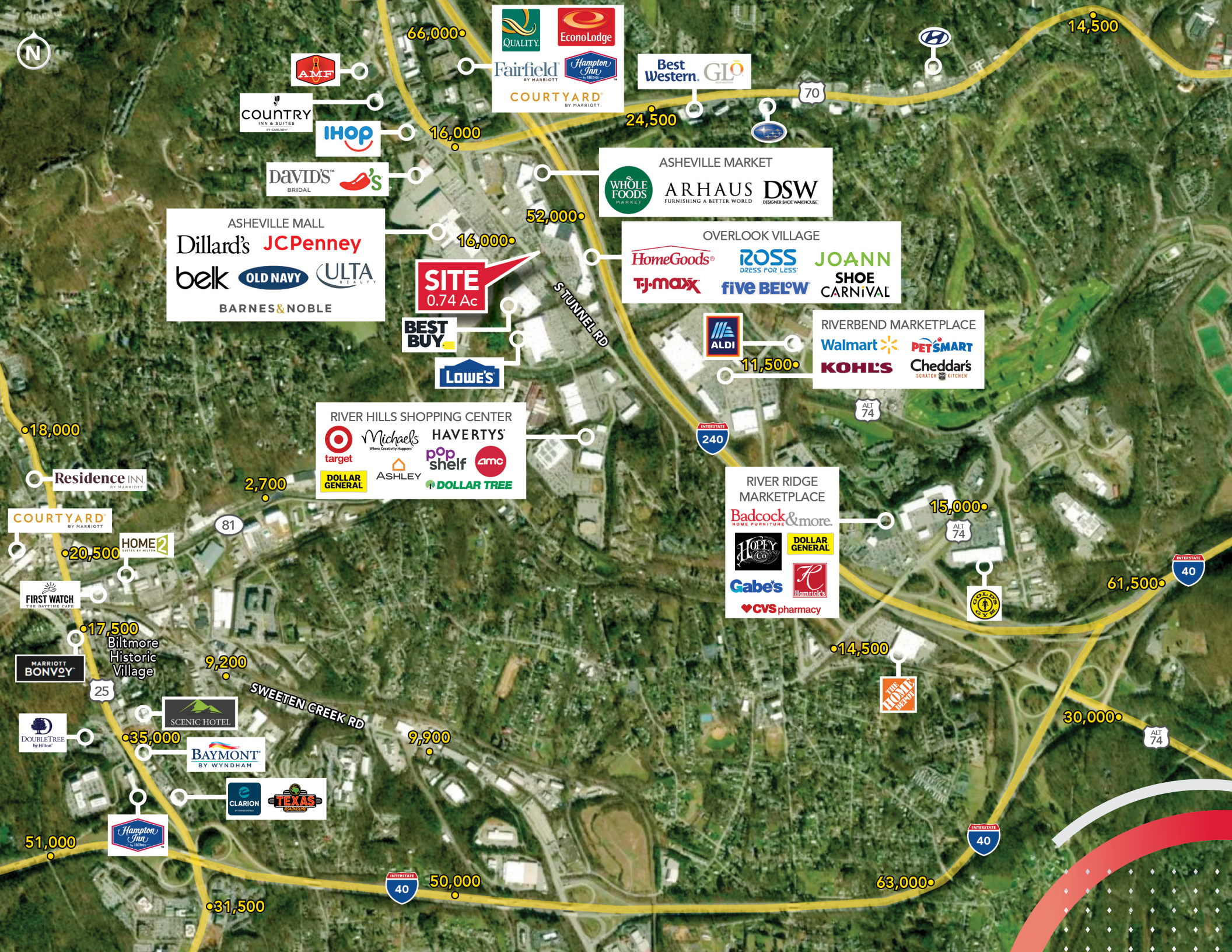
- Mission Health Hospital
- Ingles Markets, Inc
- Buncombe Co. Board of Education

MAJOR TRAFFIC GENERATORS

- Asheville Mall
- Riverbend Marketplace
- River Hills Shopping Center

AREA HOTELS

47 Hotels / 5,012 Rooms



GROUND LEASE OPPORTUNITY

OVERLOOK VILLAGE OUTLOT

40 S TUNNEL ROAD • ASHEVILLE, NC 28805

Contact Us

KATHERINE SOUTHARD

First Vice President
+1 704 661 3165
katherine.southard@cbre.com
Lic. 253803

KIVETT WILLIAMS

First Vice President
+1 704 264 3644
kivett.williams@cbre.com
Lic. 156095

CHARLOTTE

1120 South Tryon Street
Charlotte, NC 28203
+1 704 376 7979
Licensed Real Estate Broker

CBRE

Visit the portfolio website at:
www.cbre.us/chickfila