

OFFICE OR RETAIL OPPORTUNITY




OFFICE BUILDING FOR LEASE

233 BILTMORE AVE, ASHEVILLE, NC 28801

Presented By

TIM BRAMLEY, CCIM, SIOR

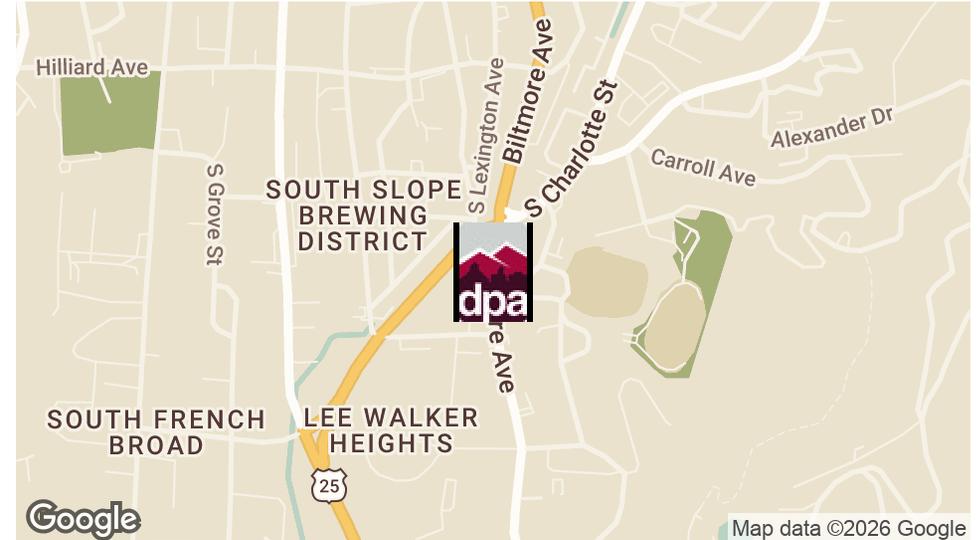
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DEWEY PROPERTY ADVISORS

1 Page Avenue
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (NNN)
Building Size:	1,092 SF
Lot Size:	0.26 Acres
Zoning:	CBD

PROPERTY OVERVIEW

Highly visible commercial space For Lease along Biltmore Avenue, downtown Asheville's main thoroughfare. The property interior features a flexible, open floor plan suitable for retail, office, or service use. The exterior includes a large rear lot suitable for additional parking, patio space, or outdoor storage. The location is ideal for businesses seeking strong street presence and walkable access to downtown amenities. Dedicated on site parking and pylon signage are available.

PROPERTY HIGHLIGHTS

- Prime Downtown Asheville Location
- High Visibility on Biltmore Avenue
- Flexible Floor Plan for Retail or Office Use
- Surrounded by Restaurants, Shops, and Medical Offices
- Easy Access to I-240 and Mission Hospital

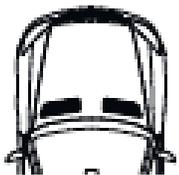
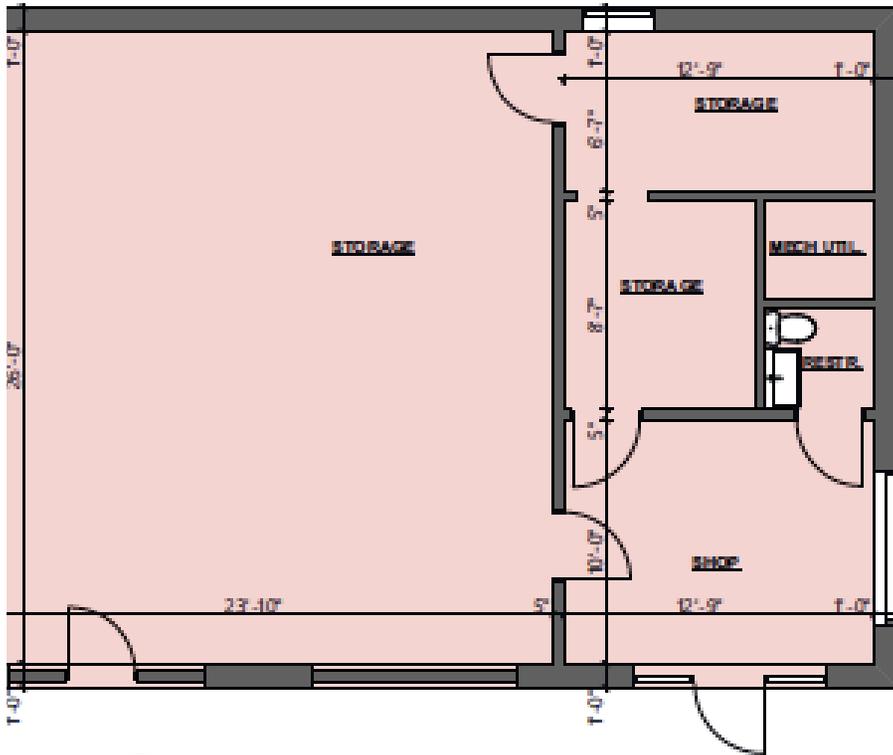


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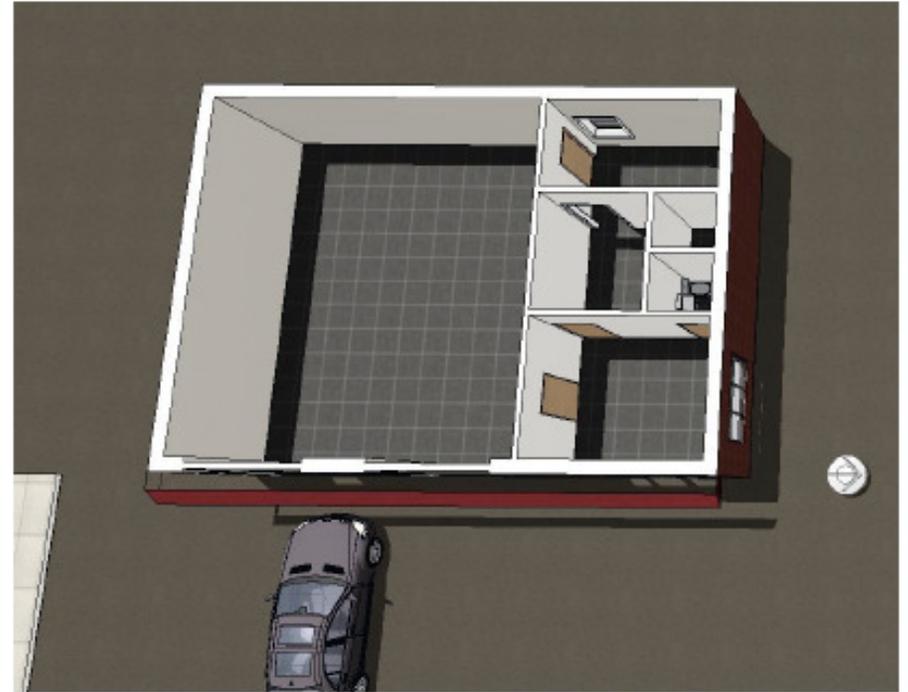
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FLOOR PLAN



Main Level



BLTMORE AVE 233
MAIN FLOOR (HEATED) = 1,092.00 SQ.FT.

SUMMARY:

TOTAL MEASURED FLOOR AREA = 1092.00 SQ.FT.



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RETAILER MAP



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AERIAL



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PHOTOS



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DEMOGRAPHICS MAP & REPORT

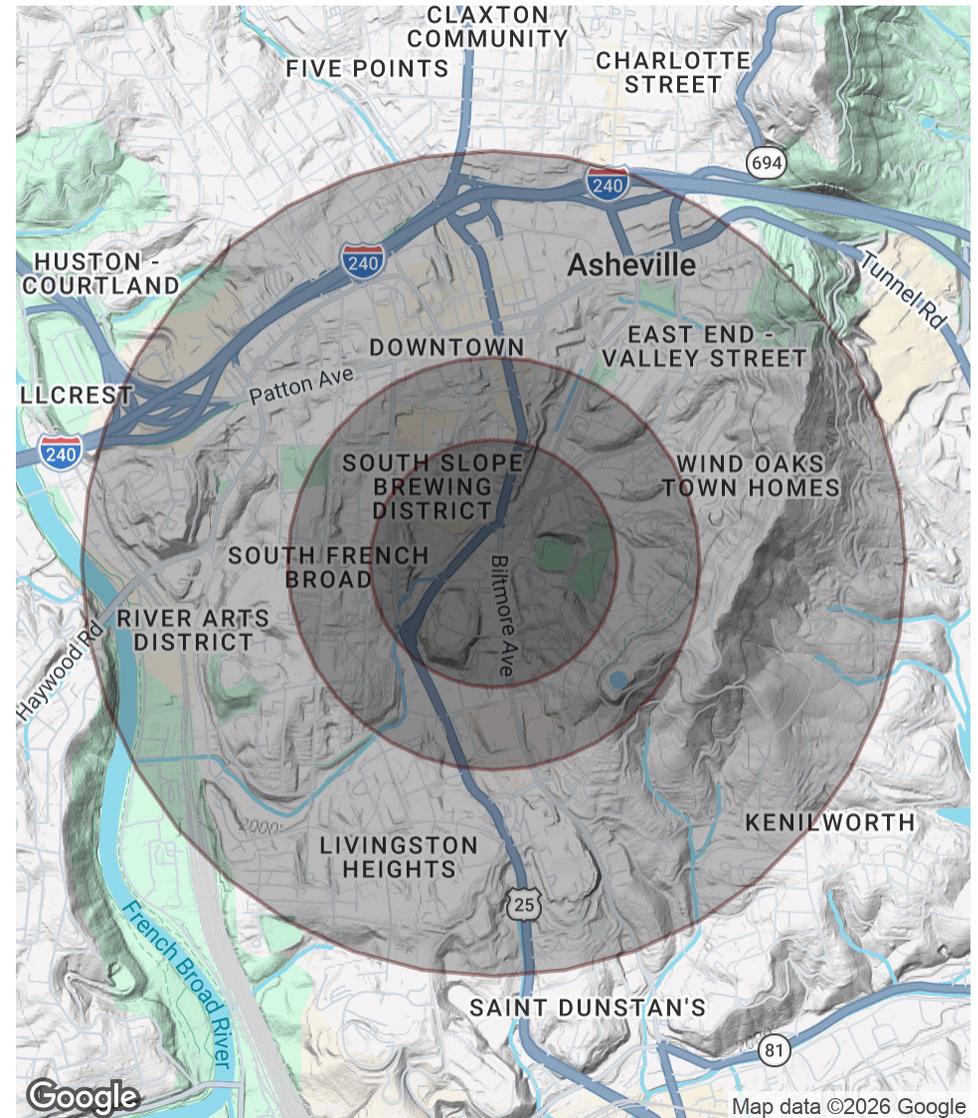
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	613	1,997	8,277
Average Age	41	42	44
Average Age (Male)	40	42	43
Average Age (Female)	41	43	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	325	1,033	4,102
# of Persons per HH	1.9	1.9	2
Average HH Income	\$103,407	\$98,036	\$82,500
Average House Value	\$540,291	\$594,451	\$597,615

Demographics data derived from AlphaMap



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