

Likewise



For Lease

OFFICE SPACE IN BUSTLING
NORTH ASHEVILLE

795 Merrimon Avenue, #2, Asheville, NC 28804

Likewise
COMMERCIAL REAL ESTATE

| Stacy Wheeler LISTING BROKER

423.504.8167 | stacy@likewisecommercial.com | likewisecommercial.com



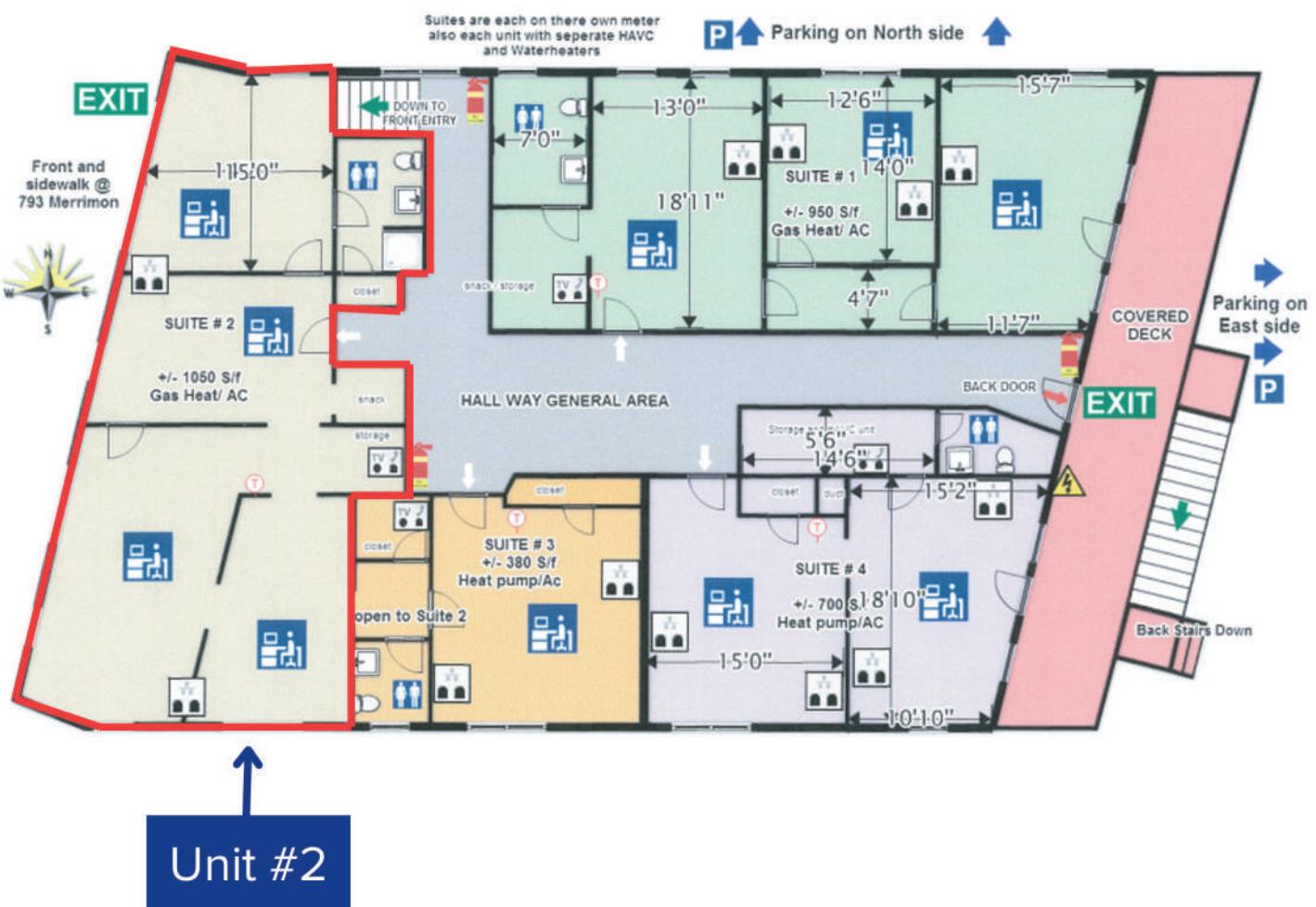
OFFERING SUMMARY

LEASE PRICE	\$1,950 MG
UNIT SIZE	1,050 SF
ZONING	CBII

PROPERTY FEATURES

- Two private offices, conference room, reception area, bathroom and kitchenette
- Positioned near a signalized intersection with excellent visibility
- Parking available in the back of the building
- Modified Gross Lease: Tax, Insurance and CAM included.
- Adjacent to former Avenue M restaurant
- Only one mile from I-240 and downtown, enjoy a convenient workspace in the heart of North Asheville
- Approximately 19,000 VPD
- MLS# 4226644





Traffic Count Map - Close Up

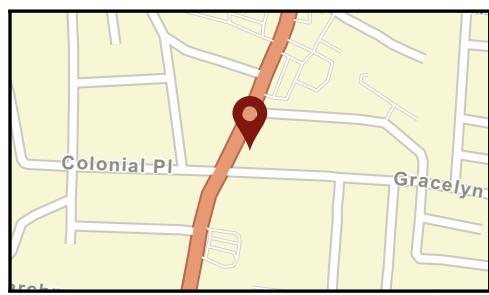
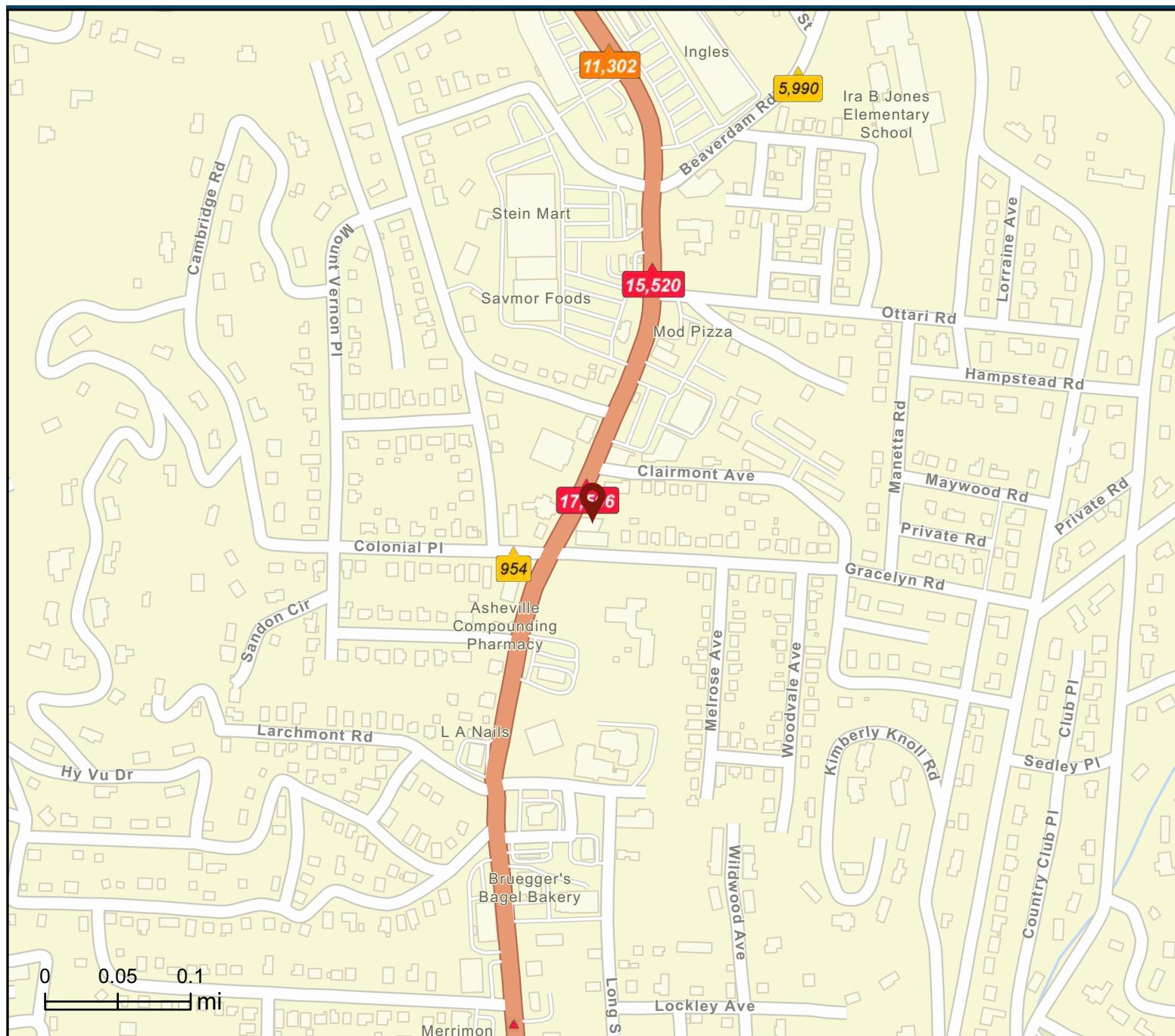
795 Merrimon Avenue, Asheville, North Carolina, 28804

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.62589

Longitude: -82.55349



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 (Q4 2024).

March 14, 2025

Traffic Count Map

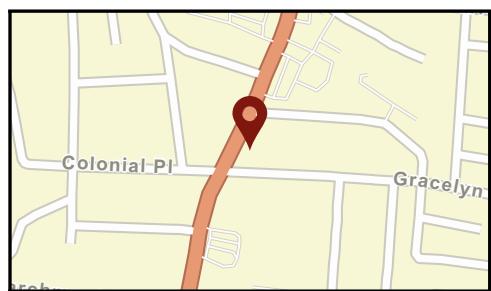
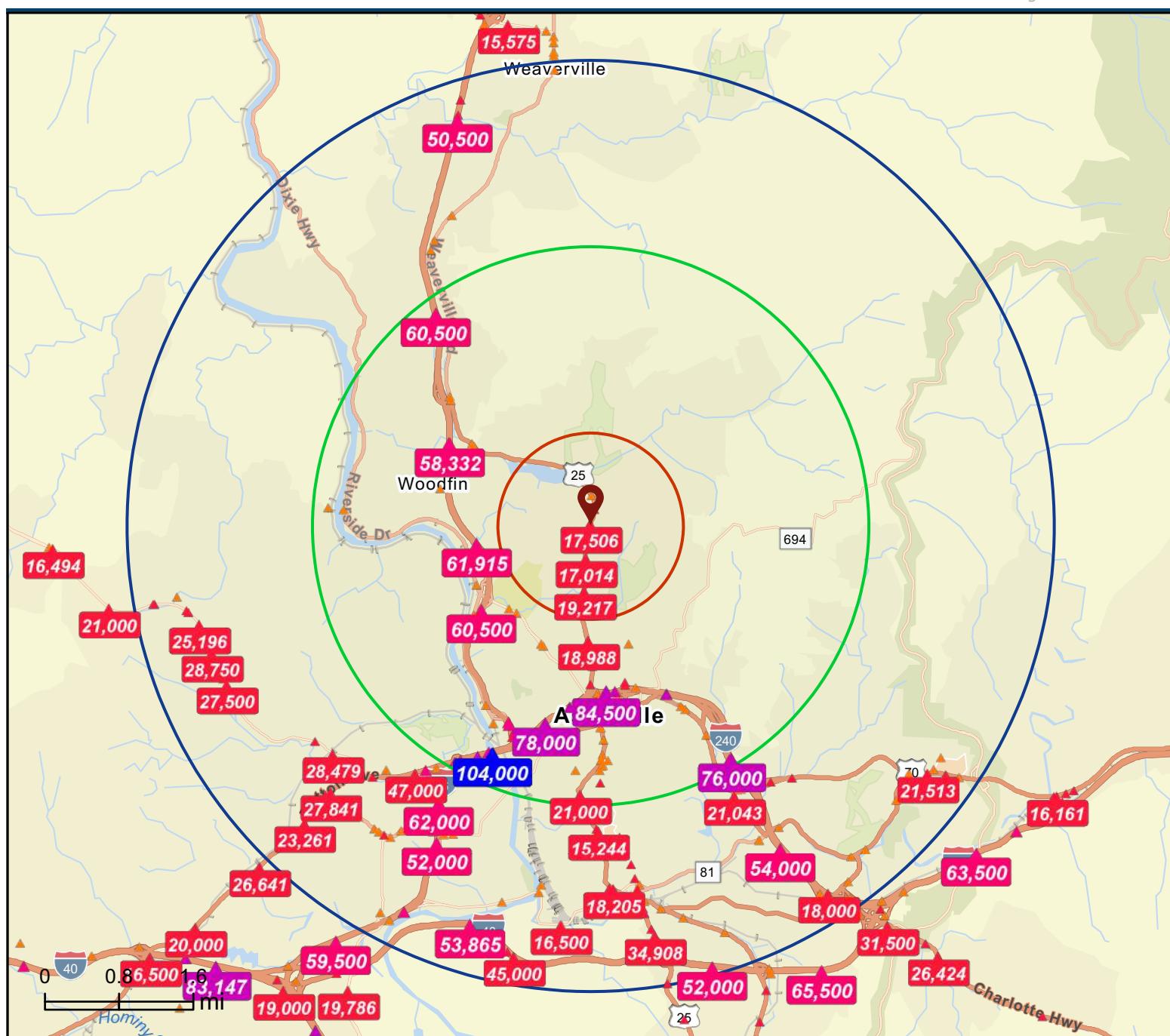
795 Merrimon Avenue, Asheville, North Carolina, 28804

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Source: ©2024 Kalibrate Technologies (Q4 2024).

March 14, 2025

Old and Newcomers

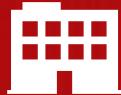
Dominant Tapestry Segment

KEY FACTS



39,676

Total Population



3,736

Businesses



\$554,015

Median Home Value



60,007

Daytime Population



42.0

Median Age



0.56%

2024-2029
Pop Growth
Rate



\$50,592

Per Capita
Income



2.0

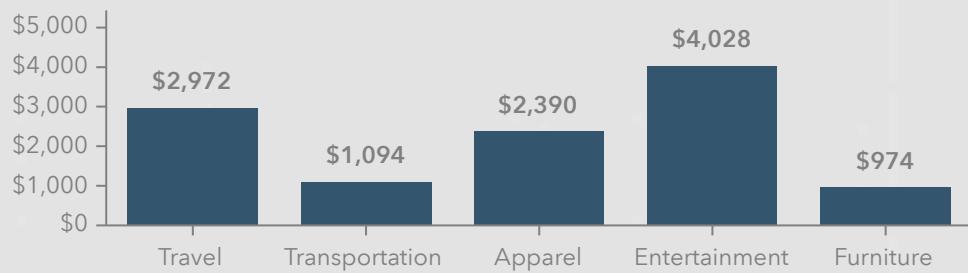
Avg Household
Size



\$67,877

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household



Business Summary

795 Merrimon Avenue, Asheville, North Carolina, 28804
 Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.62589

Longitude: -82.55349

Data for all businesses in area	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by NAICS Codes	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.3%	1	0.0%	17	0.5%	42	0.1%	29	0.4%	83	0.1%
Mining	0	0.0%	0	0.0%	1	0.0%	20	0.1%	5	0.1%	64	0.1%
Utilities	0	0.0%	0	0.0%	5	0.1%	217	0.6%	5	0.1%	217	0.3%
Construction	13	3.5%	38	1.0%	143	3.8%	1,504	4.1%	333	4.8%	3,584	4.6%
Building Construction	7	1.9%	22	0.6%	72	1.9%	573	1.5%	148	2.1%	1,385	1.8%
Heavy/Civil Eng Construction	0	0.0%	0	0.0%	13	0.3%	369	1.0%	23	0.3%	449	0.6%
Specialty Trade Contractor	6	1.6%	16	0.4%	58	1.6%	562	1.5%	162	2.3%	1,749	2.3%
Manufacturing	5	1.4%	70	1.8%	98	2.6%	1,239	3.3%	208	3.0%	3,394	4.4%
Wholesale Trade	5	1.4%	16	0.4%	56	1.5%	455	1.2%	132	1.9%	1,240	1.6%
Durable Goods	2	0.5%	8	0.2%	33	0.9%	340	0.9%	92	1.3%	708	0.9%
Nondurable Goods	2	0.5%	6	0.1%	21	0.6%	109	0.3%	37	0.5%	523	0.7%
Trade Broker	1	0.3%	2	0.1%	2	0.1%	5	0.0%	4	0.1%	10	0.0%
Retail Trade	49	13.3%	600	15.5%	363	9.7%	3,301	8.9%	838	12.1%	9,298	12.0%
Motor Vehicle & Parts Dealers	2	0.5%	15	0.4%	21	0.6%	163	0.4%	58	0.8%	470	0.6%
Furniture & Home Furnishings Stores	3	0.8%	9	0.2%	21	0.6%	142	0.4%	47	0.7%	415	0.5%
Electronics & Appliance Stores	1	0.3%	3	0.1%	10	0.3%	63	0.2%	24	0.3%	144	0.2%
Building Material & Garden Equipment & Supplies Dealers	6	1.6%	36	0.9%	15	0.4%	141	0.4%	45	0.7%	815	1.1%
Food & Beverage Stores	6	1.6%	238	6.1%	65	1.7%	1,140	3.1%	129	1.9%	2,163	2.8%
Health & Personal Care Stores	4	1.1%	189	4.9%	22	0.6%	363	1.0%	79	1.1%	758	1.0%
Gasoline Stations & Fuel Dealers	3	0.8%	18	0.5%	5	0.1%	28	0.1%	24	0.3%	108	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	5	1.4%	17	0.4%	60	1.6%	346	0.9%	135	1.9%	1,236	1.6%
Sporting Goods, Hobby, Book, & Music Stores	15	4.1%	65	1.7%	118	3.2%	627	1.7%	230	3.3%	1,340	1.7%
General Merchandise Stores	4	1.1%	10	0.3%	26	0.7%	287	0.8%	67	1.0%	1,849	2.4%
Transportation & Warehousing	3	0.8%	61	1.6%	42	1.1%	465	1.3%	89	1.3%	883	1.1%
Truck Transportation	1	0.3%	7	0.2%	10	0.3%	122	0.3%	26	0.4%	235	0.3%
Information	7	1.9%	42	1.1%	81	2.2%	906	2.4%	148	2.1%	1,589	2.0%
Finance & Insurance	19	5.2%	109	2.8%	190	5.1%	1,255	3.4%	300	4.3%	1,902	2.5%
Central Bank/Credit Intermediation & Related Activities	7	1.9%	78	2.0%	60	1.6%	626	1.7%	101	1.5%	984	1.3%
Securities & Commodity Contracts	4	1.1%	10	0.3%	84	2.3%	414	1.1%	113	1.6%	509	0.7%
Funds, Trusts & Other Financial Vehicles	7	1.9%	21	0.5%	46	1.2%	215	0.6%	86	1.2%	409	0.5%
Real Estate, Rental & Leasing	19	5.2%	97	2.5%	238	6.4%	1,955	5.3%	418	6.0%	3,232	4.2%
Professional, Scientific & Tech Services	40	10.8%	174	4.5%	498	13.3%	2,909	7.8%	746	10.8%	4,428	5.7%
Legal Services	11	3.0%	34	0.9%	183	4.9%	1,010	2.7%	209	3.0%	1,106	1.4%
Management of Companies & Enterprises	1	0.3%	1	0.0%	17	0.5%	99	0.3%	29	0.4%	140	0.2%
Administrative, Support & Waste Management Services	15	4.1%	77	2.0%	119	3.2%	1,084	2.9%	220	3.2%	1,587	2.0%
Educational Services	10	2.7%	222	5.7%	88	2.4%	1,734	4.7%	162	2.3%	3,454	4.5%

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.

March 14, 2025

Business Summary

795 Merrimon Avenue, Asheville, North Carolina, 28804
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.62589
 Longitude: -82.55349

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	45	12.2%	488	12.6%	407	10.9%	4,886	13.2%	807	11.7%	19,130	24.6%
Amubulatory Health Care	26	7.0%	165	4.3%	255	6.8%	2,398	6.5%	533	7.7%	7,766	10.0%
Hospital	1	0.3%	9	0.2%	20	0.5%	577	1.6%	49	0.7%	7,590	9.8%
Nursing/Residential Care	1	0.3%	52	1.3%	11	0.3%	278	0.8%	36	0.5%	989	1.3%
Social Assistance	17	4.6%	262	6.8%	121	3.2%	1,632	4.4%	190	2.8%	2,785	3.6%
Arts, Entertainment & Recreation	18	4.9%	102	2.6%	98	2.6%	682	1.8%	190	2.8%	2,332	3.0%
Accommodation & Food Services	39	10.6%	1,357	35.0%	370	9.9%	6,612	17.8%	651	9.4%	10,891	14.0%
Accommodation	2	0.5%	804	20.7%	68	1.8%	2,223	6.0%	108	1.6%	2,802	3.6%
Food Services & Drinking Places	37	10.0%	553	14.3%	303	8.1%	4,390	11.8%	543	7.9%	8,089	10.4%
Other Services (except Public Administration)	51	13.8%	307	7.9%	484	13.0%	2,419	6.5%	925	13.4%	4,309	5.5%
Repair & Maintenance	5	1.4%	28	0.7%	54	1.4%	247	0.7%	135	1.9%	609	0.8%
Automotive Repair & Maintenance	3	0.8%	25	0.6%	32	0.9%	161	0.4%	93	1.4%	436	0.6%
Personal & Laundry Service	21	5.7%	98	2.5%	164	4.4%	715	1.9%	324	4.7%	1,368	1.8%
Civic and Other Orgs	26	7.0%	182	4.7%	265	7.1%	1,457	3.9%	467	6.8%	2,332	3.0%
Public Administration	5	1.4%	77	2.0%	146	3.9%	5,179	14.0%	182	2.6%	5,698	7.3%
Unclassified Establishments	26	7.0%	40	1.0%	274	7.3%	124	0.3%	495	7.2%	216	0.3%
Total	369	100.0%	3,882	100.0%	3,736	100.0%	37,088	100.0%	6,909	100.0%	77,669	100.0%

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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	3.0%	79	2.0%	61	1.6%	321	0.9%	132	1.9%	711	0.9%
Construction	13	3.5%	34	0.9%	131	3.5%	1,345	3.6%	311	4.5%	3,391	4.4%
Manufacturing	4	1.1%	63	1.6%	102	2.7%	1,582	4.3%	205	3.0%	3,673	4.7%
Transportation	6	1.6%	66	1.7%	54	1.4%	510	1.4%	123	1.8%	1,096	1.4%
Communication	1	0.3%	5	0.1%	19	0.5%	139	0.4%	51	0.7%	586	0.8%
Utility	0	0.0%	0	0.0%	10	0.3%	447	1.2%	14	0.2%	497	0.6%
Wholesale Trade	5	1.4%	16	0.4%	57	1.5%	459	1.2%	133	1.9%	1,245	1.6%
Retail Trade Summary	87	23.6%	1,163	30.0%	682	18.3%	7,768	20.9%	1,410	20.4%	17,593	22.6%
Home Improvement	6	1.6%	36	0.9%	15	0.4%	142	0.4%	46	0.7%	817	1.1%
General Merchandise Stores	1	0.3%	2	0.1%	12	0.3%	249	0.7%	42	0.6%	1,777	2.3%
Food Stores	6	1.6%	262	6.8%	70	1.9%	1,220	3.3%	144	2.1%	2,342	3.0%
Auto Dealers & Gas Stations	4	1.1%	33	0.8%	26	0.7%	191	0.5%	79	1.1%	560	0.7%
Apparel & Accessory Stores	3	0.8%	9	0.2%	48	1.3%	308	0.8%	107	1.6%	1,047	1.4%
Furniture & Home Furnishings	5	1.4%	18	0.5%	37	1.0%	220	0.6%	82	1.2%	639	0.8%
Eating & Drinking Places	35	9.5%	525	13.5%	293	7.8%	4,303	11.6%	525	7.6%	7,894	10.2%
Miscellaneous Retail	28	7.6%	278	7.2%	180	4.8%	1,134	3.1%	386	5.6%	2,518	3.2%
Finance, Insurance, Real Estate Summary	37	10.0%	202	5.2%	435	11.6%	3,415	9.2%	707	10.2%	5,217	6.7%
Banks, Savings & Lending Institutions	7	1.9%	78	2.0%	62	1.7%	633	1.7%	106	1.5%	974	1.3%
Securities Brokers	4	1.1%	10	0.3%	82	2.2%	407	1.1%	110	1.6%	498	0.6%
Insurance Carriers & Agents	7	1.9%	21	0.5%	45	1.2%	211	0.6%	85	1.2%	405	0.5%
Real Estate, Holding, Other Investment Offices	18	4.9%	93	2.4%	246	6.6%	2,164	5.8%	406	5.9%	3,341	4.3%
Services Summary	176	47.7%	2,136	55.0%	1,766	47.3%	15,874	42.8%	3,146	45.5%	37,813	48.7%
Hotels & Lodging	2	0.5%	804	20.7%	68	1.8%	2,223	6.0%	108	1.6%	2,802	3.6%
Automotive Services	3	0.8%	25	0.6%	42	1.1%	203	0.6%	124	1.8%	534	0.7%
Movies & Amusements	16	4.3%	92	2.4%	103	2.8%	537	1.4%	201	2.9%	1,082	1.4%
Health Services	25	6.8%	213	5.5%	270	7.2%	3,168	8.5%	588	8.5%	15,848	20.4%
Legal Services	11	3.0%	34	0.9%	178	4.8%	994	2.7%	203	2.9%	1,087	1.4%
Education Institutions & Libraries	9	2.4%	235	6.0%	75	2.0%	1,778	4.8%	129	1.9%	3,445	4.4%
Other Services	109	29.5%	734	18.9%	1,030	27.6%	6,970	18.8%	1,792	25.9%	13,015	16.8%
Government	5	1.4%	77	2.0%	143	3.8%	5,097	13.7%	179	2.6%	5,617	7.2%
Unclassified Establishments	26	7.0%	40	2.0%	276	7.4%	130	13.7%	498	7.2%	230	7.2%
Totals	369	100.0%	3,882	100.0%	3,736	100.0%	37,088	100.0%	6,909	100.0%	77,669	100.0%

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March 14, 2025



Key Facts

795 Merrimon Avenue, Asheville, North Carolina, 28804
Ring: 3 mile radius

KEY FACTS

39,676

Population



2.0

Average Household Size

42.0

Median Age

\$67,877

Median Household Income

EDUCATION

5.8%

No High School Diploma



18.5%

High School Graduate



18.4%

Some College/Associate's Degree



57.3%

Bachelor's/Grad/Prof Degree

BUSINESS



3,736

Total Businesses



37,088

Total Employees

EMPLOYMENT



65.7%

White Collar



14.3%

Blue Collar



20.0%

Services



2.6%

Unemployment Rate

INCOME



\$67,877

Median Household Income



\$50,592

Per Capita Income



\$136,607

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.7%)

The smallest group: \$25,000 - \$34,999 (5.4%)

Indicator ▲	Value	Diff	
<\$15,000	11.9%	+4.0%	
\$15,000 - \$24,999	7.6%	+0.3%	
\$25,000 - \$34,999	5.4%	-0.9%	
\$35,000 - \$49,999	12.0%	-0.9%	
\$50,000 - \$74,999	16.7%	-2.7%	
\$75,000 - \$99,999	9.2%	-3.6%	
\$100,000 - \$149,999	15.3%	-1.6%	
\$150,000 - \$199,999	7.8%	+1.2%	
\$200,000+	14.0%	+4.1%	

Bars show deviation from

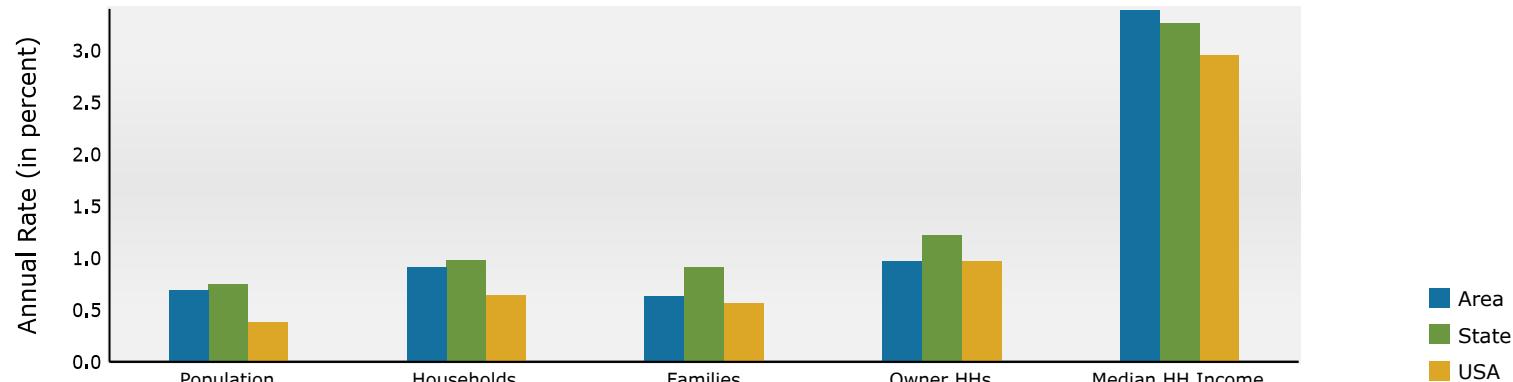
Buncombe County

Summary	Census 2010	Census 2020	2024	2029
Population	34,816	38,750	39,676	41,068
Households	15,480	17,502	17,959	18,793
Families	7,411	8,484	8,527	8,800
Average Household Size	2.10	2.04	2.04	2.03
Owner Occupied Housing Units	8,038	8,905	9,255	9,712
Renter Occupied Housing Units	7,442	8,597	8,704	9,080
Median Age	38.5	41.4	42.0	43.4
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.69%	0.75%	0.38%	
Households	0.91%	0.98%	0.64%	
Families	0.63%	0.91%	0.56%	
Owner HHs	0.97%	1.22%	0.97%	
Median Household Income	3.39%	3.26%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	2,132	11.9%	1,849	9.8%
\$15,000 - \$24,999	1,372	7.6%	1,124	6.0%
\$25,000 - \$34,999	969	5.4%	846	4.5%
\$35,000 - \$49,999	2,162	12.0%	2,041	10.9%
\$50,000 - \$74,999	3,000	16.7%	3,077	16.4%
\$75,000 - \$99,999	1,659	9.2%	1,824	9.7%
\$100,000 - \$149,999	2,755	15.3%	3,162	16.8%
\$150,000 - \$199,999	1,399	7.8%	1,807	9.6%
\$200,000+	2,512	14.0%	3,063	16.3%
Median Household Income	\$67,877		\$80,206	
Average Household Income	\$111,626		\$128,574	
Per Capita Income	\$50,592		\$58,848	
Population by Age	Census 2010	Census 2020	2024	2029
0 - 4	1,682	4.8%	1,460	3.8%
5 - 9	1,702	4.9%	1,561	4.0%
10 - 14	1,468	4.2%	1,703	4.4%
15 - 19	2,210	6.3%	2,579	6.7%
20 - 24	3,421	9.8%	3,099	8.0%
25 - 34	5,384	15.5%	5,752	14.8%
35 - 44	4,260	12.2%	5,005	12.9%
45 - 54	4,613	13.2%	4,440	11.5%
55 - 64	4,778	13.7%	4,959	12.8%
65 - 74	2,749	7.9%	5,110	13.2%
75 - 84	1,723	4.9%	2,203	5.7%
85+	828	2.4%	877	2.3%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
White Alone	28,472	81.8%	30,474	78.6%
Black Alone	4,122	11.8%	3,444	8.9%
American Indian Alone	122	0.4%	196	0.5%
Asian Alone	336	1.0%	503	1.3%
Pacific Islander Alone	14	0.0%	94	0.2%
Some Other Race Alone	950	2.7%	1,632	4.2%
Two or More Races	800	2.3%	2,406	6.2%
Hispanic Origin (Any Race)	2,161	6.2%	2,994	7.7%

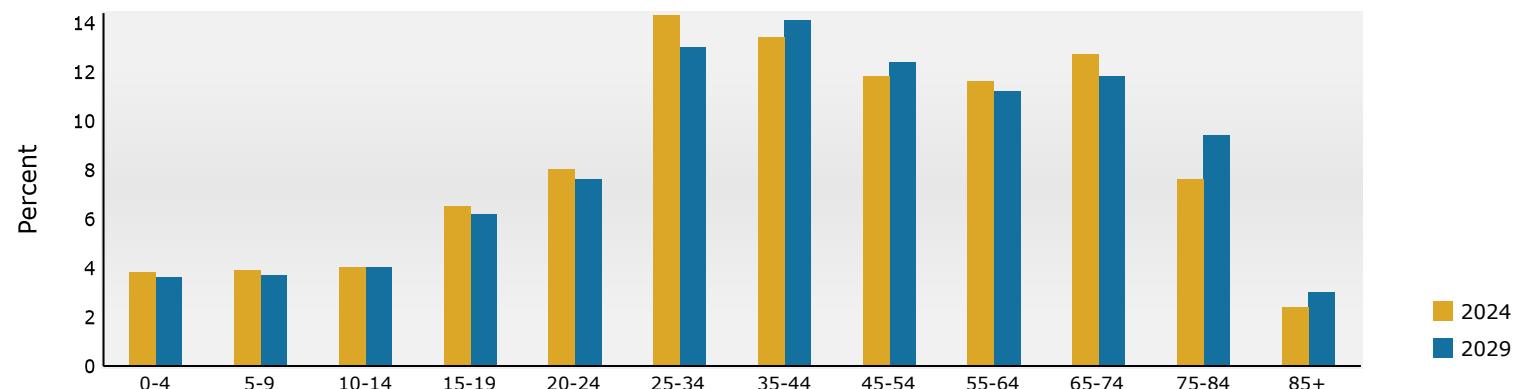
Data Note: Income is expressed in current dollars.

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

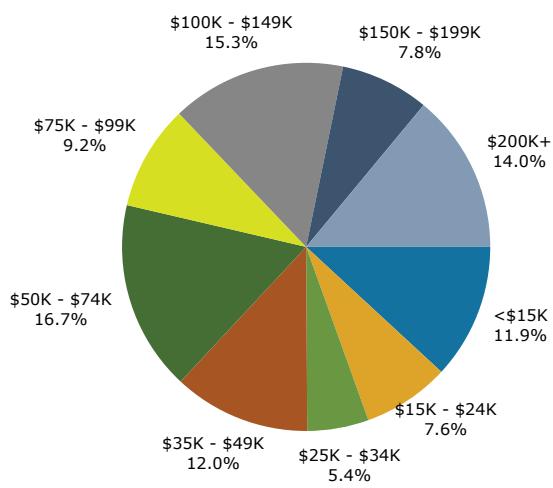
Trends 2024-2029



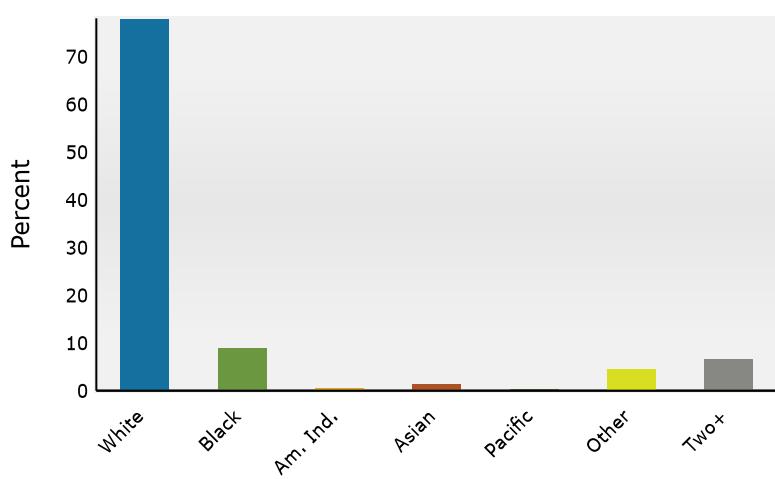
Population by Age



2024 Household Income



2024 Population by Race



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