

Likewise



For Lease HIGHLY VISIBLE RETAIL IN VIBRANT WEST ASHEVILLE

1141 Patton Avenue #103, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.222.3685 | info@likewisecommercial.com | likewisecommercial.com



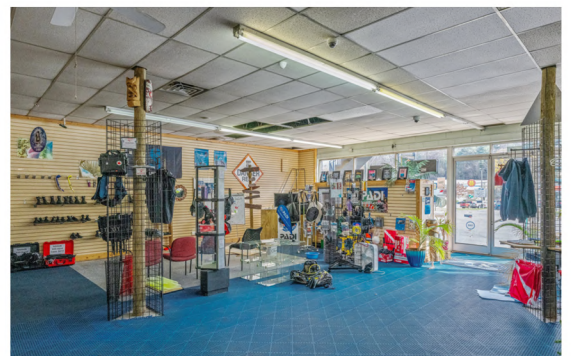
OFFERING SUMMARY

LEASE RATE	\$17 NNN
UNIT SIZE	2,730 SF
ZONING	HB (Highway Business)



PROPERTY FEATURES

- Highly visible retail on busy Patton Avenue in West Asheville
- 34,000 VPD
- 100 FT road frontage
- Multiple curb cuts allow for easy access
- Large display windows, 10 FT ceilings, two bathrooms, ample storage
- Highway Business District allows for a variety of uses, including retail, office, showroom, workshop, and more!
- Variety of vibrant restaurants and shops along Patton Avenue
- Less than a mile from I-26 & I-240



1141 Patton Avenue #103, Asheville, NC 28806



LOCATION INFORMATION

PIN 9638-07-2955-00000

COUNTY Buncombe

ZONING HB

MAJOR ROADS I-26, I-240

PROPERTY DETAILS

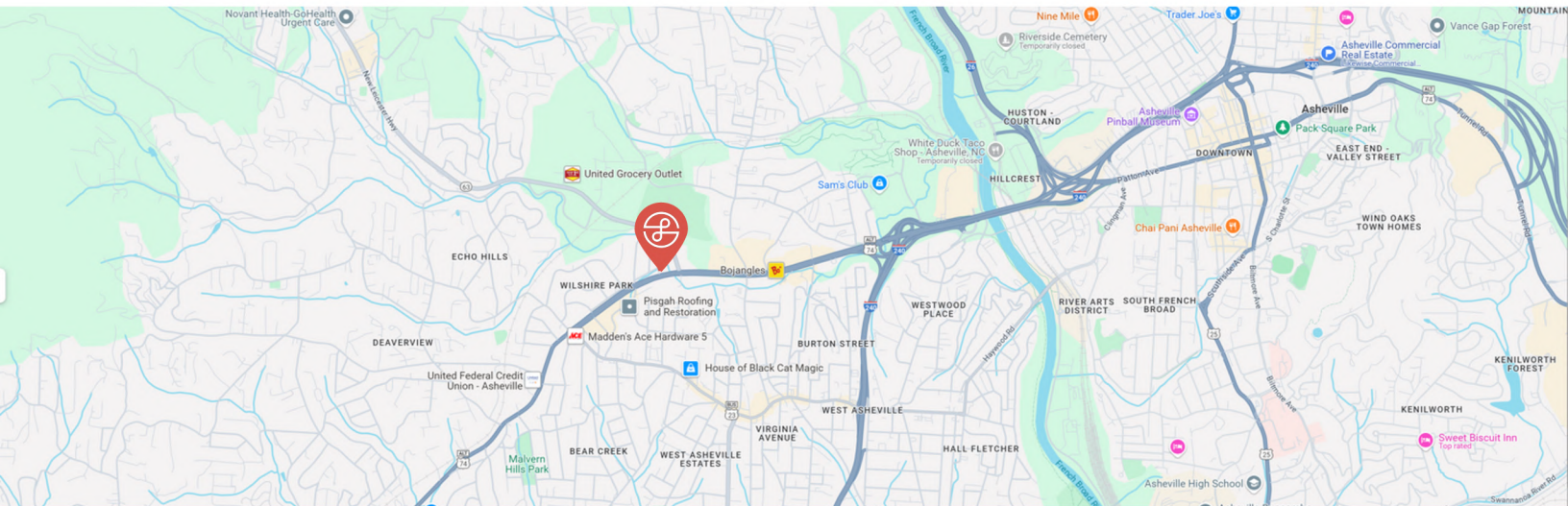
UNIT SIZE 2,730 SF

YEAR BUILT 1965

TRAFFIC COUNT 34,000 VPD

ROAD FRONTAGE 100 FT

WATER/SEWER City of Asheville



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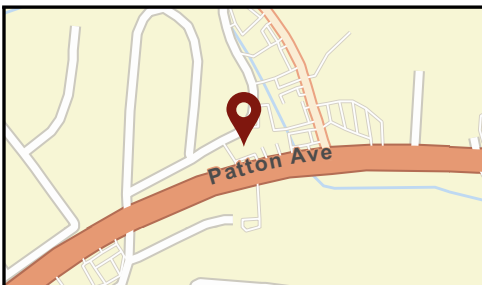
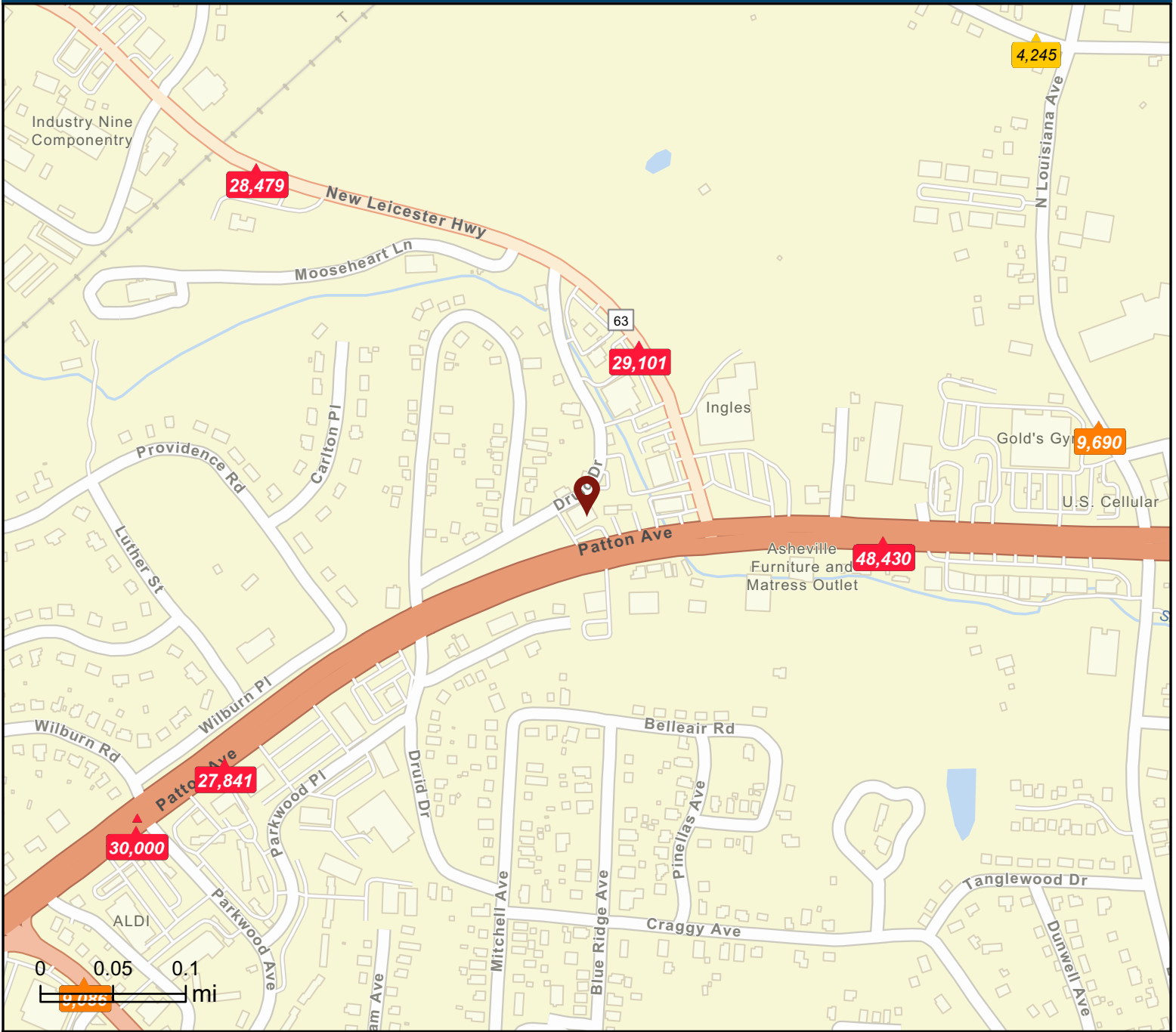
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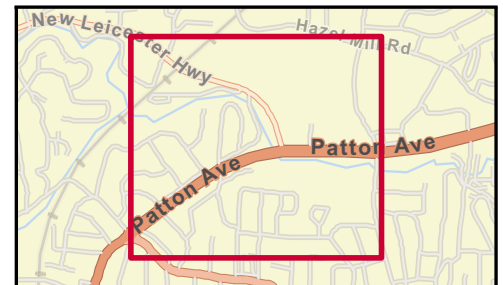
Traffic Count Map - Close Up

1141 Patton Avenue, Asheville, North Carolina, 28806 2
 1141 Patton Avenue, Asheville, North Carolina, 28806
 Rings: 1, 3 mile radii

Prepared by Esri
 Latitude: 35.58700
 Longitude: -82.59886



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

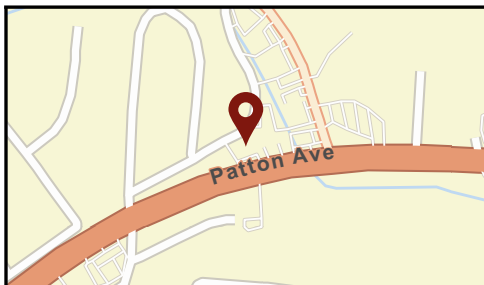
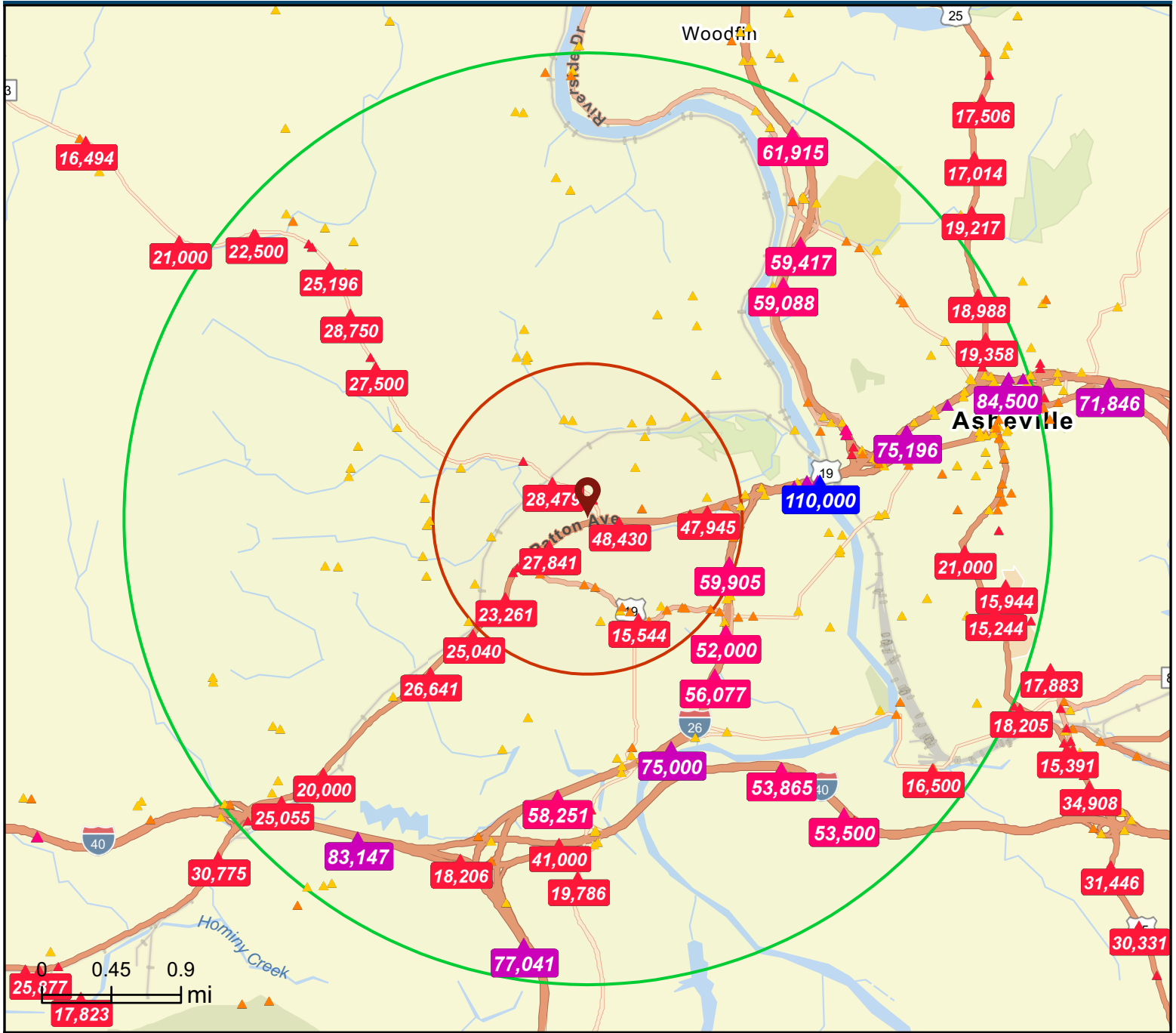


Source: ©2024 Kalibrate Technologies (Q3 2024).

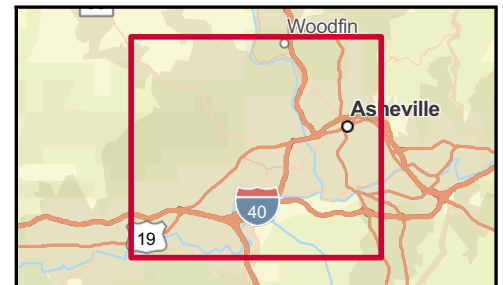
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Source: ©2024 Kalibrate Technologies (Q3 2024).

Business Summary

1141 Patton Avenue, Asheville, North Carolina, 28806 2
 1141 Patton Avenue, Asheville, North Carolina, 28806
 Rings: 1, 3 mile radii

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Data for all businesses in area	1 mile				3 miles			
Total Businesses:	744				4,229			
Total Employees:	6,773				47,974			
Total Population:	7,895				52,071			
Employee/Population Ratio (per 100 Residents)	86				92			
by NAICS Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	0.4%	8	0.1%	19	0.5%	52	0.1%
Mining	0	0.0%	1	0.0%	4	0.1%	33	0.1%
Utilities	0	0.0%	0	0.0%	2	0.1%	80	0.2%
Construction	38	5.1%	934	15.2%	173	4.1%	2,124	5.0%
Building Construction	14	1.9%	423	6.9%	77	1.8%	968	2.3%
Heavy/Civil Eng Construction	3	0.4%	9	0.1%	15	0.4%	134	0.3%
Specialty Trade Contractor	21	2.8%	502	8.2%	81	1.9%	1,022	2.4%
Manufacturing	26	3.5%	342	5.6%	116	2.8%	1,431	3.4%
Wholesale Trade	20	2.7%	162	2.6%	82	1.9%	962	2.3%
Durable Goods	14	1.9%	70	1.1%	55	1.3%	466	1.1%
Nondurable Goods	6	0.8%	93	1.5%	24	0.6%	487	1.1%
Trade Broker	0	0.0%	0	0.0%	4	0.1%	9	0.0%
Retail Trade	106	14.3%	827	13.5%	453	10.7%	3,785	8.9%
Motor Vehicle & Parts Dealers	15	2.0%	121	2.0%	47	1.1%	408	1.0%
Furniture & Home Furnishings Stores	2	0.3%	60	1.0%	16	0.4%	196	0.5%
Electronics & Appliance Stores	5	0.7%	21	0.3%	13	0.3%	76	0.2%
Building Material & Garden Equipment & Supplies Dealers	4	0.5%	36	0.6%	19	0.5%	523	1.2%
Food & Beverage Stores	24	3.2%	221	3.6%	84	2.0%	1,009	2.4%
Health & Personal Care Stores	14	1.9%	52	0.8%	33	0.8%	168	0.4%
Gasoline Stations & Fuel Dealers	3	0.4%	14	0.2%	14	0.3%	50	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	6	0.8%	66	1.1%	61	1.4%	392	0.9%
Sporting Goods, Hobby, Book, & Music Stores	25	3.4%	118	1.9%	136	3.2%	640	1.5%
General Merchandise Stores	9	1.2%	118	1.9%	30	0.7%	323	0.8%
Transportation & Warehousing	9	1.2%	105	1.7%	57	1.4%	534	1.3%
Truck Transportation	4	0.5%	13	0.2%	16	0.4%	123	0.3%
Information	24	3.2%	241	3.9%	103	2.4%	1,399	3.3%
Finance & Insurance	40	5.4%	212	3.5%	187	4.4%	1,234	2.9%
Central Bank/Credit Intermediation & Related Activities	15	2.0%	109	1.8%	68	1.6%	651	1.5%
Securities & Commodity Contracts	10	1.4%	31	0.5%	72	1.7%	357	0.8%
Funds, Trusts & Other Financial Vehicles	14	1.9%	72	1.2%	47	1.1%	227	0.5%
Real Estate, Rental & Leasing	38	5.1%	193	3.1%	253	6.0%	2,189	5.2%
Professional, Scientific & Tech Services	54	7.3%	281	4.6%	464	11.0%	2,798	6.6%
Legal Services	4	0.5%	18	0.3%	149	3.5%	807	1.9%
Management of Companies & Enterprises	2	0.3%	7	0.1%	14	0.3%	92	0.2%
Administrative, Support & Waste Management Services	22	3.0%	125	2.0%	122	2.9%	929	2.2%
Educational Services	18	2.4%	344	5.6%	106	2.5%	2,307	5.5%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

Business Summary

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by NAICS Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	60	8.1%	785	12.8%	462	11.0%	7,954	18.8%
Ambulatory Health Care	37	5.0%	332	5.4%	298	7.1%	3,372	8.0%
Hospital	3	0.4%	109	1.8%	30	0.7%	2,718	6.4%
Nursing/Residential Care	1	0.1%	108	1.8%	13	0.3%	666	1.6%
Social Assistance	18	2.4%	236	3.9%	122	2.9%	1,199	2.8%
Arts, Entertainment & Recreation	18	2.4%	97	1.6%	101	2.4%	755	1.8%
Accommodation & Food Services	61	8.2%	890	14.5%	393	9.3%	5,907	13.9%
Accommodation	2	0.3%	115	1.9%	57	1.4%	1,357	3.2%
Food Services & Drinking Places	58	7.8%	775	12.6%	336	8.0%	4,550	10.7%
Other Services (except Public Administration)	135	18.2%	516	8.4%	594	14.1%	2,669	6.3%
Repair & Maintenance	23	3.1%	122	2.0%	86	2.0%	361	0.8%
Automotive Repair & Maintenance	16	2.2%	71	1.2%	61	1.4%	254	0.6%
Personal & Laundry Service	50	6.8%	183	3.0%	185	4.4%	772	1.8%
Civic and Other Orgs	61	8.2%	211	3.4%	322	7.6%	1,536	3.6%
Public Administration	6	0.8%	66	1.1%	147	3.5%	5,096	12.0%
Unclassified Establishments	62	8.4%	0	0.0%	363	8.6%	33	0.1%
Total	740	100.0%	6,137	100.0%	4,216	100.0%	42,363	100.0%

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by SIC Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	12	1.6%	62	0.9%	65	1.5%	349	0.7%
Construction	37	5.0%	953	14.1%	155	3.7%	2,076	4.3%
Manufacturing	22	3.0%	395	5.8%	112	2.6%	2,029	4.2%
Transportation	12	1.6%	109	1.6%	68	1.6%	711	1.5%
Communication	15	2.0%	185	2.7%	44	1.0%	706	1.5%
Utility	1	0.1%	3	0.0%	8	0.2%	138	0.3%
Wholesale Trade	19	2.5%	182	2.7%	81	1.9%	1,105	2.3%
Retail Trade Summary	170	22.9%	1,821	26.9%	799	18.9%	8,906	18.6%
Home Improvement	4	0.5%	36	0.5%	21	0.5%	530	1.1%
General Merchandise Stores	5	0.7%	109	1.6%	15	0.3%	252	0.5%
Food Stores	28	3.8%	334	4.9%	89	2.1%	1,267	2.6%
Auto Dealers & Gas Stations	17	2.3%	141	2.1%	57	1.4%	541	1.1%
Apparel & Accessory Stores	3	0.4%	15	0.2%	47	1.1%	321	0.7%
Furniture & Home Furnishings	9	1.2%	158	2.3%	36	0.8%	394	0.8%
Eating & Drinking Places	57	7.7%	716	10.6%	319	7.5%	4,430	9.2%
Miscellaneous Retail	48	6.5%	312	4.6%	215	5.1%	1,171	2.4%
Finance, Insurance, Real Estate Summary	67	9.0%	326	4.8%	432	10.2%	3,765	7.8%
Banks, Savings & Lending Institutions	15	2.0%	95	1.4%	74	1.8%	803	1.7%
Securities Brokers	9	1.2%	19	0.3%	68	1.6%	318	0.7%
Insurance Carriers & Agents	16	2.1%	96	1.4%	47	1.1%	292	0.6%
Real Estate, Holding, Other Investment Offices	27	3.6%	116	1.7%	243	5.8%	2,353	4.9%
Services Summary	313	42.1%	2,651	39.1%	1,870	44.2%	22,728	47.4%
Hotels & Lodging	2	0.3%	143	2.1%	56	1.3%	1,569	3.3%
Automotive Services	24	3.2%	103	1.5%	78	1.8%	344	0.7%
Movies & Amusements	24	3.2%	137	2.0%	103	2.4%	615	1.3%
Health Services	41	5.5%	495	7.3%	316	7.5%	6,646	13.8%
Legal Services	4	0.5%	16	0.2%	144	3.4%	966	2.0%
Education Institutions & Libraries	12	1.6%	411	6.1%	86	2.0%	3,247	6.8%
Other Services	206	27.7%	1,345	19.9%	1,087	25.7%	9,341	19.5%
Government	6	0.8%	76	1.1%	147	3.5%	5,243	10.9%
Unclassified Establishments	70	9.4%	10	1.1%	449	10.6%	218	10.9%
Totals	744	100.0%	6,773	100.0%	4,229	100.0%	47,974	100.0%

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Key Facts

1141 Patton Avenue, Asheville, North Carolina, 28806 2
Ring: 1 mile radius

KEY FACTS

7,895

Population



Average Household Size

38.1

Median Age

\$67,302

Median Household Income

EDUCATION

4.1%

No High School Diploma



20.0%

High School Graduate



21.2%

Some College/
Associate's Degree



54.6%

Bachelor's/Grad/
Prof Degree

BUSINESS



744

Total Businesses



6,773

Total Employees

EMPLOYMENT



64.1%

White Collar



18.8%

Blue Collar



17.1%

Services

3.2%

Unemployment Rate

INCOME



\$67,302

Median Household Income



\$46,374

Per Capita Income



\$158,625

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (22.5%)

The smallest group: \$25,000 - \$34,999 (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	7.4%	-0.5%	
\$15,000 - \$24,999	7.2%	-0.1%	
\$25,000 - \$34,999	5.5%	-0.8%	
\$35,000 - \$49,999	12.6%	-0.3%	
\$50,000 - \$74,999	22.5%	+3.1%	
\$75,000 - \$99,999	11.0%	-1.8%	
\$100,000 - \$149,999	13.2%	-3.7%	
\$150,000 - \$199,999	7.4%	+0.8%	
\$200,000+	13.2%	+3.3%	

Bars show deviation from Buncombe County

Key Facts

1141 Patton Avenue, Asheville, North Carolina, 28806 2
Ring: 3 mile radius

KEY FACTS

52,071

Population



2.2

Average Household Size

37.4

Median Age

\$58,246

Median Household Income

EDUCATION

7.3%

No High School Diploma



21.8%

High School Graduate



22.9%

Some College/
Associate's Degree



47.9%

Bachelor's/Grad/
Prof Degree

BUSINESS



4,229

Total Businesses



47,974

Total Employees

EMPLOYMENT



61.9%

White Collar



18.2%

Blue Collar



19.9%

Services



3.3%

Unemployment Rate

INCOME



\$58,246

Median Household Income



\$37,051

Per Capita Income



\$82,351

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.5%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff		
<\$15,000	12.5%	+4.6%		
\$15,000 - \$24,999	8.9%	+1.6%		
\$25,000 - \$34,999	7.0%	+0.7%		
\$35,000 - \$49,999	13.8%	+0.9%		
\$50,000 - \$74,999	18.5%	-0.9%		
\$75,000 - \$99,999	10.9%	-1.9%		
\$100,000 - \$149,999	14.7%	-2.2%		
\$150,000 - \$199,999	6.1%	-0.5%		
\$200,000+	7.6%	-2.3%		

Bars show deviation from Buncombe County

Demographic and Income Profile

1141 Patton Avenue, Asheville, North Carolina, 28806 2
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Summary	Census 2010	Census 2020	2024	2029
Population	6,638	7,547	7,895	7,960
Households	2,958	3,318	3,442	3,463
Families	1,496	1,681	1,725	1,719
Average Household Size	2.22	2.26	2.28	2.28
Owner Occupied Housing Units	1,748	1,837	1,948	2,052
Renter Occupied Housing Units	1,211	1,481	1,494	1,411
Median Age	35.6	36.7	38.1	40.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.16%	0.75%	0.38%
Households	0.12%	0.98%	0.64%
Families	-0.07%	0.91%	0.56%
Owner HHs	1.05%	1.22%	0.97%
Median Household Income	3.36%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	253	7.4%	195	5.6%
\$15,000 - \$24,999	247	7.2%	166	4.8%
\$25,000 - \$34,999	191	5.5%	149	4.3%
\$35,000 - \$49,999	433	12.6%	375	10.8%
\$50,000 - \$74,999	774	22.5%	760	21.9%
\$75,000 - \$99,999	377	11.0%	396	11.4%
\$100,000 - \$149,999	456	13.2%	514	14.8%
\$150,000 - \$199,999	255	7.4%	333	9.6%
\$200,000+	456	13.2%	574	16.6%

Median Household Income	\$67,302	\$79,379
Average Household Income	\$107,164	\$127,261
Per Capita Income	\$46,374	\$54,991

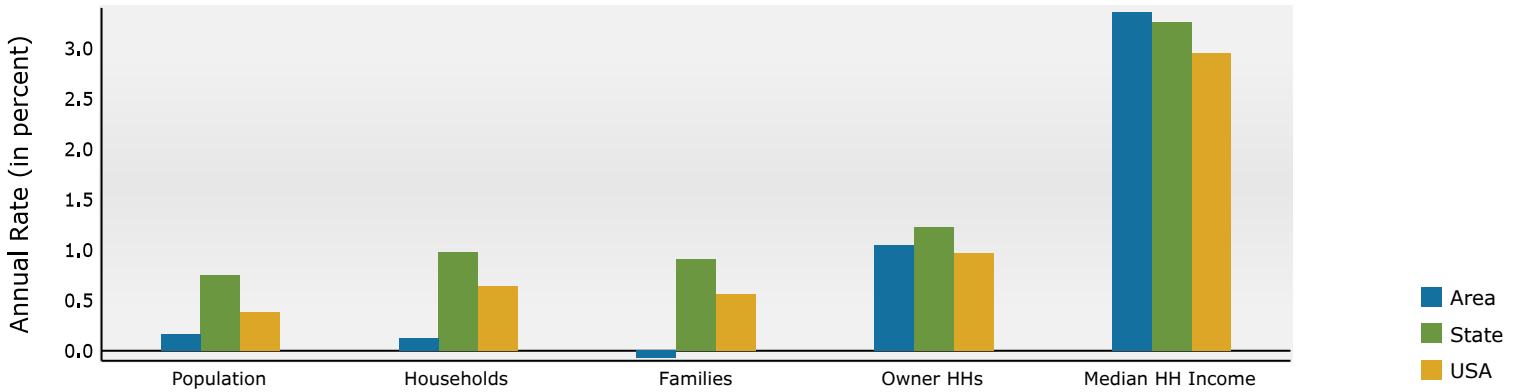
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	436	6.6%	355	4.7%	362	4.6%	343	4.3%
5 - 9	384	5.8%	464	6.1%	415	5.3%	379	4.8%
10 - 14	289	4.4%	424	5.6%	417	5.3%	376	4.7%
15 - 19	294	4.4%	372	4.9%	395	5.0%	398	5.0%
20 - 24	417	6.3%	366	4.8%	459	5.8%	464	5.8%
25 - 34	1,421	21.4%	1,542	20.4%	1,394	17.7%	1,063	13.4%
35 - 44	1,041	15.7%	1,431	19.0%	1,554	19.7%	1,660	20.9%
45 - 54	835	12.6%	931	12.3%	1,144	14.5%	1,289	16.2%
55 - 64	669	10.1%	734	9.7%	758	9.6%	838	10.5%
65 - 74	412	6.2%	594	7.9%	588	7.4%	630	7.9%
75 - 84	278	4.2%	244	3.2%	314	4.0%	401	5.0%
85+	161	2.4%	90	1.2%	97	1.2%	119	1.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,403	81.4%	5,731	75.9%	5,867	74.3%	5,796	72.8%
Black Alone	603	9.1%	537	7.1%	551	7.0%	559	7.0%
American Indian Alone	19	0.3%	37	0.5%	42	0.5%	45	0.6%
Asian Alone	44	0.7%	75	1.0%	82	1.0%	90	1.1%
Pacific Islander Alone	33	0.5%	23	0.3%	28	0.4%	30	0.4%
Some Other Race Alone	342	5.2%	497	6.6%	610	7.7%	669	8.4%
Two or More Races	194	2.9%	647	8.6%	715	9.1%	772	9.7%
Hispanic Origin (Any Race)	679	10.2%	848	11.2%	1,030	13.0%	1,125	14.1%

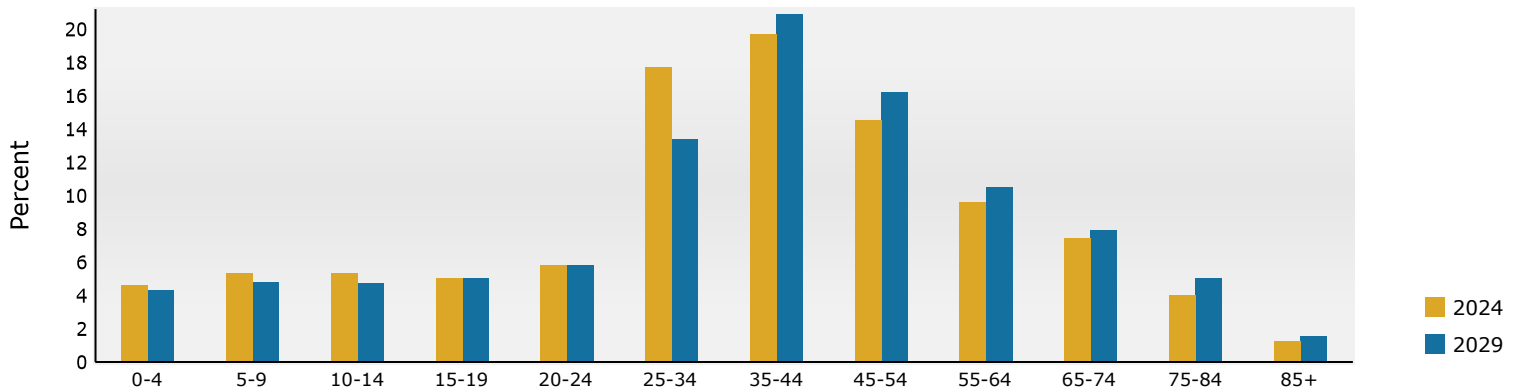
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

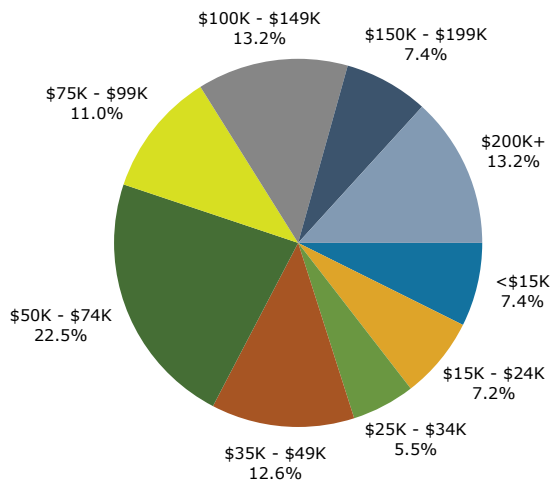
Trends 2024-2029



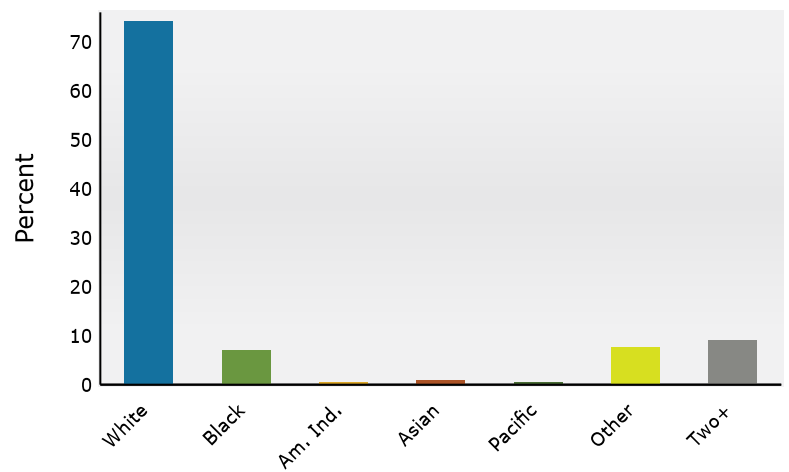
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 13.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

1141 Patton Avenue, Asheville, North Carolina, 28806 2
 1141 Patton Avenue, Asheville, North Carolina, 28806
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.58700
 Longitude: -82.59886

Summary	Census 2010	Census 2020	2024	2029
Population	44,791	49,860	52,071	54,767
Households	18,709	21,143	22,120	23,525
Families	9,522	10,425	10,767	11,367
Average Household Size	2.25	2.20	2.21	2.19
Owner Occupied Housing Units	9,424	10,372	11,171	12,040
Renter Occupied Housing Units	9,286	10,771	10,949	11,485
Median Age	34.3	36.3	37.4	39.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.01%	0.75%	0.38%
Households	1.24%	0.98%	0.64%
Families	1.09%	0.91%	0.56%
Owner HHs	1.51%	1.22%	0.97%
Median Household Income	3.33%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,761	12.5%	2,402	10.2%
\$15,000 - \$24,999	1,973	8.9%	1,540	6.5%
\$25,000 - \$34,999	1,544	7.0%	1,347	5.7%
\$35,000 - \$49,999	3,057	13.8%	2,946	12.5%
\$50,000 - \$74,999	4,084	18.5%	4,363	18.5%
\$75,000 - \$99,999	2,408	10.9%	2,742	11.7%
\$100,000 - \$149,999	3,251	14.7%	4,026	17.1%
\$150,000 - \$199,999	1,349	6.1%	1,926	8.2%
\$200,000+	1,692	7.6%	2,233	9.5%

Median Household Income	\$58,246	\$68,619
Average Household Income	\$86,809	\$102,486
Per Capita Income	\$37,051	\$44,192

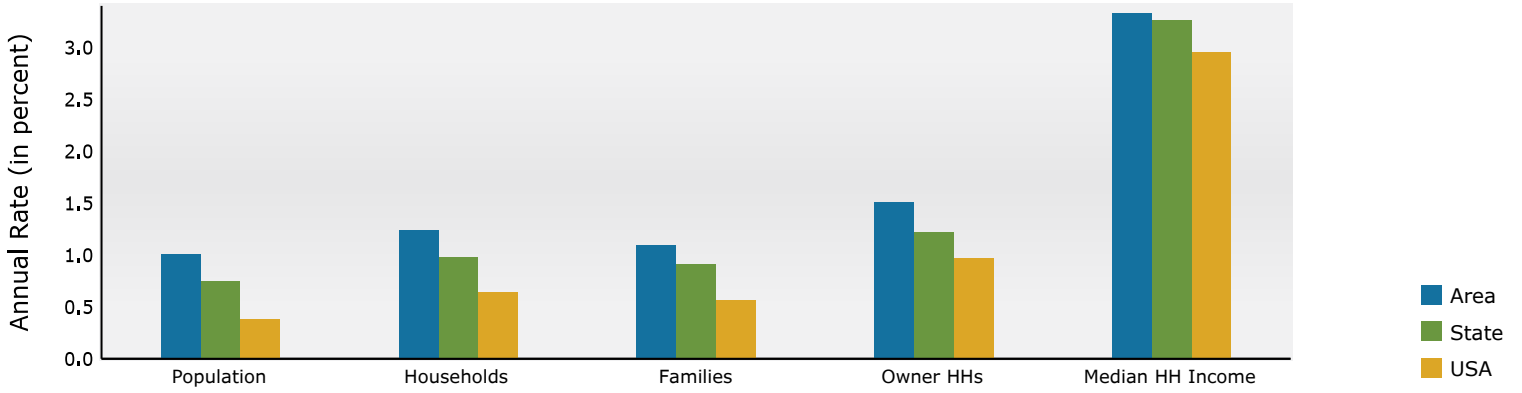
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,959	6.6%	2,414	4.8%	2,469	4.7%	2,480	4.5%
5 - 9	2,500	5.6%	2,649	5.3%	2,601	5.0%	2,520	4.6%
10 - 14	2,111	4.7%	2,564	5.1%	2,506	4.8%	2,557	4.7%
15 - 19	2,896	6.5%	3,279	6.6%	3,481	6.7%	3,609	6.6%
20 - 24	4,039	9.0%	3,717	7.5%	3,971	7.6%	4,150	7.6%
25 - 34	8,517	19.0%	9,190	18.4%	8,826	16.9%	7,666	14.0%
35 - 44	6,192	13.8%	8,038	16.1%	8,612	16.5%	9,411	17.2%
45 - 54	5,523	12.3%	5,893	11.8%	6,773	13.0%	7,671	14.0%
55 - 64	4,680	10.4%	5,325	10.7%	5,361	10.3%	5,885	10.7%
65 - 74	2,797	6.2%	4,260	8.5%	4,439	8.5%	4,881	8.9%
75 - 84	1,681	3.8%	1,820	3.7%	2,269	4.4%	2,967	5.4%
85+	896	2.0%	711	1.4%	765	1.5%	970	1.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	34,170	76.3%	36,508	73.2%	37,662	72.3%	38,780	70.8%
Black Alone	6,647	14.8%	5,573	11.2%	5,696	10.9%	6,150	11.2%
American Indian Alone	206	0.5%	254	0.5%	278	0.5%	314	0.6%
Asian Alone	350	0.8%	578	1.2%	630	1.2%	733	1.3%
Pacific Islander Alone	193	0.4%	272	0.5%	315	0.6%	355	0.6%
Some Other Race Alone	1,923	4.3%	2,809	5.6%	3,207	6.2%	3,629	6.6%
Two or More Races	1,303	2.9%	3,866	7.8%	4,284	8.2%	4,806	8.8%
Hispanic Origin (Any Race)	4,090	9.1%	5,192	10.4%	5,968	11.5%	6,763	12.3%

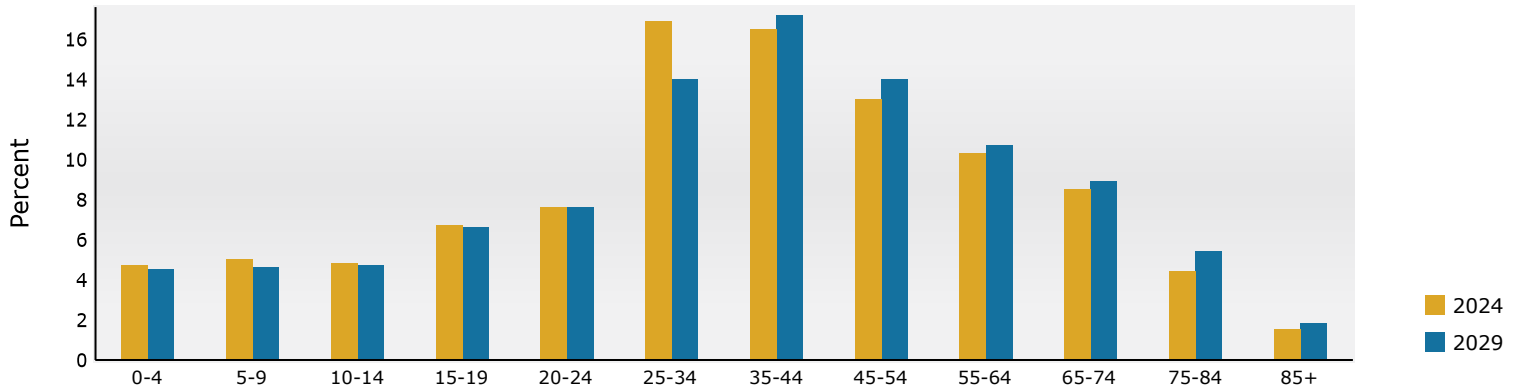
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

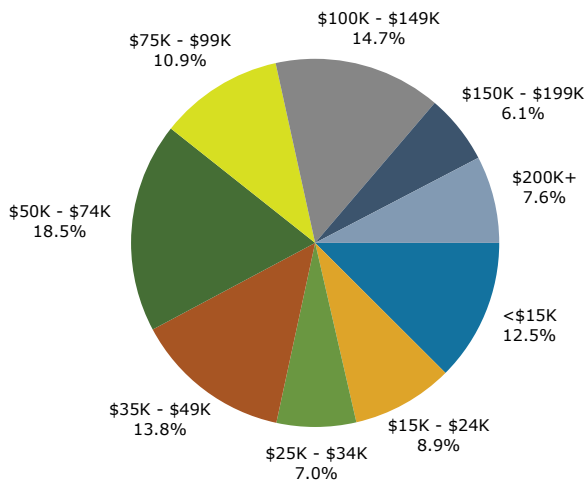
Trends 2024-2029



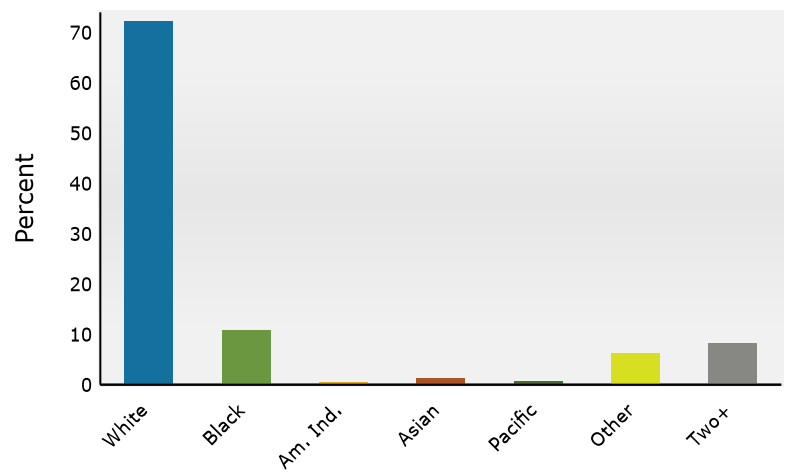
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 11.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Carla & Company has a new name!

Over the past few years, our team has grown and evolved. We've welcomed new team members, moved into a new office space, and cultivated a community of enthusiastic and like-minded clients and associates.

The name "Likewise" was chosen as a reflection of our collaborative dynamic and our commitment to mutual success.

Despite our brand's new look and company name, we want to assure you that nothing else is changing. Carla Barnard remains our firm's CEO & Broker-In-Charge, and our admin team is happy to assist, should you have any questions.

To learn more about this exciting change, check out our website at likewisecommercial.com or get in touch with one of our amazing agents.



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