



LEONETTI GROUP

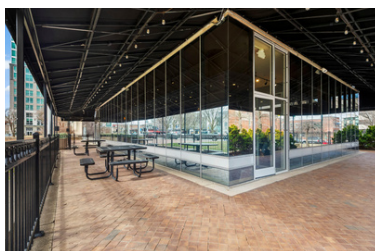
HIGH-VISIBILITY CORNER RETAIL WITH WRAPAROUND PATIO

1 N PACK SQUARE #100

EXCLUSIVE
RETAIL
SPACE
FOR LEASE

ASKING
PRICE

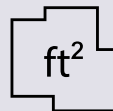
\$ 25 SF/YR



ABOUT THE PROPERTY

Positioned within the iconic Biltmore Company building, this corner retail or café space sits on one of the most recognizable intersections in Downtown Asheville. Surrounded by year-round events, green space, and high-performing restaurants, the property offers exceptional visibility, consistent foot traffic, and immediate access to both street and garage parking. Gross lease structure includes all utilities and building expenses.

PROPERTY DETAILS



≈ 2,240 SF
INDOOR SPACE



≈ 1,400 SF
OUTDOOR PATIO



2 BATHROOMS

LUIZ LEONETTI & JESSI LEONETTI
828.575.4428 828.676.8451
leonettigroup.com





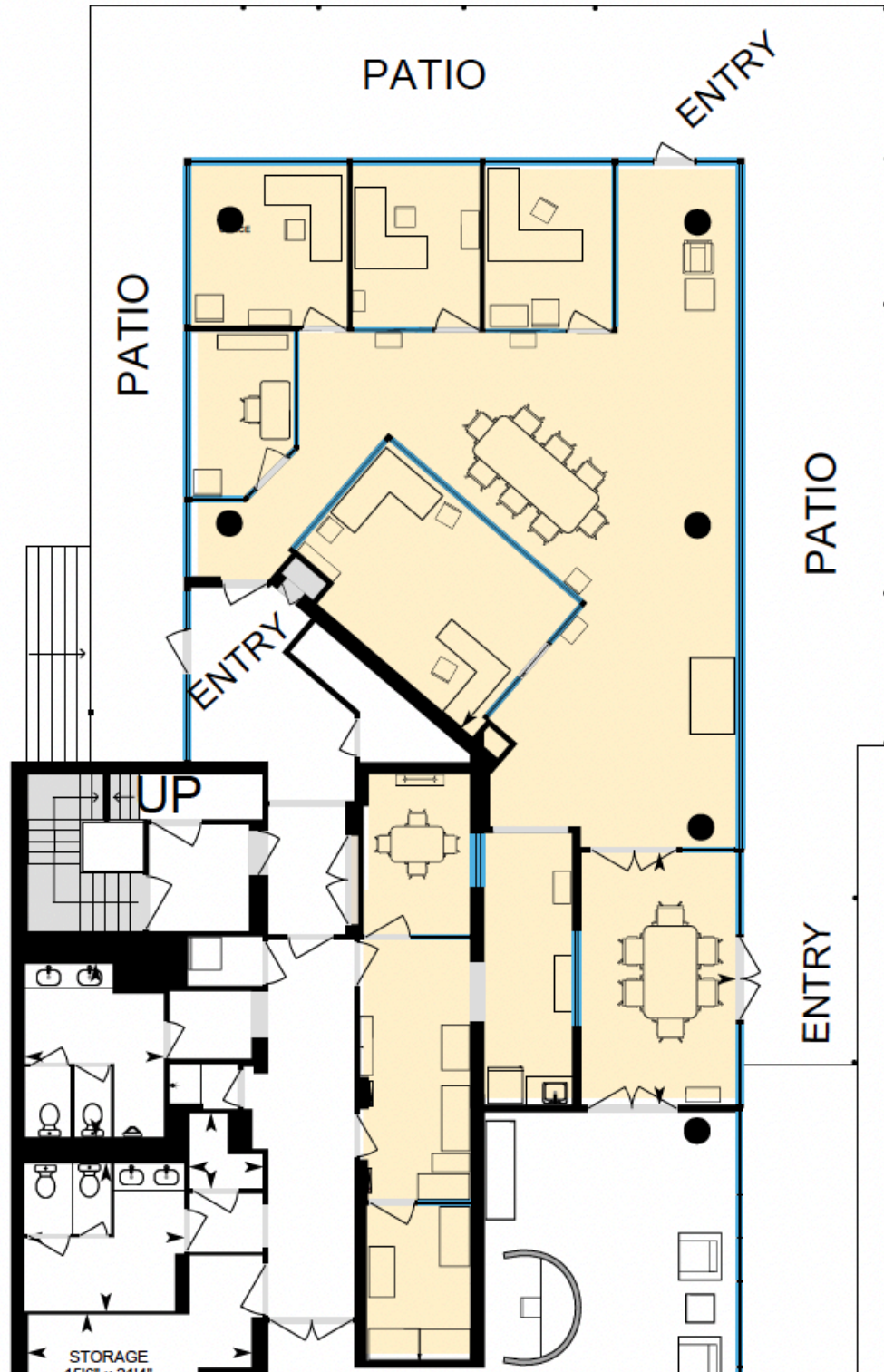
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FLOOR PLAN

1 N PACK SQUARE #100

MAIN FEATURES INCLUDE:

- FLEXIBLE LAYOUT – EASILY ADAPTABLE FOR CAFÉ, RETAIL, OR SHOWROOM
- TILE FLOORS
- THREE INDEPENDENT ENTRANCES/EXITS
- SHARED BATHROOMS SERVICED BY BILTMORE
- DEDICATED BACK-OF-HOUSE SPACE FOR PREP OR INVENTORY
- RARE WRAPAROUND PATIO WITH $\pm 1,400$ SF IDEAL FOR OUTDOOR SEATING & DISPLAY SPACE
- 3-SIDED EXPOSURE
- STREET PARKING ON ALL SIDES & ADJACENT PARKING GARAGES



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GENERAL LOCATION

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Positioned in the core of Downtown Asheville, 1 North Pack Square offers exceptional visibility and walkability, surrounded by leading hotels, high-traffic restaurants, and year-round attractions. Located directly on Pack Square—Asheville’s central civic and event hub—the property benefits from consistent pedestrian activity driven by tourism, local events, and commercial density, making it an ideal location for retail, office, or hospitality users.

WALKABILITY

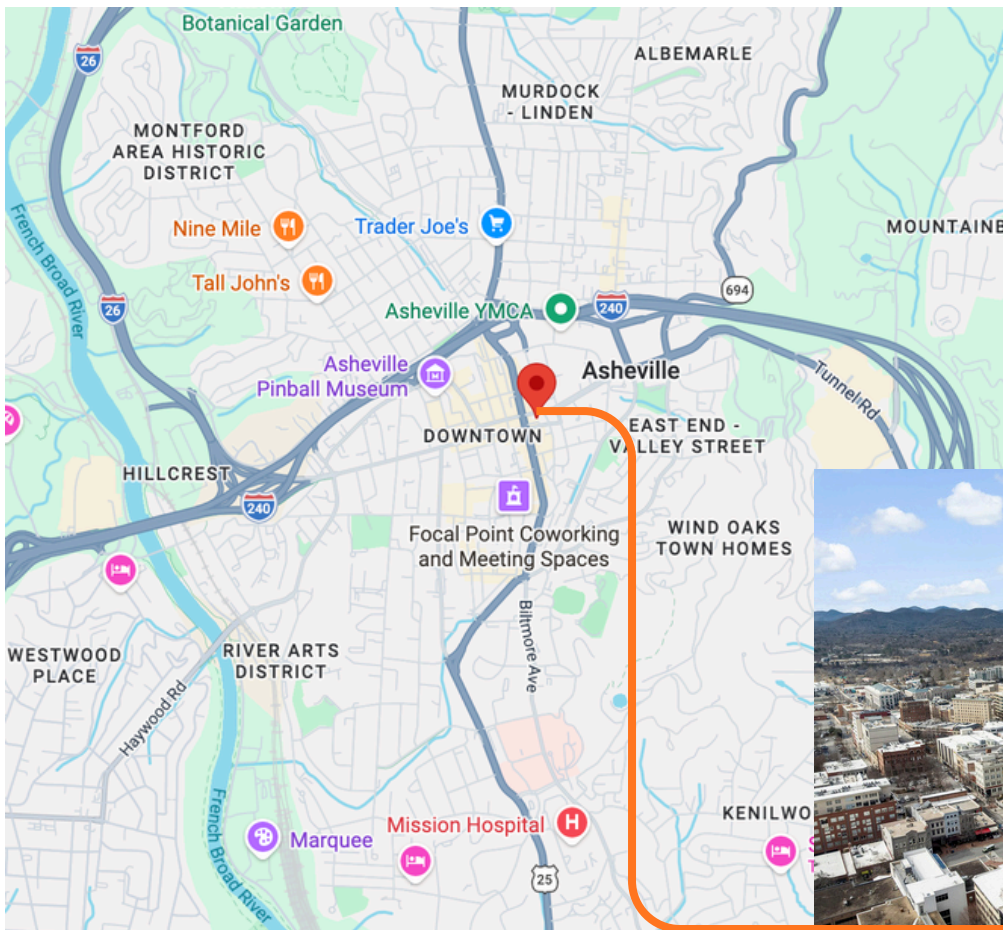
WALK SCORE 90+
WALKER'S PARADISE

PEDESTRIAN TRAFFIC

10,000–25,000 DAILY PEDESTRIANS
70,000+ MONTHLY VISITORS TO
PACK SQUARE

VEHICLE ACCESS

PRIME DOWNTOWN
INTERSECTION - EASY ACCESS
TO MAJOR CORRIDORS



HOTEL & HOSPITALITY ANCHORS

- AC HOTEL
- RENAISSANCE HOTEL
- KIMPTON HOTEL ARRAS
- ALOFT HOTEL
- HAYWOOD PARK HOTEL
- THE FOUNDRY HOTEL

RESTAURANT & ENTERTAINMENT

- FINE DINING + CHEF-DRIVEN CONCEPTS
- HIGH-VOLUME LUNCH DESTINATIONS
- BREWERIES, CAFÉS, SHOPS & GALERIES
- DAYTIME & NIGHTLIFE VENUES



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PHOTO GALLERY

1 N PACK SQUARE #100





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1 N PACK SQUARE #100

