



**0.72 LEVEL LOT AVAILABLE
IN ASHEVILLE - PRICE REDUCTION**

FOR GROUND LEASE OR FOR SALE

1480 TUNNEL ROAD
ASHEVILLE, NC 28805



OFFERING SUMMARY

| | |
|--------------|---------------------------------------|
| Lease Rate | Negotiable |
| Sale Price ↓ | \$795,000 \$775,000 |
| Lot Size | 0.72 Acres |
| Zoning | Highway Business |
| Market | Asheville MSA |



GROUND LEASE OR FOR SALE

1480 Tunnel Road, Asheville, NC 28805



.72 ACRES

PROPERTY DESCRIPTION

Well located and flat .72 acre site available for ground lease or build to suit. The property is located in a thriving commercial area and offers great visibility and accessibility from Tunnel Road. The zoning of the property is Highway Business, which allows for a wide range of development possibilities, including DRIVE THRU food service, retail stores, offices, restaurants, or a combination of different uses. The property is also well-served by utility infrastructure, including electricity, gas, and water. Moreover, the property is strategically located on US-70 and close to I-40 at exit 55, making it easy to access and attract a large customer base. Overall, this is a prime location for a ground lease or build to suit development, with great potential for businesses looking to establish a presence in a active commercial area.

PROPERTY HIGHLIGHTS

- .72 acres
- Graded, level land ready for construction
- Thriving hotel area
- Less than 1 mile to Blue Ridge Parkway (NPS)
- 18,000 CPD
- Near Zaxby's, Bojangles, Arby's



GALLERY

1480 Tunnel Road, Asheville, NC 28805



AREA LANDMARKS

1480 Tunnel Road, Asheville, NC 28805



DEMOGRAPHICS

3 MILE 5 MILE

| | | |
|-------------------------------|----------|----------|
| Population | 20,312 | 55,216 |
| Households | 9,323 | 25,274 |
| Families | 5,111 | 13,507 |
| Average Household Size | 2.11 | 2.13 |
| Owner Occupied Housing Units | 5,826 | 14,553 |
| Renter Occupied Housing Units | 3,497 | 10,720 |
| Median Age | 47.5 | 44.5 |
| Median Household Income | \$58,393 | \$56,014 |
| Average Household Income | \$80,461 | \$82,273 |

MAP OF WESTERN NORTH CAROLINA

