

30 Bryson Street

FOR LEASE

Prepared by:

Craig Mariani

Tessier Associates

Executive VP of Property Management

(828) 398-5265

craig@tessiergroup.com

261825

30 Bryson Street
Asheville, NC 28803

 **TESSIER**
PROPERTY BROKERAGE & MANAGEMENT

HIGHLIGHTS

- Highly trafficked area
- ~2,205 sqft available
- Ample parking
- Walkable to Biltmore Village
- Retail, Office, Industrial or Flex

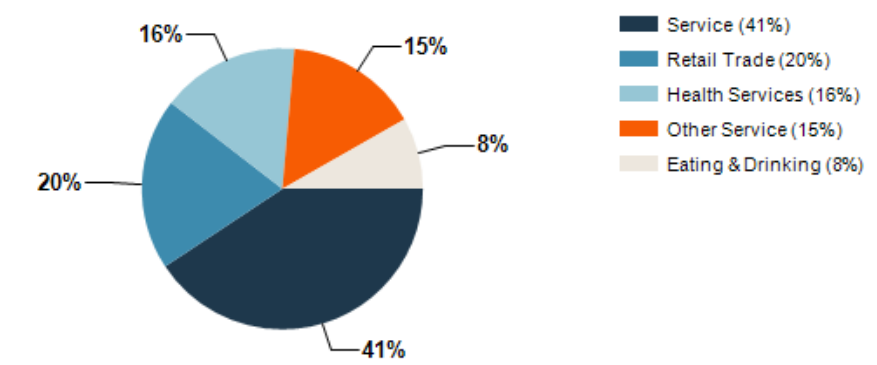


Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type
110	Ferguson		8,825	\$0.00	
130	Rx Redefined	1	2,671	\$0.00	NNN
140	Towns Property Management	1	3,059	\$0.00	
150	Vacant		3,700	\$20.00	NNN
160	Frank Blum Construction		5,400	\$0.00	

PROPERTY FEATURES	
TOTAL TENANTS	5
BUILDING SF	23,656
LAND ACRES	1.83
YEAR BUILT	1952
YEAR RENOVATED	2015
NUMBER OF PARKING SPACES	40

TENANT INFORMATION	
MAJOR TENANT/S	Ferguson
LEASE TYPE	NNN

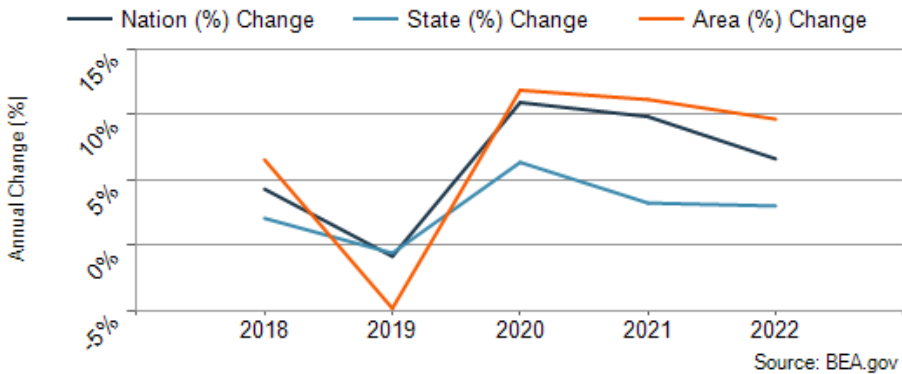
Major Industries by Employee Count



Largest Employers

Mission Health System	3,000
Buncombe County Schools System	3,000
Ingles Markets, Inc.	3,000
The Biltmore Company	2,000
State of North Carolina	1,000
Buncombe County	1,000
Asheville VA Medical Center	1,000
City of Asheville	1,000

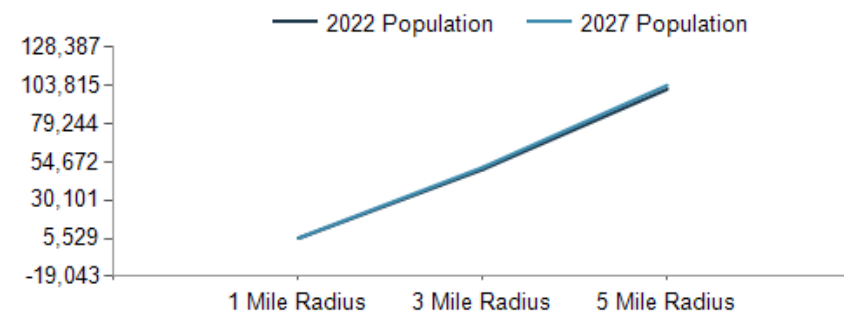
Buncombe County GDP Trend



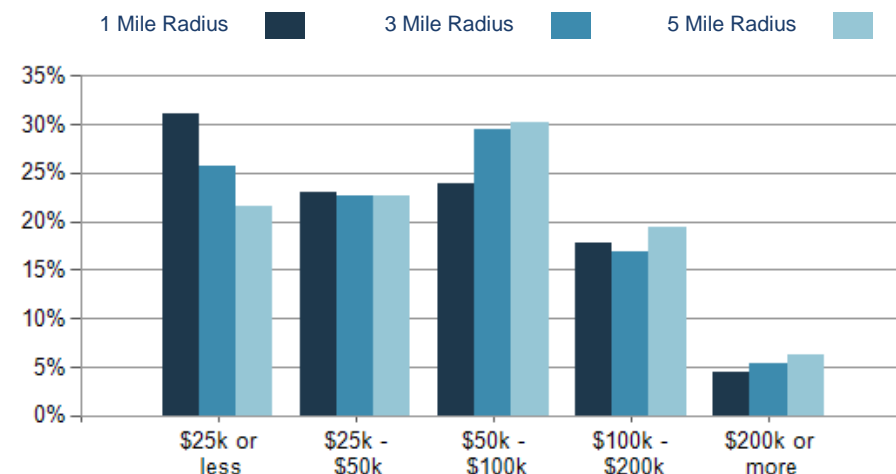


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,144	39,011	79,414
2010 Population	5,274	43,217	88,491
2022 Population	5,529	49,835	101,384
2027 Population	5,723	51,125	103,815
2022 African American	1,167	7,161	9,815
2022 American Indian	16	214	451
2022 Asian	54	640	1,421
2022 Hispanic	324	3,676	8,448
2022 Other Race	175	1,916	4,583
2022 White	3,679	35,956	77,332
2022 Multiracial	411	3,817	7,533
2022-2027: Population: Growth Rate	3.45%	2.55%	2.40%

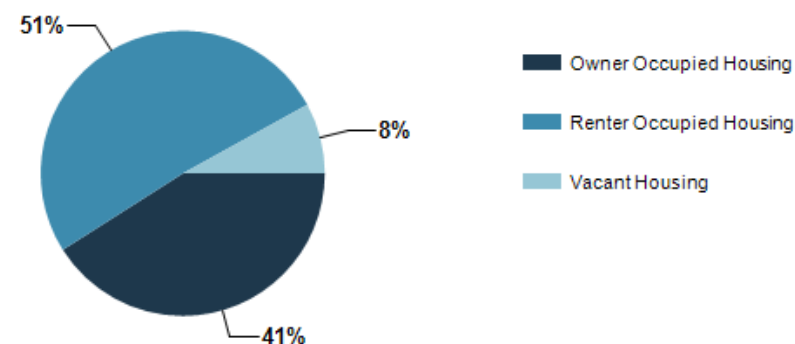
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	325	2,844	4,383
\$15,000-\$24,999	418	3,198	5,631
\$25,000-\$34,999	240	2,397	4,706
\$35,000-\$49,999	312	2,920	5,764
\$50,000-\$74,999	321	4,071	8,343
\$75,000-\$99,999	250	2,839	5,672
\$100,000-\$149,999	259	2,765	6,070
\$150,000-\$199,999	165	1,218	2,884
\$200,000 or greater	107	1,257	2,921
Median HH Income	\$44,342	\$51,671	\$56,090
Average HH Income	\$73,370	\$78,547	\$85,575



2022 Household Income



2022 Own vs. Rent - 1 Mile Radius



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	380	4,022	7,557
2022 Population Age 35-39	379	3,642	7,251
2022 Population Age 40-44	349	3,243	6,443
2022 Population Age 45-49	333	2,930	5,940
2022 Population Age 50-54	331	2,922	5,938
2022 Population Age 55-59	333	3,073	6,357
2022 Population Age 60-64	332	3,092	6,464
2022 Population Age 65-69	308	2,792	5,947
2022 Population Age 70-74	239	2,301	5,186
2022 Population Age 75-79	191	1,657	3,736
2022 Population Age 80-84	124	1,140	2,562
2022 Population Age 85+	182	1,285	3,131
2022 Population Age 18+	4,364	41,161	83,717
2022 Median Age	39	39	41
2027 Median Age	40	40	42

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,775	\$53,755	\$55,633
Average Household Income 25-34	\$67,670	\$73,947	\$76,884
Median Household Income 35-44	\$62,610	\$67,064	\$71,918
Average Household Income 35-44	\$89,026	\$92,639	\$98,828
Median Household Income 45-54	\$65,549	\$67,766	\$73,213
Average Household Income 45-54	\$94,901	\$96,951	\$104,031
Median Household Income 55-64	\$45,601	\$54,041	\$61,409
Average Household Income 55-64	\$75,764	\$83,755	\$94,347
Median Household Income 65-74	\$37,947	\$44,202	\$52,241
Average Household Income 65-74	\$65,988	\$76,334	\$86,195
Average Household Income 75+	\$44,343	\$55,727	\$62,966

Population By Age

