



Dewey Property Advisors

HIGHLAND BREWING PROPERTY OFFICE & FLEX SPACE FOR LEASE




UNITS FOR LEASE

12 OLD CHARLOTTE HIGHWAY, ASHEVILLE, NC 28803

Presented By

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DEWEY PROPERTY ADVISORS

1 Page Avenue

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CURRENT AVAILABILITY

LEASE INFORMATION

Lease Type:NNN; MGLease Term:Negotiable

Total Space:2,425 - 6,480 SFLease Rate:See each unit for pricing

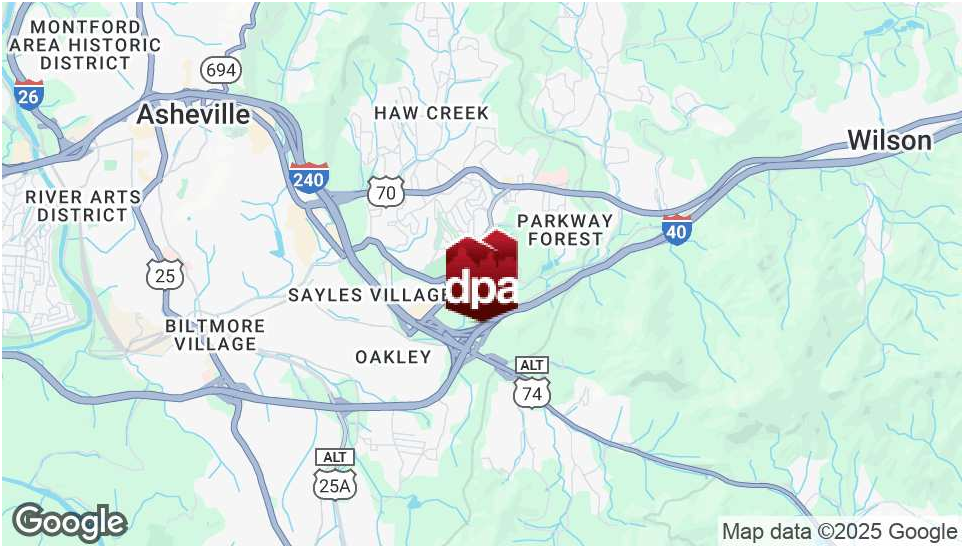
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 80	Available	2,425 SF	NNN	\$4,445 per month	Open plan office with cubicles and private offices. TICAM - \$275/month Environmental - \$165/month
Unit 85	Available	6,480 SF	Modified Gross	\$18.00 - 20.00 SF/yr	Warehouse space, ideal for storage / overstock. Ability to subdivide internally with fencing.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,425 - 6,480 SF
Market:	Asheville
Submarket:	East Asheville

PROPERTY OVERVIEW

Currently available: Unit 80 (Office), and Unit 85 (Warehouse).
Unit 80 is a 2,425 SF office with a mix of cubicles and private offices.
Unit 85 is a warehouse space, ideal for storage / overstock. Ability to subdivide internally with fencing.

PROPERTY HIGHLIGHTS

- Ideal location with on-site amenities
- Abundant Parking



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HIGHLAND BREWING PROPERTY AMENITIES



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

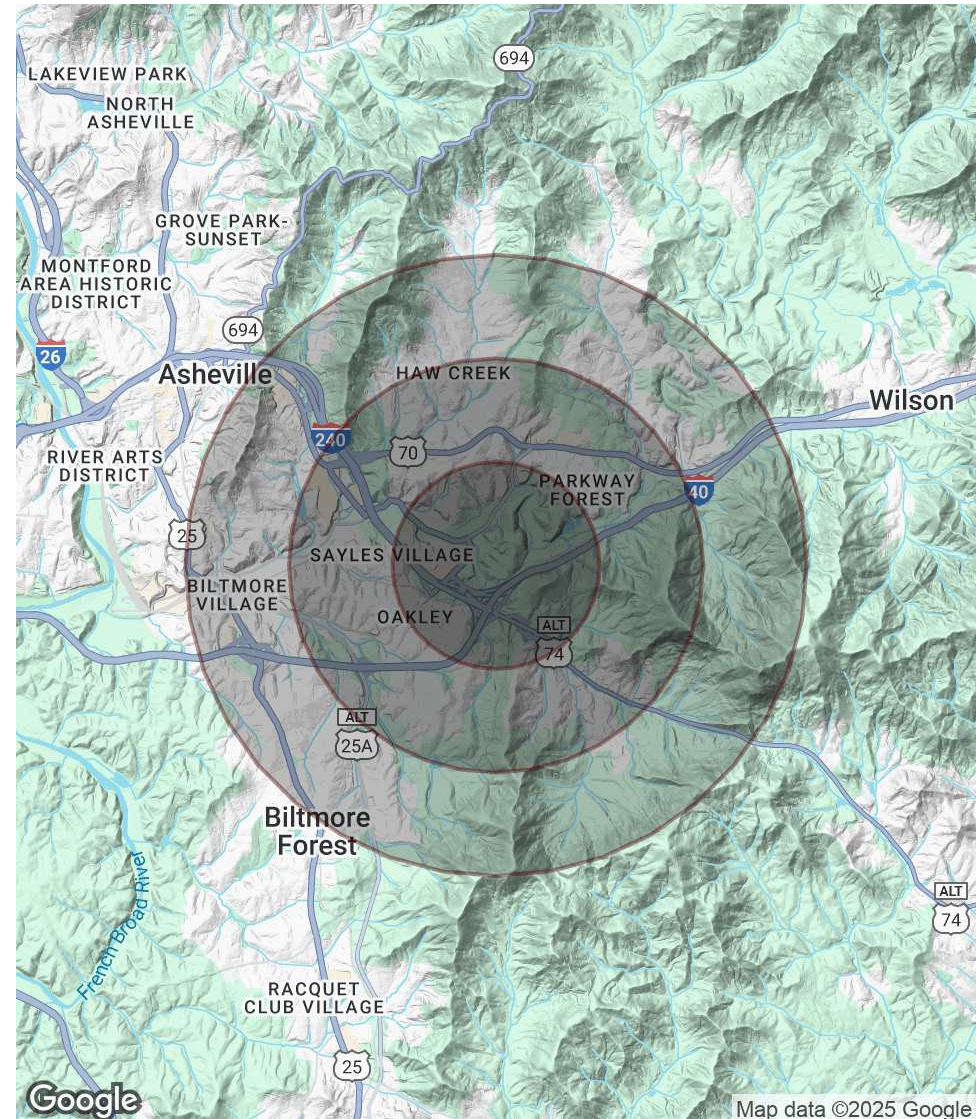
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,581	15,803	30,604
Average Age	45.5	42.9	42.6
Average Age (Male)	45.5	41.7	41.2
Average Age (Female)	47.1	45.2	44.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,018	8,598	16,366
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$48,801	\$58,113	\$59,287
Average House Value	\$220,695	\$246,375	\$255,710

* Demographic data derived from 2020 ACS - US Census



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