



Dewey Property Advisors

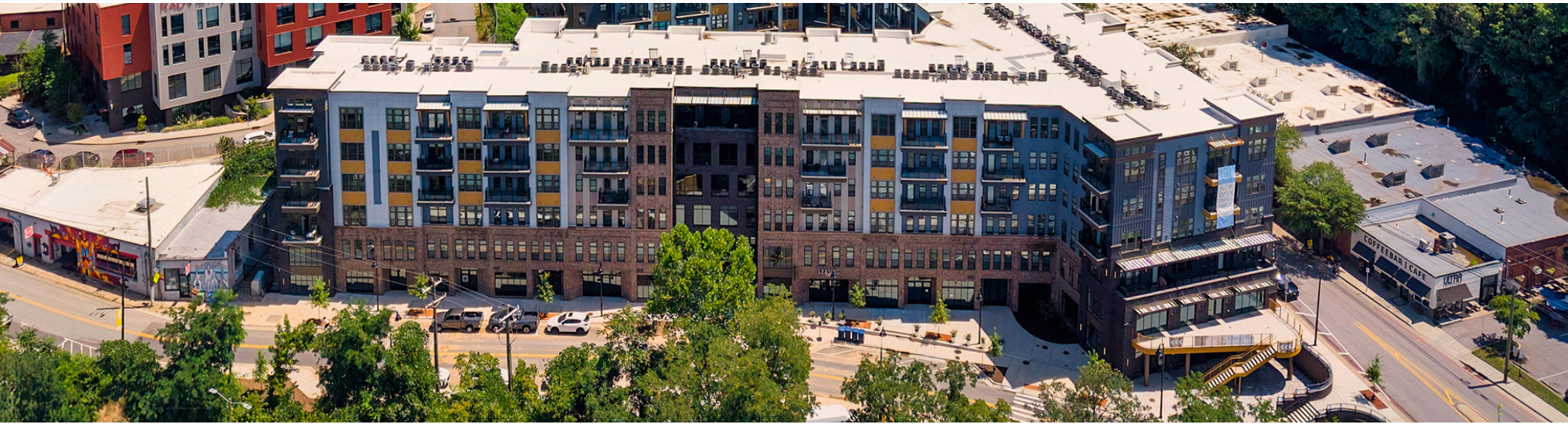


THE WYRE AT RIVER ARTS

RIVER ARTS DISTRICT | ASHEVILLE, NC

RETAIL • OFFICE • STUDIO LEASING INFORMATION

RETAIL LEASING AVAILABILITY



LOCATION (ACTUAL SUITE NUMBERS TBD)

SQFT // DETAILS

RETAIL 1	2,720 SF - Consists of 2 floors. 1st Floor: 1,975 SF; 2nd Floor: 745 SF
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RETAIL 2	935 SF	*LEASED: Gelato Shop
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RETAIL 3	1,435 SF	*LEASED: Fitness
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RETAIL 4	1,695 SF
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RETAIL 5	1,715 SF	*LEASED: Gallery
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RETAIL 6	2,425 SF
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RETAIL 7	5,455 SF - Consists of 2 floors. 1st Floor: 3,615 SF; 2nd Floor: 1,840 SF
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*Suite 7 includes a common area 1st floor outdoor patio, and an exclusive 2nd floor outdoor terrace.

MARKET ASHEVILLE, NC



146 Roberts St. Asheville, NC 28801

THE WYRE AT RIVER ARTS is a new live + work + create community located in the heart of the River Arts District of Asheville, NC.

- Street-Level Retail Suites for lease
- 237 Residential Units with unmatched finishes and amenities including a Courtyard / Event Lawn, Fitness Center & Pool, and multiple Business / Social Lounge Areas
- Secure Private Parking Garage & Street Level Parking for Retail

retail space highlights

- Street level accessible retail storefronts
- Ready for tenant customizations
- Modern build design specs
- 10'+ ceilings
- Expansive glass storefronts with custom signage
- Fully sprinkled
- Fiber internet
- Ideal location surrounded by iconic destinations for art, food, beverage and entertainment
- Tenant Improvement Allowance available for Suites 1 & 7

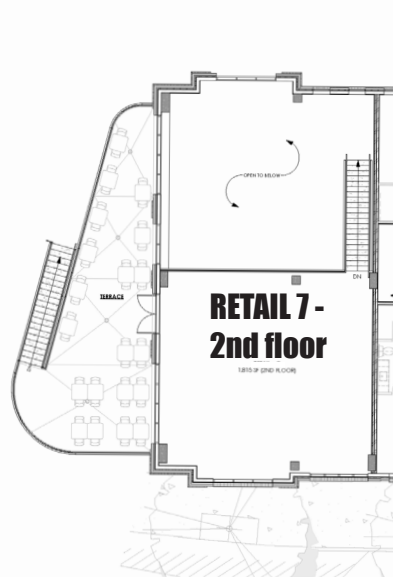




① 1ST FLOOR PLAN - SEGMENT A - RETAIL
1/8" = 1'-0"



② 2ND FLOOR PLAN - SEGMENT A - RETAIL
1/8" = 1'-0"



② 2ND FLOOR PLAN - SEGMENT B - RETAIL
1/8" = 1'-0"



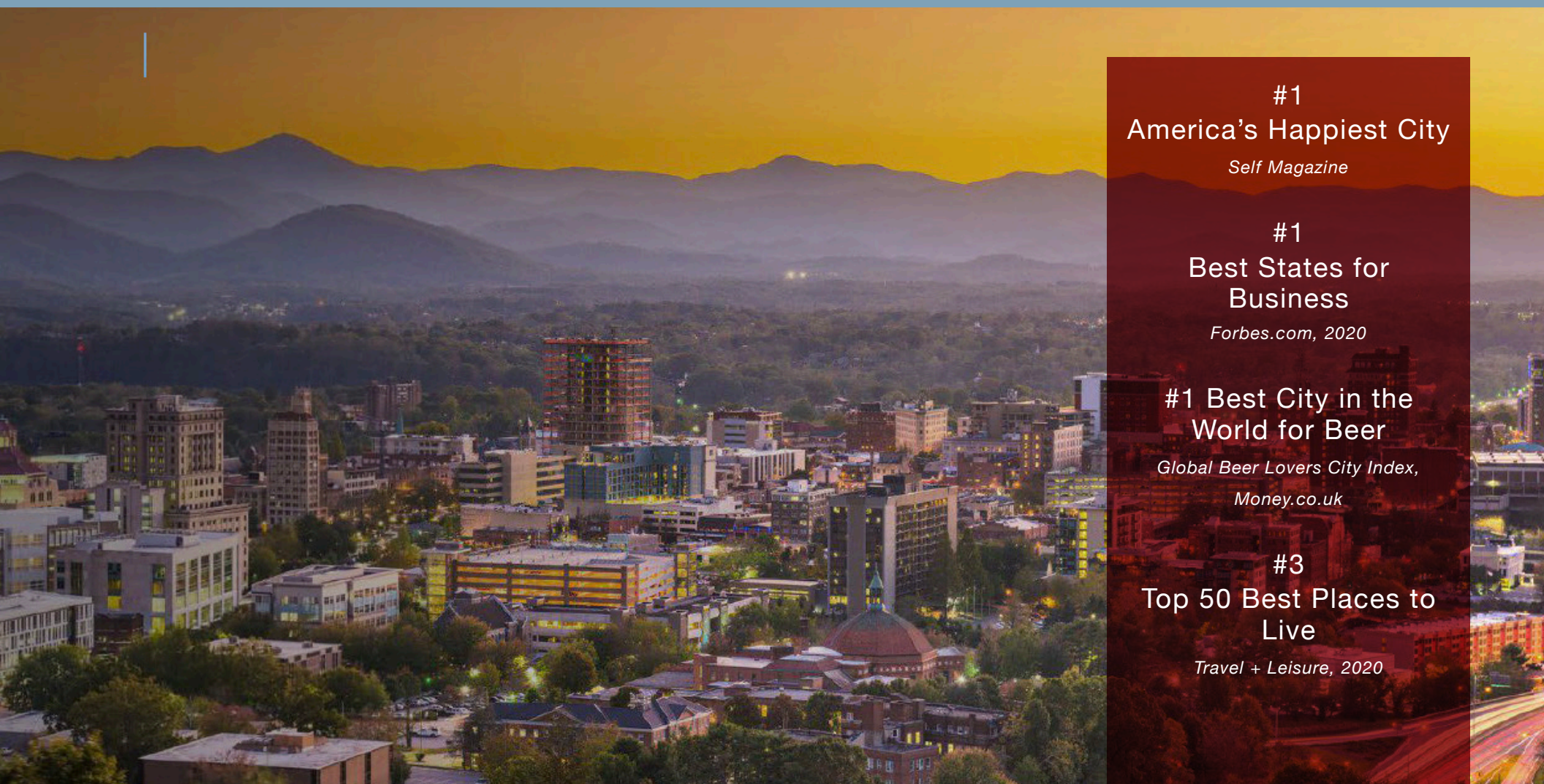
① 1ST FLOOR PLAN - SEGMENT B - RETAIL
1/8" = 1'-0"

RESIDENTIAL UNITS

Luxury Residential Units

- Clubroom
- Fitness Center
- Resort Style Pool
- Courtyard / Event Lawn
- Bike Storage
- Secure Parking
- Business Lounge
- Lounge Areas
- Natural Stone Countertops
- Stainless Steel Appliances
- Tile Backsplash
- Frameless Glass, Tiled Showers
- Upgraded Fixtures
- Balconies





#1
America's Happiest City

Self Magazine

#1
Best States for
Business

Forbes.com, 2020

#1 Best City in the
World for Beer

Global Beer Lovers City Index,

Money.co.uk

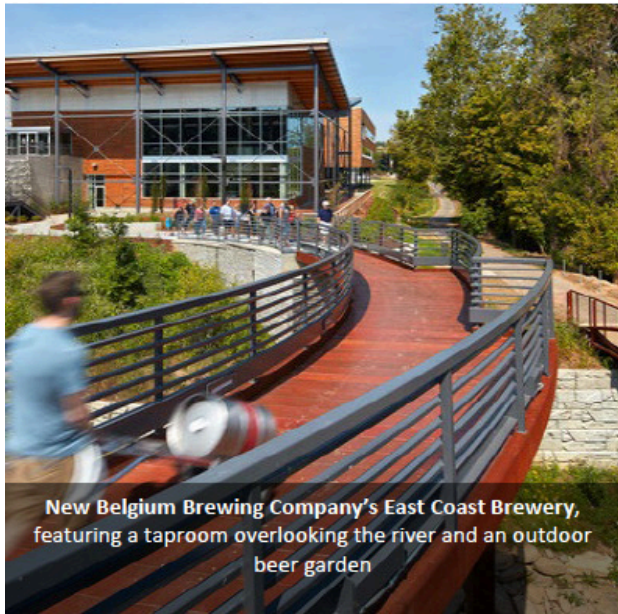
#3
Top 50 Best Places to
Live

Travel + Leisure, 2020

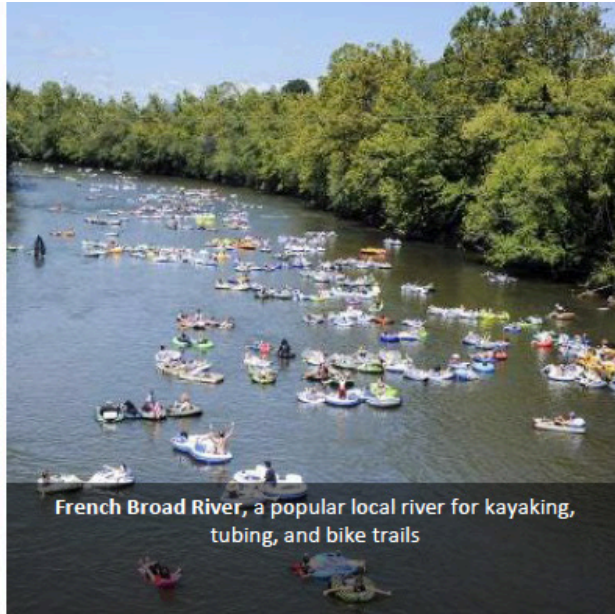
As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly 12 million visitors annually. Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges.

The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors. Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors.

The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.



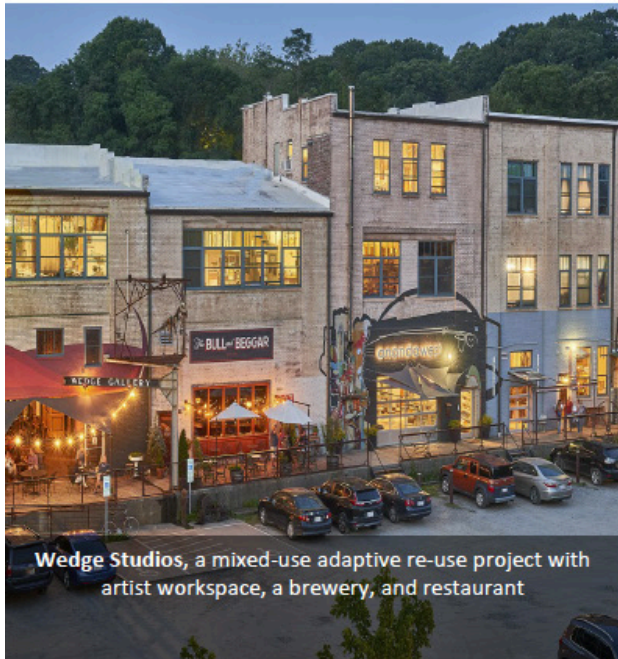
New Belgium Brewing Company's East Coast Brewery, featuring a taproom overlooking the river and an outdoor beer garden



French Broad River, a popular local river for kayaking, tubing, and bike trails



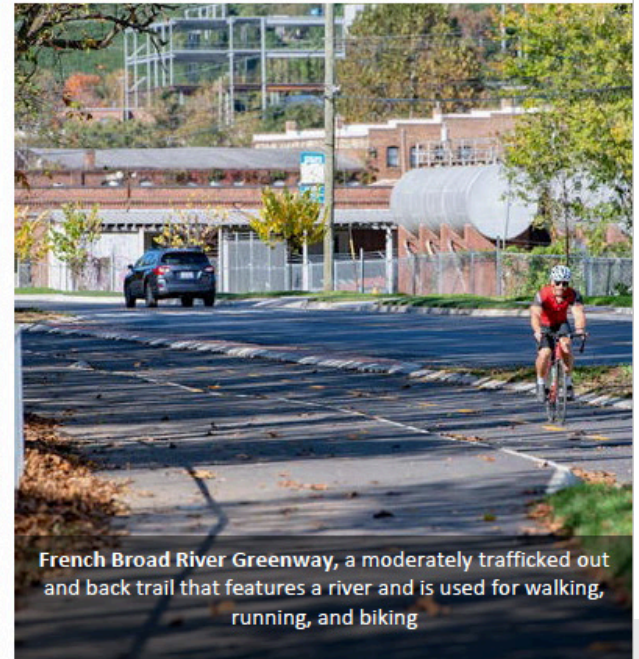
Odyssey Coop Art Gallery, features 25 local clay artists who produce functional pottery as well as ceramic art.



Wedge Studios, a mixed-use adaptive re-use project with artist workspace, a brewery, and restaurant



Cotton Mill Studios, art and music studios accompanied by residential lofts



French Broad River Greenway, a moderately trafficked out and back trail that features a river and is used for walking, running, and biking

NEIGHBORING RETAIL



tourism economy

- Asheville sees nearly 12 Million visitors per year
- Visitors generate \$3.3 billion in Economic Impact
- \$2.2 billion of Economic Impact goes straight to the cash registers of local small businesses. By category, this includes:
 - ▢ Food & Beverage - \$610 million (27%)
 - ▢ Lodging - \$609 million (27%)
 - ▢ Retail Shopping - \$468 million (21%)
 - ▢ Recreation & Entertainment - \$300 million (13%)
 - ▢ Air & Local Transportation - \$255 million (11%)
- Tourism accounts for over one-third of all retail spending in Buncombe County.
- Asheville also has a strong second-home market.
- Buncombe County has the highest retail sales tax (on a per capita basis) in the state, surpassing Charlotte and Raleigh.

Strong TDA, A 43:1 return on investment

Every \$1 invested in TDA tourism advertising generates \$43 in spending at local businesses, plus \$3 of sales tax. This promotion comes at no cost to these local businesses.



Hip and Historical

The Grove Arcade (pictured above) was constructed in 1928 to be America's first indoor shopping mall. The building has gone through many phases during its 100 years of history, including a military base, the national weather records center, and a notable destination to dine, shop, and live in Downtown Asheville.

The Biltmore Estate (pictured below) is an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States, hosting over 1.4 million visitors each year.





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