



For Lease

MEDICAL/DENTAL OFFICE
AVAILABLE FOR LEASE

3179 Sweeten Creek Rd., Asheville, NC 28803

Likewise
COMMERCIAL REAL ESTATE

| Stacy Wheeler LISTING BROKER

423.504.8167 | stacy@likewisecommercial.com | likewisecommercial.com

3179 Sweeten Creek Rd., Asheville, NC 28803



OFFERING SUMMARY

LEASE RATE	\$22/SF NNN
BUILDING SIZE	7,000 SF
SUITABLE USE	MEDICAL/DENTAL



PROPERTY FEATURES

- Free standing, turnkey Medical/Dental office space.
- 15 Operatories with in room sink.
- 2 Sterilization areas
- Four Restrooms
- Sizable Lab
- Spacious waiting room and semi-private front desk area.
- Four private offices and two x-ray rooms.
- Easily accessible with ample parking.
- Space could potentially be demised for a smaller user.



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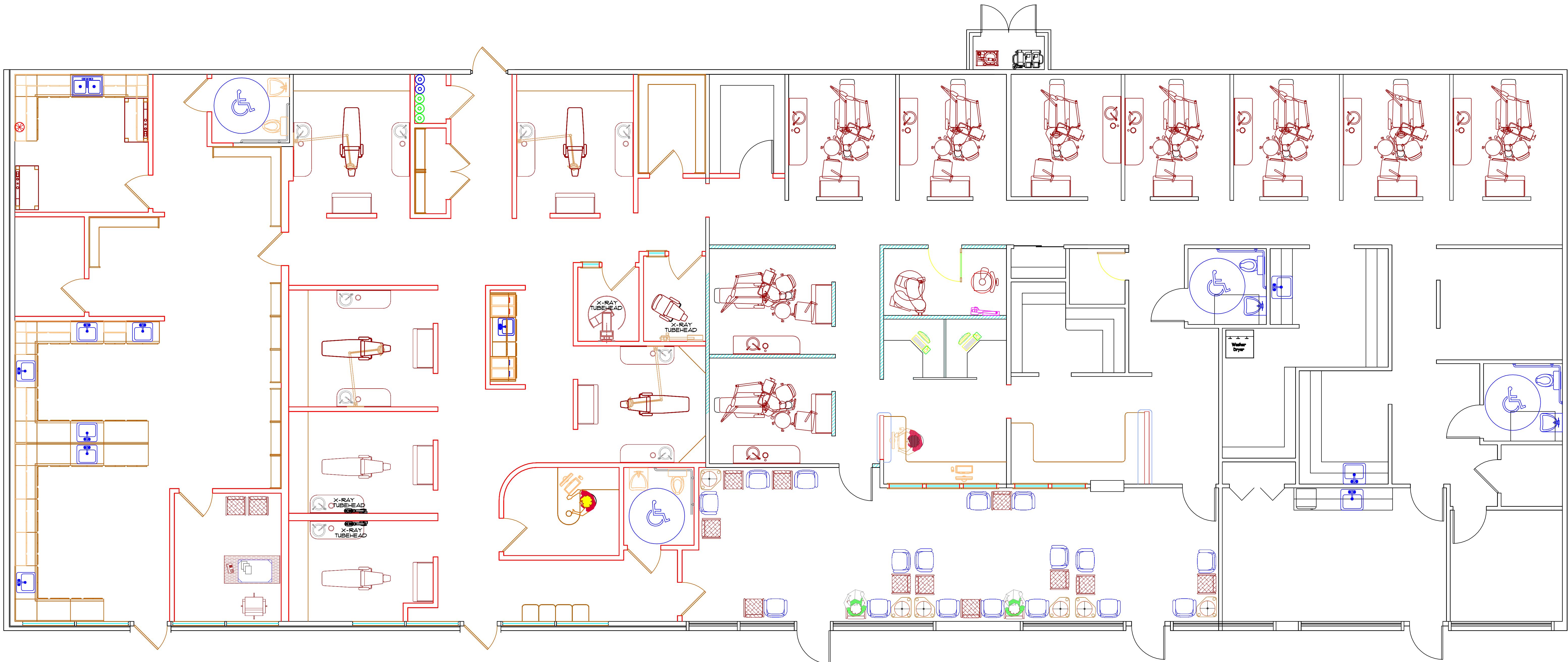
LOCATION INFORMATION

PIN	965522507400000
COUNTY	Buncombe
ZONING	CI
MAJOR ROADS	Hendersonville & Sweeten Creek

PROPERTY DETAILS

BUILDING SIZE	7,000 SF
YEAR BUILT	1983
TRAFFIC COUNT	19,000 VPD
ROAD FRONTAGE	214 FT (Sweeten Creek Rd.)
FLOOD ZONE	No







Traffic Count Map

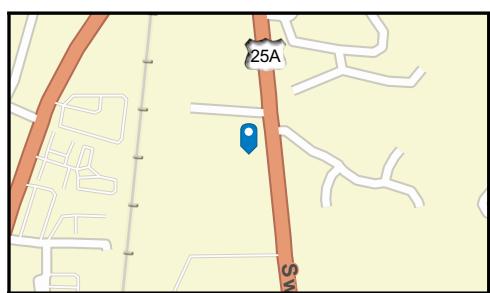
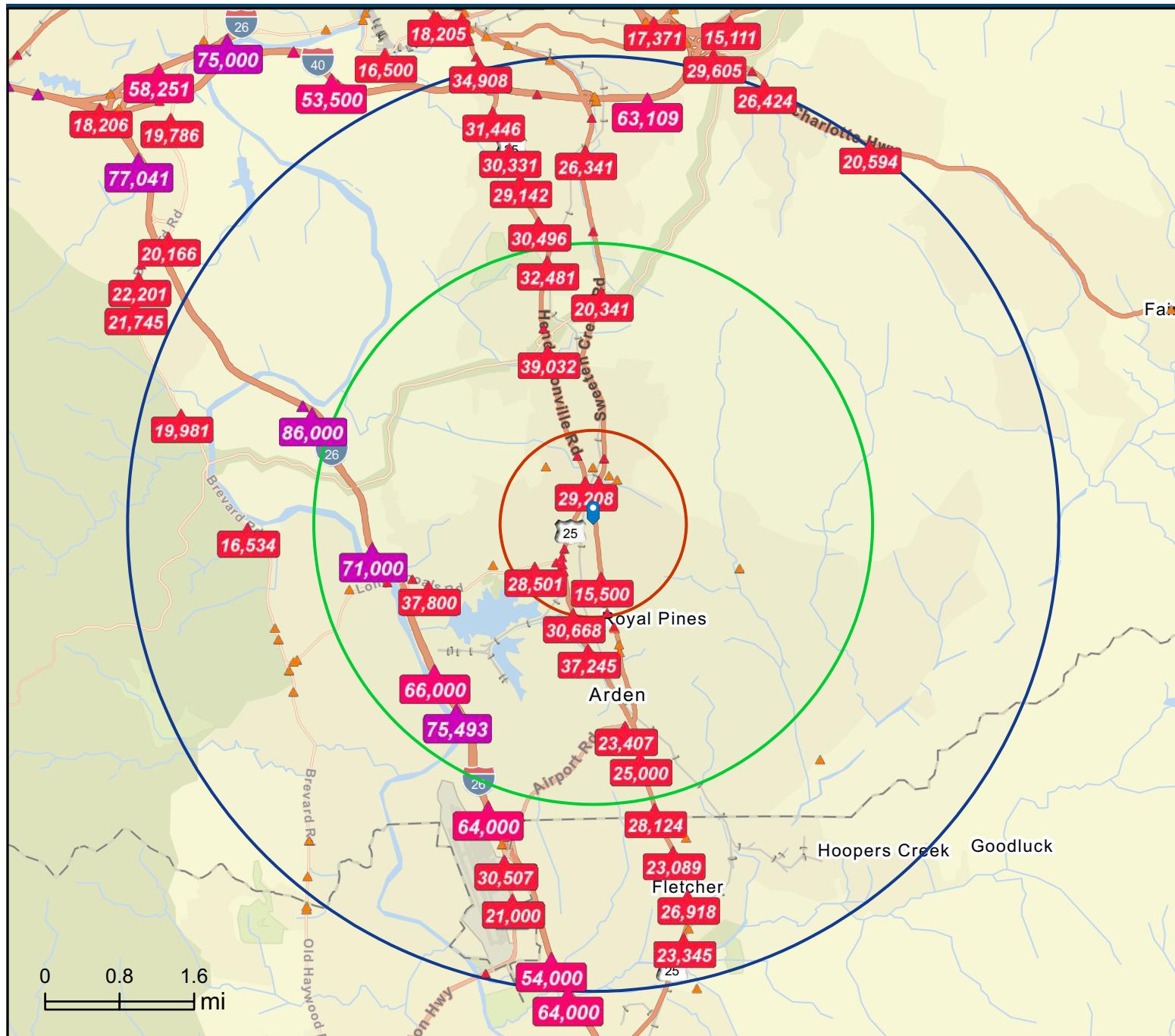
3179 Sweeten Creek Road, Asheville, North Carolina, 28803

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.49065

Longitude: -82.51959



Source: ©2024 Kalibrate Technologies (Q2 2024).

September 26, 2024



Traffic Count Map - Close Up

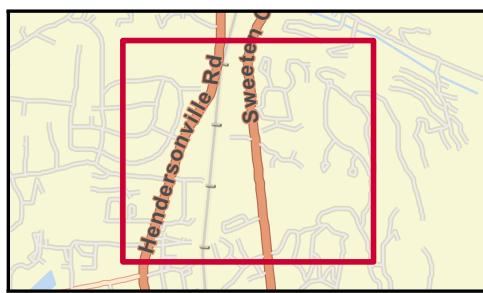
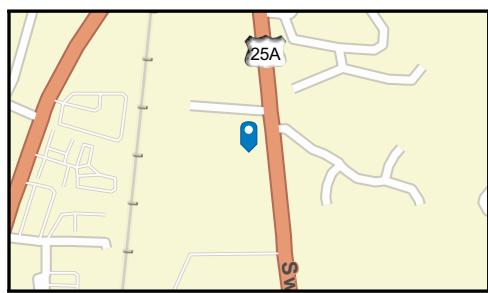
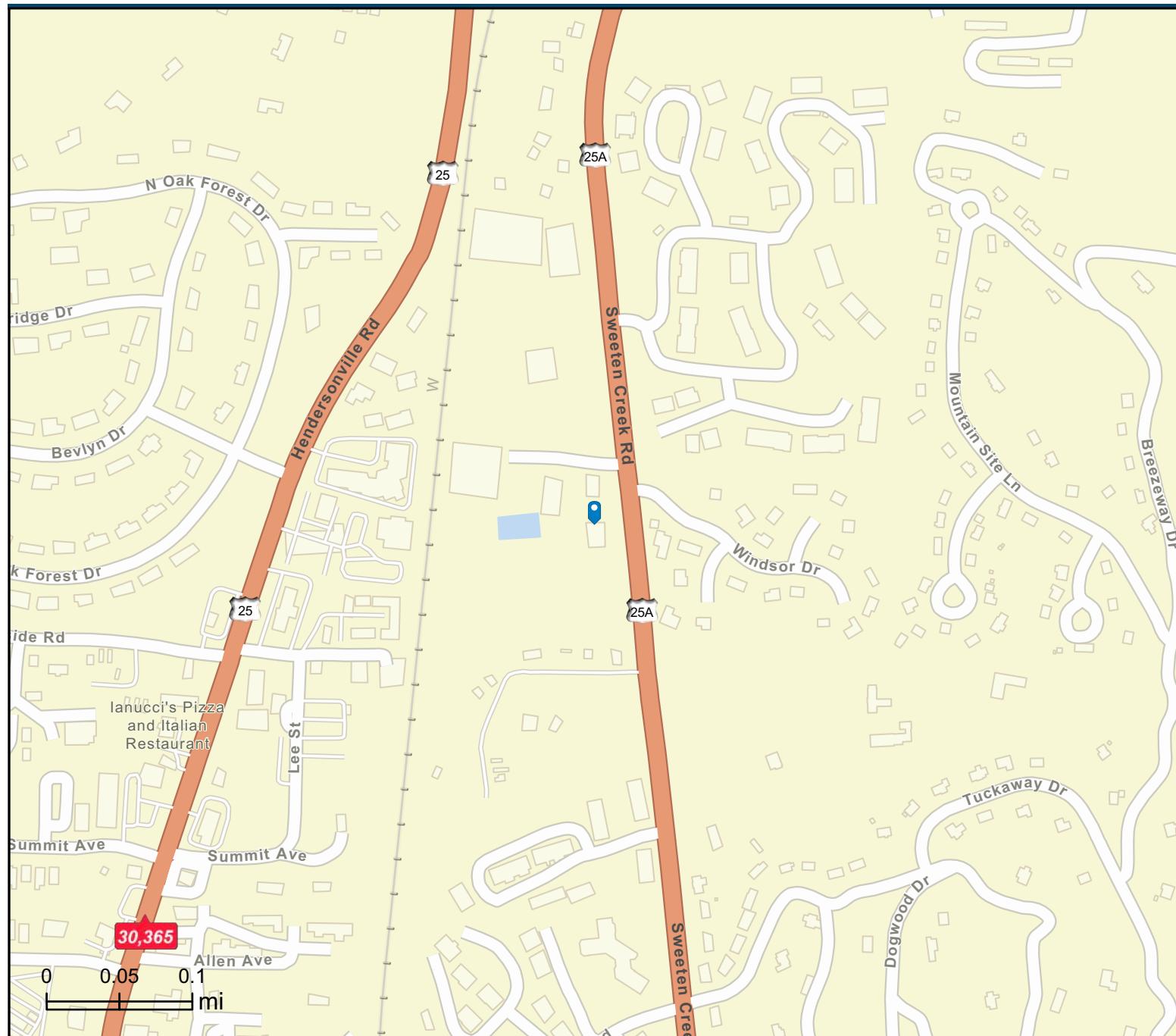
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Middleburg

Dominant Tapestry Segment

KEY FACTS



63,870

Total Population



\$402,924

Median Home Value



3,334

Businesses



74,682

Daytime Population



\$49,254

Per Capita Income



2.3

Avg Household Size



\$75,812

Median Household Income



42.7

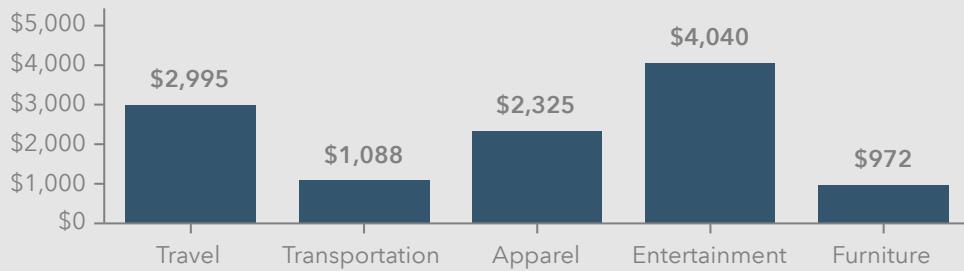
Median Age



1.54%

2024-2029
Pop Growth
Rate

KEY SPENDING FACTS



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



Business Summary

3179 Sweeten Creek Road, Asheville, North Carolina, 28803
Rings: 1, 3, 5 mile radii

Prepared by Esri

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Longitude: -82.51959

Data for all businesses in area		1 mile				3 miles				5 miles			
Total Businesses:		484				1,834				3,334			
Total Employees:		4,765				23,557				42,920			
Total Population:		5,523				37,104				63,870			
Employee/Population Ratio (per 100 Residents)		86				63				67			
by SIC Codes		Businesses		Employees		Businesses		Employees		Businesses		Employees	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining		7	1.4%	45	0.9%	32	1.7%	224	1.0%	68	2.0%	401	0.9%
Construction		17	3.5%	87	1.8%	110	6.0%	673	2.9%	214	6.4%	1,379	3.2%
Manufacturing		7	1.4%	75	1.6%	69	3.8%	3,030	12.9%	160	4.8%	5,631	13.1%
Transportation		9	1.9%	72	1.5%	47	2.6%	332	1.4%	95	2.8%	751	1.7%
Communication		1	0.2%	36	0.8%	11	0.6%	314	1.3%	15	0.4%	354	0.8%
Utility		0	0.0%	3	0.1%	7	0.4%	78	0.3%	12	0.4%	124	0.3%
Wholesale Trade		8	1.7%	79	1.7%	48	2.6%	1,044	4.4%	108	3.2%	2,546	5.9%
Retail Trade Summary		98	20.2%	1,038	21.8%	358	19.5%	4,541	19.3%	657	19.7%	8,757	20.4%
Home Improvement		5	1.0%	42	0.9%	24	1.3%	233	1.0%	39	1.2%	464	1.1%
General Merchandise Stores		1	0.2%	66	1.4%	9	0.5%	681	2.9%	23	0.7%	896	2.1%
Food Stores		10	2.1%	180	3.8%	31	1.7%	470	2.0%	53	1.6%	984	2.3%
Auto Dealers & Gas Stations		9	1.9%	77	1.6%	28	1.5%	248	1.1%	61	1.8%	770	1.8%
Apparel & Accessory Stores		6	1.2%	25	0.5%	22	1.2%	122	0.5%	43	1.3%	297	0.7%
Furniture & Home Furnishings		5	1.0%	15	0.3%	24	1.3%	221	0.9%	64	1.9%	788	1.8%
Eating & Drinking Places		38	7.9%	482	10.1%	132	7.2%	1,963	8.3%	211	6.3%	3,438	8.0%
Miscellaneous Retail		25	5.2%	151	3.2%	88	4.8%	603	2.6%	164	4.9%	1,119	2.6%
Finance, Insurance, Real Estate Summary		57	11.8%	450	9.4%	208	11.3%	2,237	9.5%	342	10.3%	2,971	6.9%
Banks, Savings & Lending Institutions		10	2.1%	97	2.0%	37	2.0%	861	3.7%	56	1.7%	993	2.3%
Securities Brokers		11	2.3%	32	0.7%	41	2.2%	140	0.6%	61	1.8%	207	0.5%
Insurance Carriers & Agents		9	1.9%	63	1.3%	20	1.1%	223	0.9%	37	1.1%	297	0.7%
Real Estate, Holding, Other Investment Offices		27	5.6%	259	5.4%	110	6.0%	1,013	4.3%	188	5.6%	1,473	3.4%
Services Summary		233	48.1%	2,784	58.4%	762	41.5%	10,783	45.8%	1,333	40.0%	19,310	45.0%
Hotels & Lodging		2	0.4%	24	0.5%	14	0.8%	271	1.2%	43	1.3%	732	1.7%
Automotive Services		8	1.7%	41	0.9%	37	2.0%	180	0.8%	79	2.4%	428	1.0%
Movies & Amusements		12	2.5%	71	1.5%	54	2.9%	434	1.8%	91	2.7%	718	1.7%
Health Services		76	15.7%	1,065	22.4%	178	9.7%	3,281	13.9%	320	9.6%	6,936	16.2%
Legal Services		10	2.1%	28	0.6%	30	1.6%	188	0.8%	45	1.3%	241	0.6%
Education Institutions & Libraries		6	1.2%	300	6.3%	25	1.4%	1,085	4.6%	49	1.5%	1,828	4.3%
Other Services		120	24.8%	1,256	26.4%	426	23.2%	5,344	22.7%	706	21.2%	8,426	19.6%
Government		4	0.8%	81	1.7%	12	0.7%	167	0.7%	40	1.2%	490	1.1%
Unclassified Establishments		42	8.7%	16	0.3%	168	9.2%	134	0.6%	288	8.6%	207	0.5%
Totals		484	100.0%	4,765	100.0%	1,834	100.0%	23,557	100.0%	3,334	100.0%	42,920	100.0%

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.

September 26, 2024

Business Summary

3179 Sweeten Creek Road, Asheville, North Carolina, 28803
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.49065

Longitude: -82.51959

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	2	0.1%	7	0.0%	10	0.3%	25	0.1%
Mining	0	0.0%	2	0.0%	3	0.2%	19	0.1%	5	0.1%	28	0.1%
Utilities	0	0.0%	0	0.0%	1	0.1%	12	0.1%	2	0.1%	34	0.1%
Construction	20	4.1%	96	2.0%	121	6.6%	784	3.3%	226	6.8%	1,518	3.5%
Manufacturing	8	1.7%	86	1.8%	80	4.4%	3,098	13.2%	184	5.5%	6,021	14.0%
Wholesale Trade	8	1.7%	79	1.7%	48	2.6%	1,044	4.4%	106	3.2%	2,534	5.9%
Retail Trade	57	11.8%	528	11.1%	210	11.5%	2,459	10.4%	416	12.5%	4,837	11.3%
Motor Vehicle & Parts Dealers	6	1.2%	46	1.0%	20	1.1%	185	0.8%	49	1.5%	676	1.6%
Furniture & Home Furnishings Stores	2	0.4%	8	0.2%	14	0.8%	55	0.2%	36	1.1%	197	0.5%
Electronics & Appliance Stores	1	0.2%	3	0.1%	5	0.3%	145	0.6%	12	0.4%	267	0.6%
Building Material & Garden Equipment & Supplies Dealers	5	1.0%	42	0.9%	23	1.3%	231	1.0%	38	1.1%	460	1.1%
Food & Beverage Stores	11	2.3%	169	3.5%	30	1.6%	433	1.8%	51	1.5%	920	2.1%
Health & Personal Care Stores	11	2.3%	56	1.2%	32	1.7%	190	0.8%	52	1.6%	316	0.7%
Gasoline Stations & Fuel Dealers	3	0.6%	31	0.7%	8	0.4%	64	0.3%	12	0.4%	100	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	6	1.2%	25	0.5%	24	1.3%	124	0.5%	47	1.4%	306	0.7%
Sporting Goods, Hobby, Book, & Music Stores	9	1.9%	41	0.9%	36	2.0%	286	1.2%	72	2.2%	543	1.3%
General Merchandise Stores	5	1.0%	107	2.2%	19	1.0%	747	3.2%	46	1.4%	1,052	2.5%
Transportation & Warehousing	6	1.2%	55	1.2%	31	1.7%	230	1.0%	65	1.9%	614	1.4%
Information	7	1.4%	120	2.5%	33	1.8%	742	3.1%	48	1.4%	874	2.0%
Finance & Insurance	30	6.2%	194	4.1%	102	5.6%	1,250	5.3%	158	4.7%	1,524	3.6%
Central Bank/Credit Intermediation & Related Activities	10	2.1%	97	2.0%	38	2.1%	868	3.7%	57	1.7%	1,000	2.3%
Securities & Commodity Contracts	11	2.3%	34	0.7%	44	2.4%	159	0.7%	64	1.9%	226	0.5%
Funds, Trusts & Other Financial Vehicles	9	1.9%	63	1.3%	20	1.1%	223	0.9%	37	1.1%	297	0.7%
Real Estate, Rental & Leasing	26	5.4%	262	5.5%	113	6.2%	1,161	4.9%	213	6.4%	1,767	4.1%
Professional, Scientific & Tech Services	48	9.9%	325	6.8%	178	9.7%	1,733	7.4%	280	8.4%	2,389	5.6%
Legal Services	10	2.1%	29	0.6%	33	1.8%	196	0.8%	49	1.5%	255	0.6%
Management of Companies & Enterprises	3	0.6%	11	0.2%	11	0.6%	36	0.2%	17	0.5%	51	0.1%
Administrative, Support & Waste Management Services	21	4.3%	355	7.5%	67	3.7%	757	3.2%	112	3.4%	1,052	2.5%
Educational Services	8	1.7%	301	6.3%	38	2.1%	1,144	4.9%	71	2.1%	1,917	4.5%
Health Care & Social Assistance	89	18.4%	1,314	27.6%	215	11.7%	4,352	18.5%	374	11.2%	8,468	19.7%
Arts, Entertainment & Recreation	10	2.1%	61	1.3%	46	2.5%	1,021	4.3%	81	2.4%	2,141	5.0%
Accommodation & Food Services	41	8.5%	523	11.0%	148	8.1%	2,267	9.6%	258	7.7%	4,227	9.8%
Accommodation	2	0.4%	24	0.5%	14	0.8%	271	1.2%	43	1.3%	732	1.7%
Food Services & Drinking Places	39	8.1%	499	10.5%	134	7.3%	1,996	8.5%	215	6.4%	3,495	8.1%
Other Services (except Public Administration)	57	11.8%	355	7.5%	207	11.3%	1,140	4.8%	379	11.4%	2,203	5.1%
Automotive Repair & Maintenance	6	1.2%	32	0.7%	26	1.4%	115	0.5%	56	1.7%	245	0.6%
Public Administration	4	0.8%	81	1.7%	12	0.7%	167	0.7%	40	1.2%	490	1.1%
Unclassified Establishments	42	8.7%	16	0.3%	168	9.2%	134	0.6%	288	8.6%	207	0.5%
Total	484	100.0%	4,765	100.0%	1,834	100.0%	23,557	100.0%	3,334	100.0%	42,920	100.0%

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September 26, 2024



Key Facts

3179 Sweeten Creek Road, Asheville, North Carolina,
28803
Ring: 5 mile radius

KEY FACTS

63,870

Population



Average Household Size

42.7

Median Age

\$75,812

Median Household Income

EDUCATION

5.2%

No High School Diploma



21.4%

High School Graduate



24.7%

Some College/Associate's Degree



48.7%

Bachelor's/Grad/Prof Degree

BUSINESS



3,334

Total Businesses



42,920

Total Employees

EMPLOYMENT



65.3%

White Collar



18.2%

Blue Collar



16.5%

Services



3.0%

Unemployment Rate

INCOME



\$75,812

Median Household Income



\$49,254

Per Capita Income



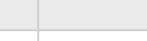
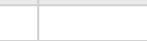
\$200,307

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: <\$15,000 (4.8%)

Indicator ▲	Value	Diff	
<\$15,000	4.8%	-3.1%	
\$15,000 - \$24,999	6.9%	-0.4%	
\$25,000 - \$34,999	5.9%	-0.4%	
\$35,000 - \$49,999	12.8%	-0.1%	
\$50,000 - \$74,999	18.9%	-0.5%	
\$75,000 - \$99,999	12.9%	+0.1%	
\$100,000 - \$149,999	18.4%	+1.5%	
\$150,000 - \$199,999	7.4%	+0.8%	
\$200,000+	11.9%	+2.0%	

Bars show deviation from

Buncombe County

Demographic and Income Profile

3179 Sweeten Creek Road, Asheville, North Carolina, 28803

Ring: 5 mile radius

Prepared by Esri

Latitude: 35.49065

Longitude: -82.51959

Summary	Census 2010	Census 2020	2024	2029
Population	50,508	59,865	63,870	67,452
Households	21,735	26,297	28,115	29,857
Families	13,392	15,478	16,315	17,234
Average Household Size	2.29	2.25	2.25	2.24
Owner Occupied Housing Units	14,176	15,481	16,192	17,152
Renter Occupied Housing Units	7,558	10,816	11,923	12,705
Median Age	41.5	42.2	42.7	44.3
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.10%	0.75%	0.38%	
Households	1.21%	0.98%	0.64%	
Families	1.10%	0.91%	0.56%	
Owner HHs	1.16%	1.22%	0.97%	
Median Household Income	2.83%	3.26%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	1,363	4.8%	1,181	4.0%
\$15,000 - \$24,999	1,947	6.9%	1,614	5.4%
\$25,000 - \$34,999	1,671	5.9%	1,302	4.4%
\$35,000 - \$49,999	3,610	12.8%	3,286	11.0%
\$50,000 - \$74,999	5,310	18.9%	5,377	18.0%
\$75,000 - \$99,999	3,638	12.9%	3,911	13.1%
\$100,000 - \$149,999	5,163	18.4%	6,284	21.0%
\$150,000 - \$199,999	2,067	7.4%	2,677	9.0%
\$200,000+	3,346	11.9%	4,226	14.2%
Median Household Income	\$75,812		\$87,160	
Average Household Income	\$111,664		\$128,542	
Per Capita Income	\$49,254		\$57,012	
Population by Age	Census 2010	Census 2020	2024	2029
0 - 4	2,784	5.5%	2,782	4.6%
5 - 9	2,972	5.9%	3,182	5.3%
10 - 14	3,224	6.4%	3,464	5.8%
15 - 19	3,109	6.2%	3,246	5.4%
20 - 24	2,431	4.8%	3,313	5.5%
25 - 34	6,261	12.4%	8,205	13.7%
35 - 44	6,983	13.8%	7,853	13.1%
45 - 54	7,499	14.8%	7,497	12.5%
55 - 64	6,713	13.3%	7,580	12.7%
65 - 74	4,078	8.1%	7,008	11.7%
75 - 84	2,911	5.8%	4,064	6.8%
85+	1,543	3.1%	1,672	2.8%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
White Alone	42,725	84.6%	45,975	76.8%
Black Alone	3,865	7.7%	4,399	7.3%
American Indian Alone	174	0.3%	274	0.5%
Asian Alone	1,101	2.2%	1,419	2.4%
Pacific Islander Alone	40	0.1%	81	0.1%
Some Other Race Alone	1,538	3.0%	3,047	5.1%
Two or More Races	1,064	2.1%	4,669	7.8%
Hispanic Origin (Any Race)	3,464	6.9%	5,965	10.0%

Data Note: Income is expressed in current dollars.

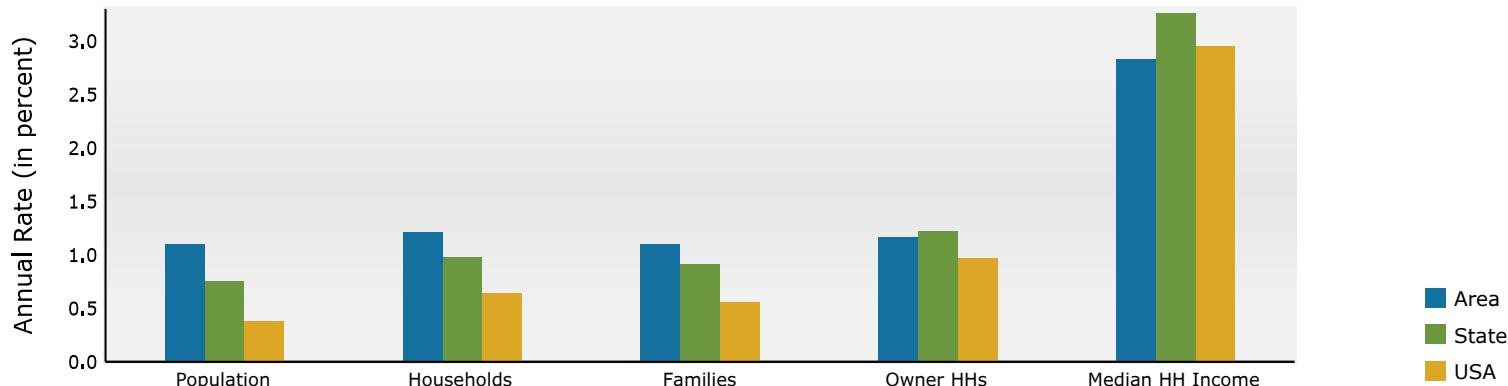
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

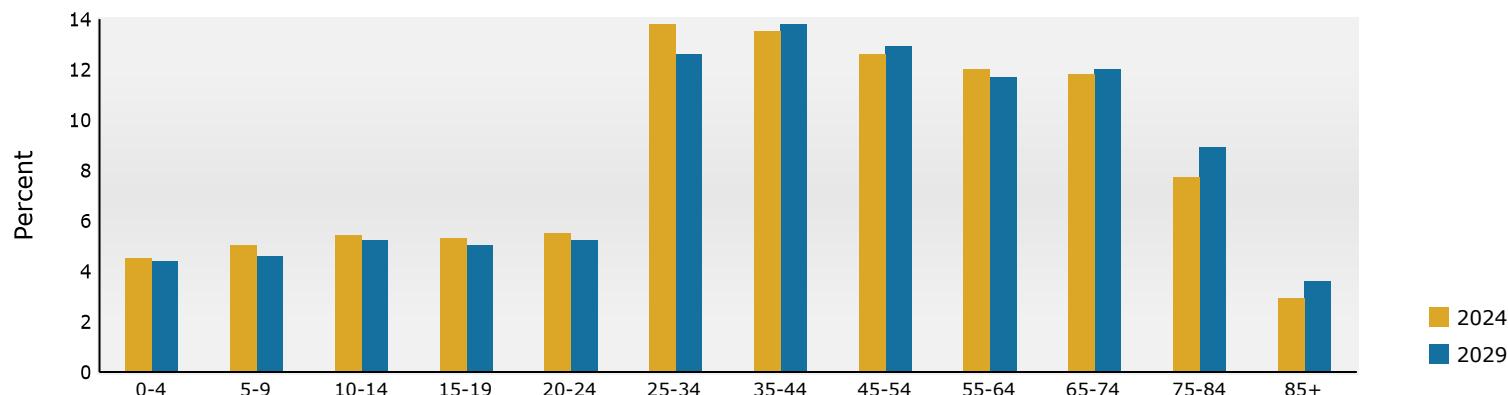
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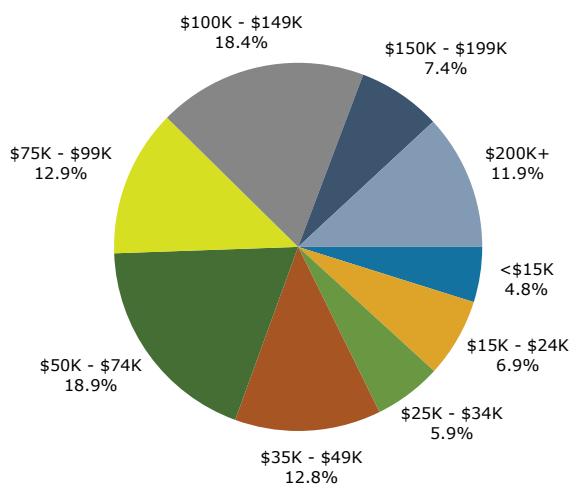
Trends 2024-2029



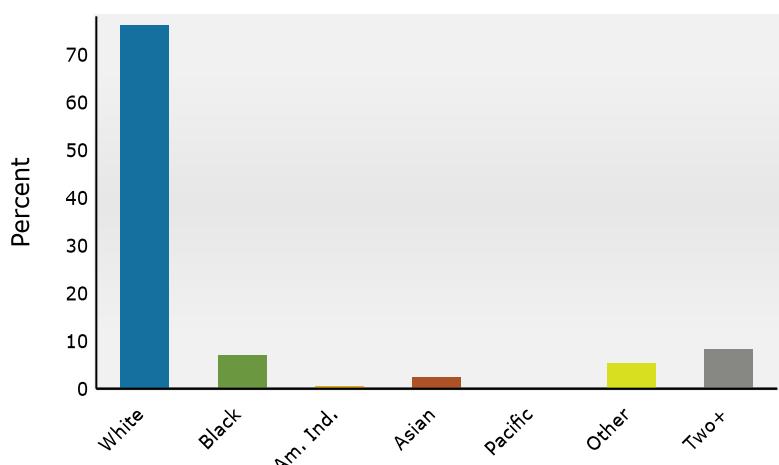
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 10.7%

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

September 26, 2024