



RETAIL PROPERTY FOR LEASE

OVERLOOK VILLAGE

80 SOUTH TUNNEL ROAD, ASHEVILLE, NC 28805



OVERLOOK VILLAGE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Overlook Village is a community center with regional draw, strategically positioned directly across from the Asheville Mall. There is easy access with multiple signalized points and shared access with **Whole Foods**. Asheville attracts over 10 million visitors annually, creating a unique retail environment where local spending power is amplified by a robust tourism economy.

PROPERTY HIGHLIGHTS

- Prime location along Asheville's main retail corridor with high visibility.
- This Tunnel Road address is located within the traffic patterns of I-240, Hwy 70, and I-40 ensuring easy access for Asheville's residents and nearby communities.
- Surrounded by major national retailers like Target, Best Buy, Haverty's Furniture and Lowe's, creating a strong retail synergy.
- **ATM site available.**

OFFERING SUMMARY

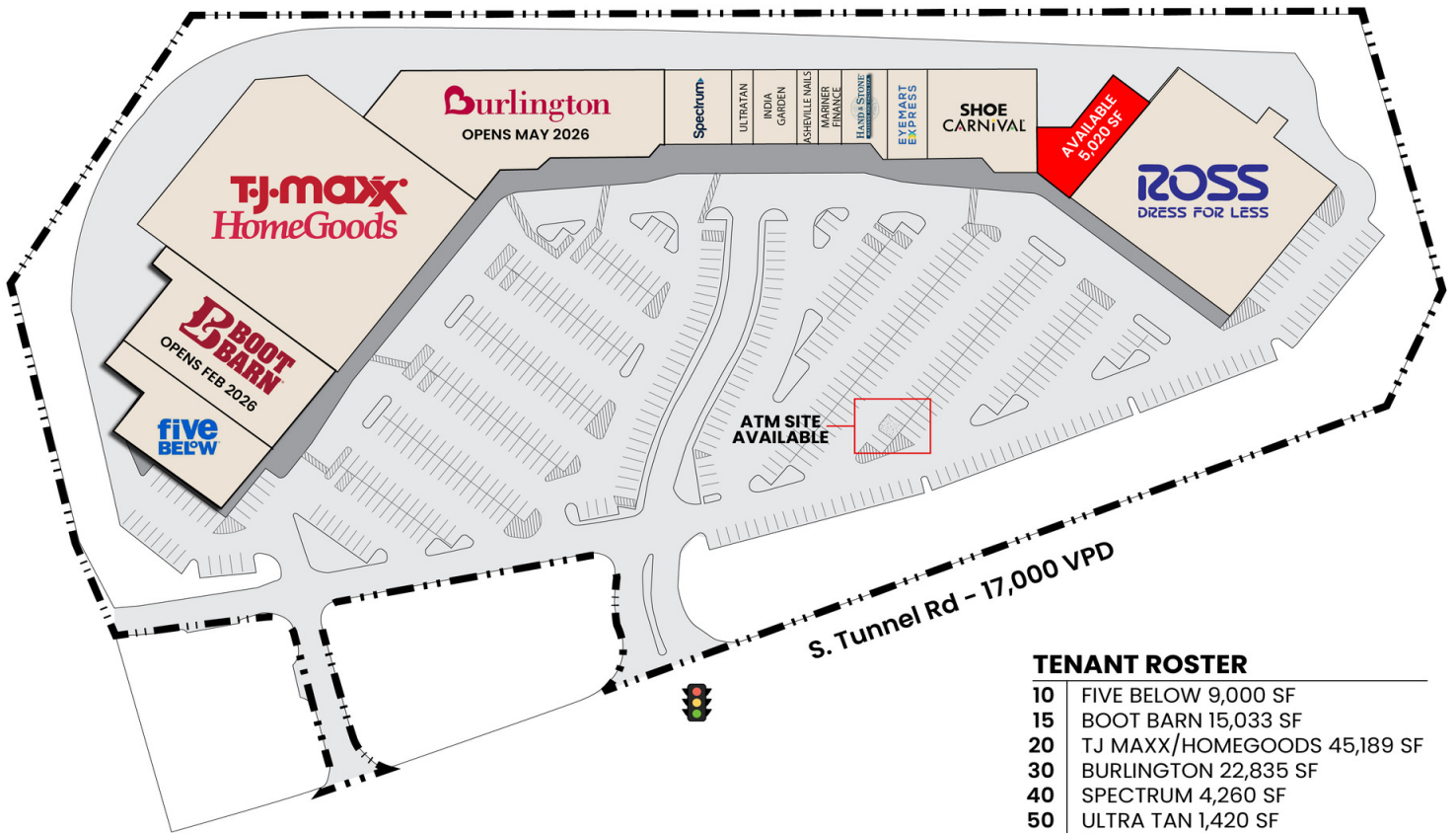
Rate	Call Broker
Available SF:	5,020 SF
Building Size:	153,820 SF
Zone:	UP
Year Built:	1990

SPACE	SIZE
Unit 120	5,020 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	22,584	41,657	96,135
Total Population	47,127	91,361	217,810
Average HH Income	\$96,808	\$105,568	\$103,984
Daytime Population	69,024	118,064	242,372

OVERLOOK VILLAGE

SITE PLAN

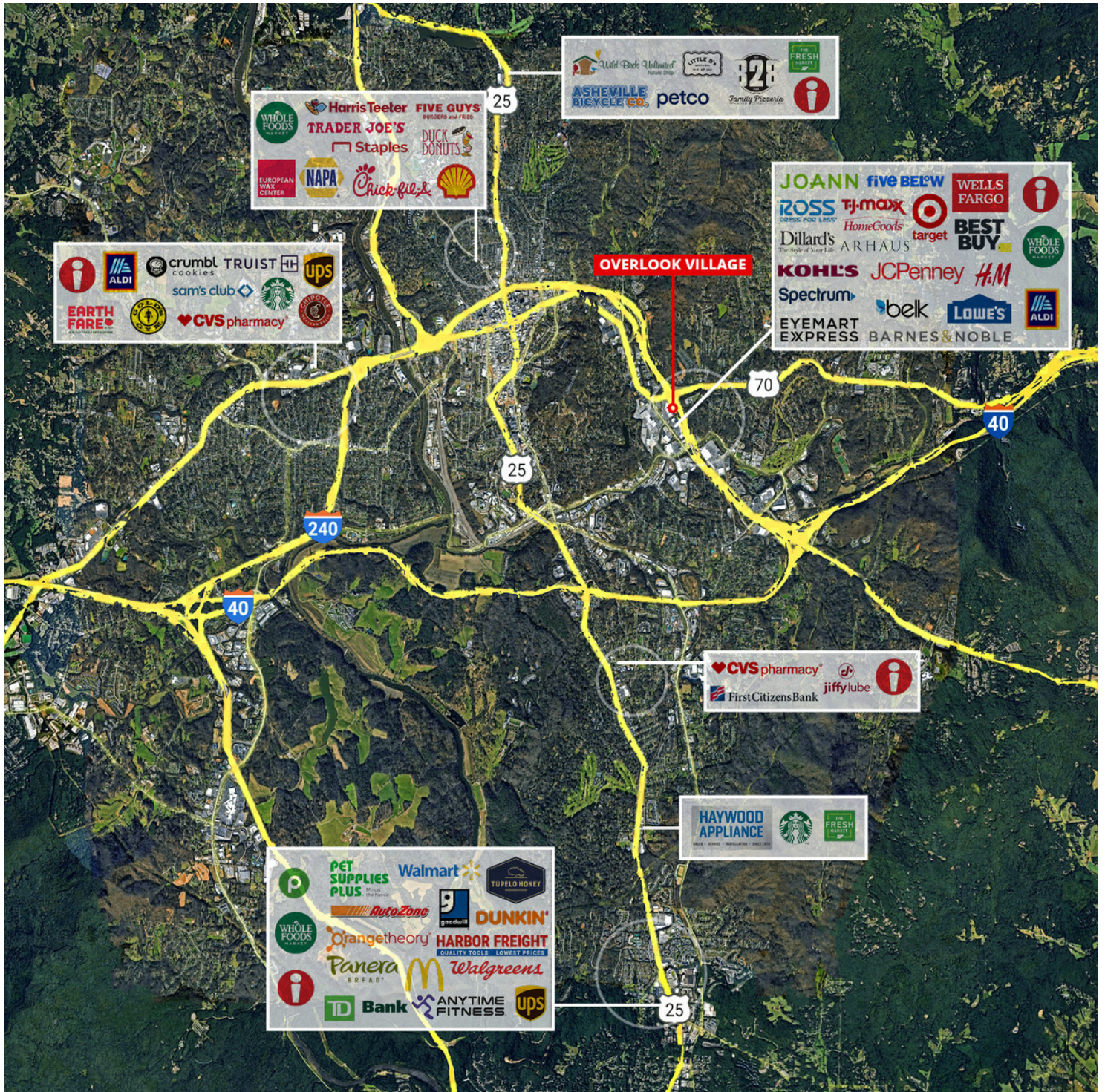


TENANT ROSTER

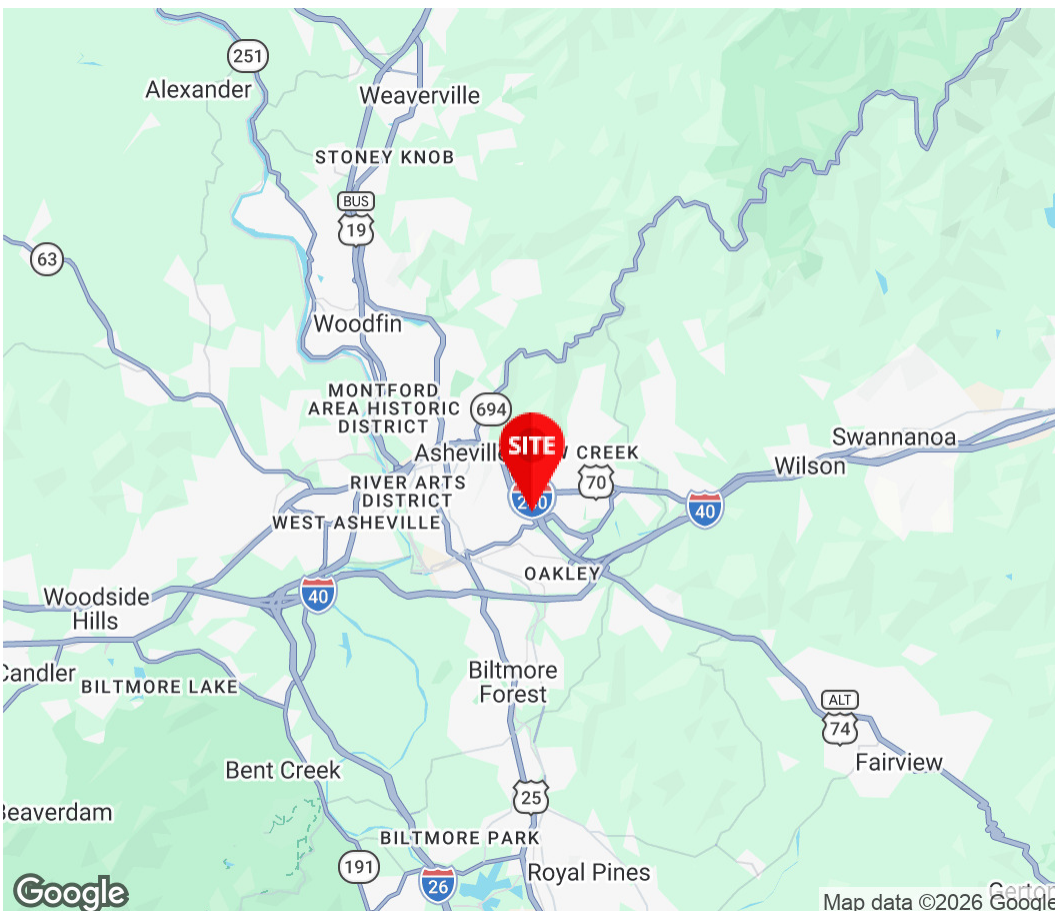
10	FIVE BELOW 9,000 SF
15	BOOT BARN 15,033 SF
20	TJ MAXX/HOMEGOODS 45,189 SF
30	BURLINGTON 22,835 SF
40	SPECTRUM 4,260 SF
50	ULTRA TAN 1,420 SF
60	INDIA GARDEN 2,840 SF
70	ASHEVILLE NAILS 1,420 SF
80	MARINER FINANCE 1,420 SF
90	HAND & STONE 2,960 SF
100	EYEMART EXPRESS 2,905 SF
110	SHOE CARNIVAL 8,840 SF
120	AVAILABLE 5,020 SF
130	ROSS DRESS FOR LESS 28,223 SF

OVERLOOK VILLAGE

LOCAL RETAIL



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