



Hendersonville Rd.

Sweeten Creek Rd.

# For Lease

MEDICAL/DENTAL OFFICE  
AVAILABLE FOR LEASE

3179 Sweeten Creek Rd., Asheville, NC 28803

Likewise  
COMMERCIAL REAL ESTATE

Stacy Wheeler LISTING BROKER

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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.



**Likewise**  
COMMERCIAL REAL ESTATE

**STACY WHEELER** Broker

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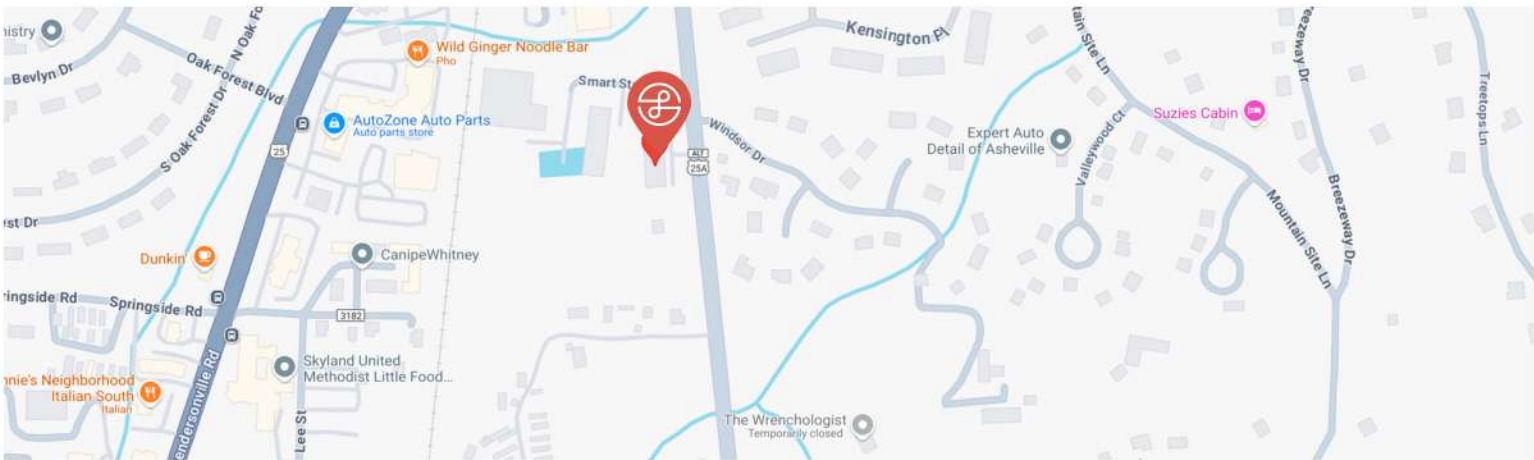


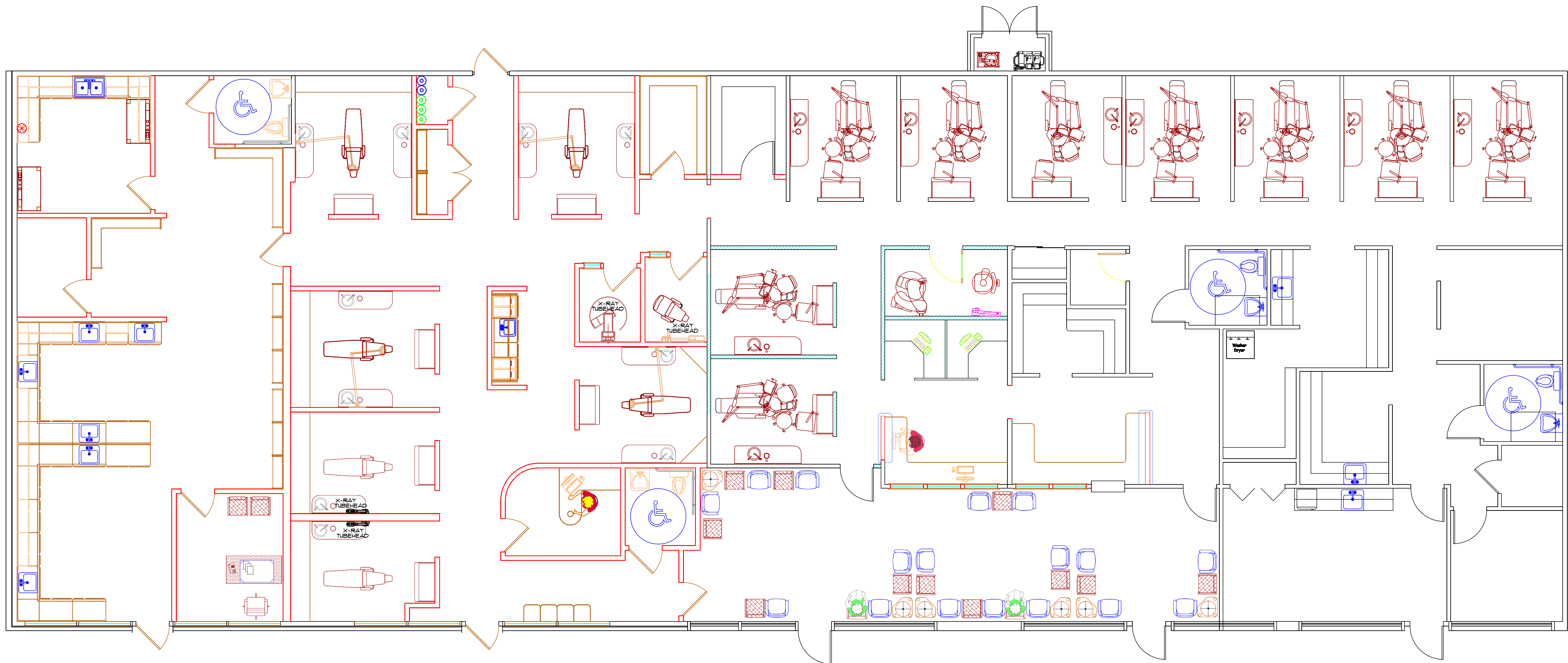
## LOCATION INFORMATION

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



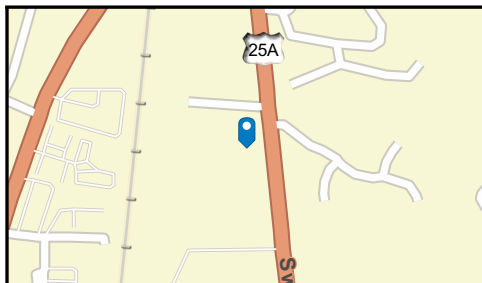
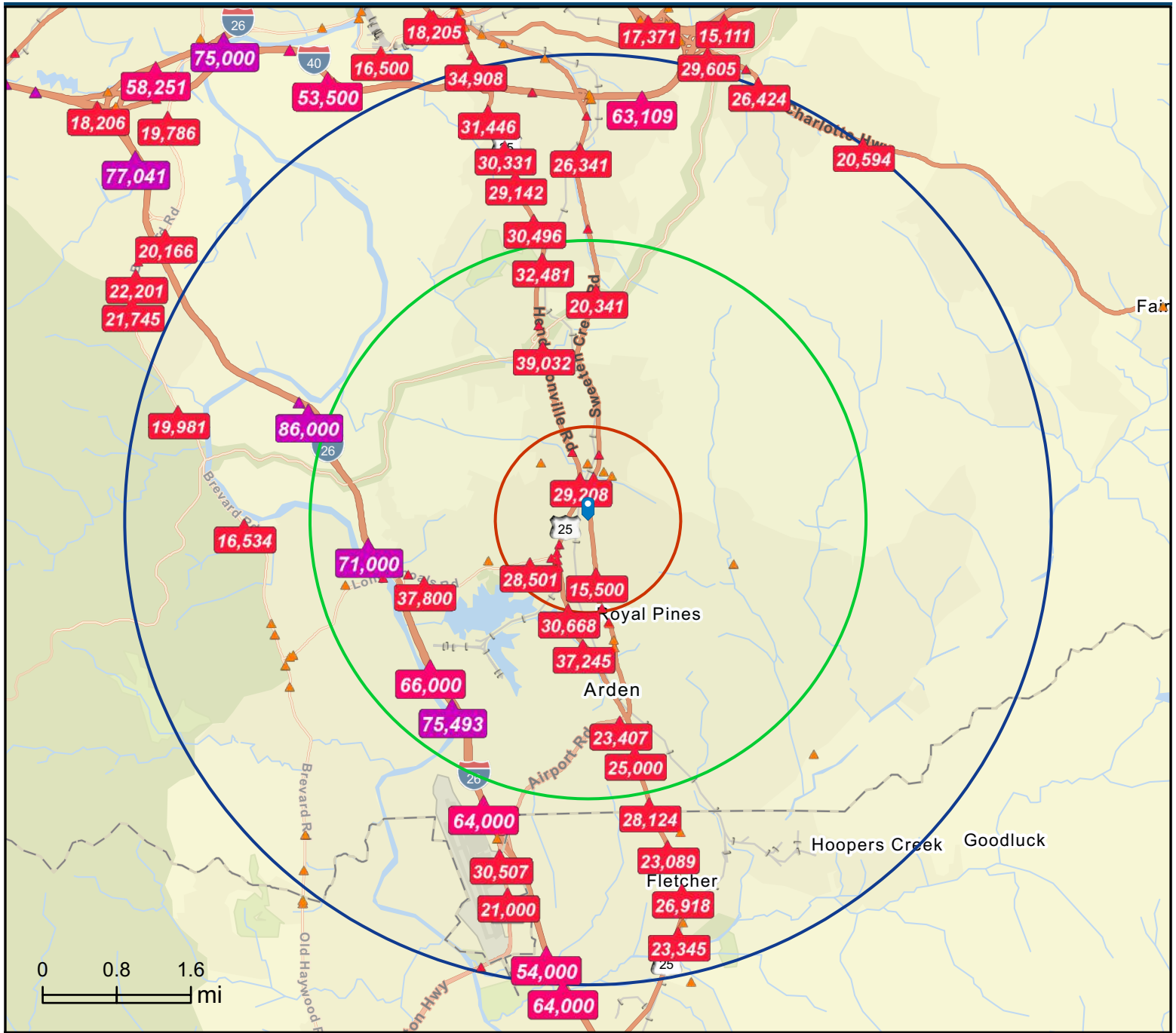




## Traffic Count Map

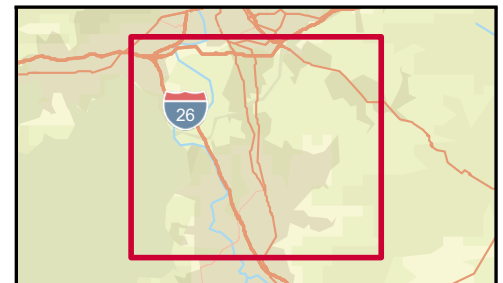
3179 Sweeten Creek Road, Asheville, North Carolina, 28803  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.49065  
Longitude: -82.51959



**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



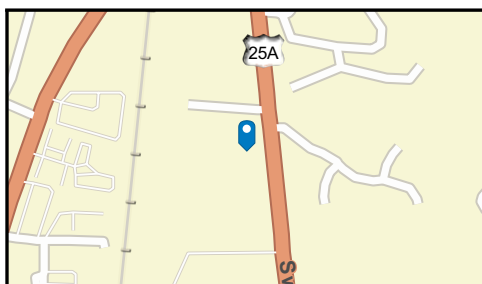
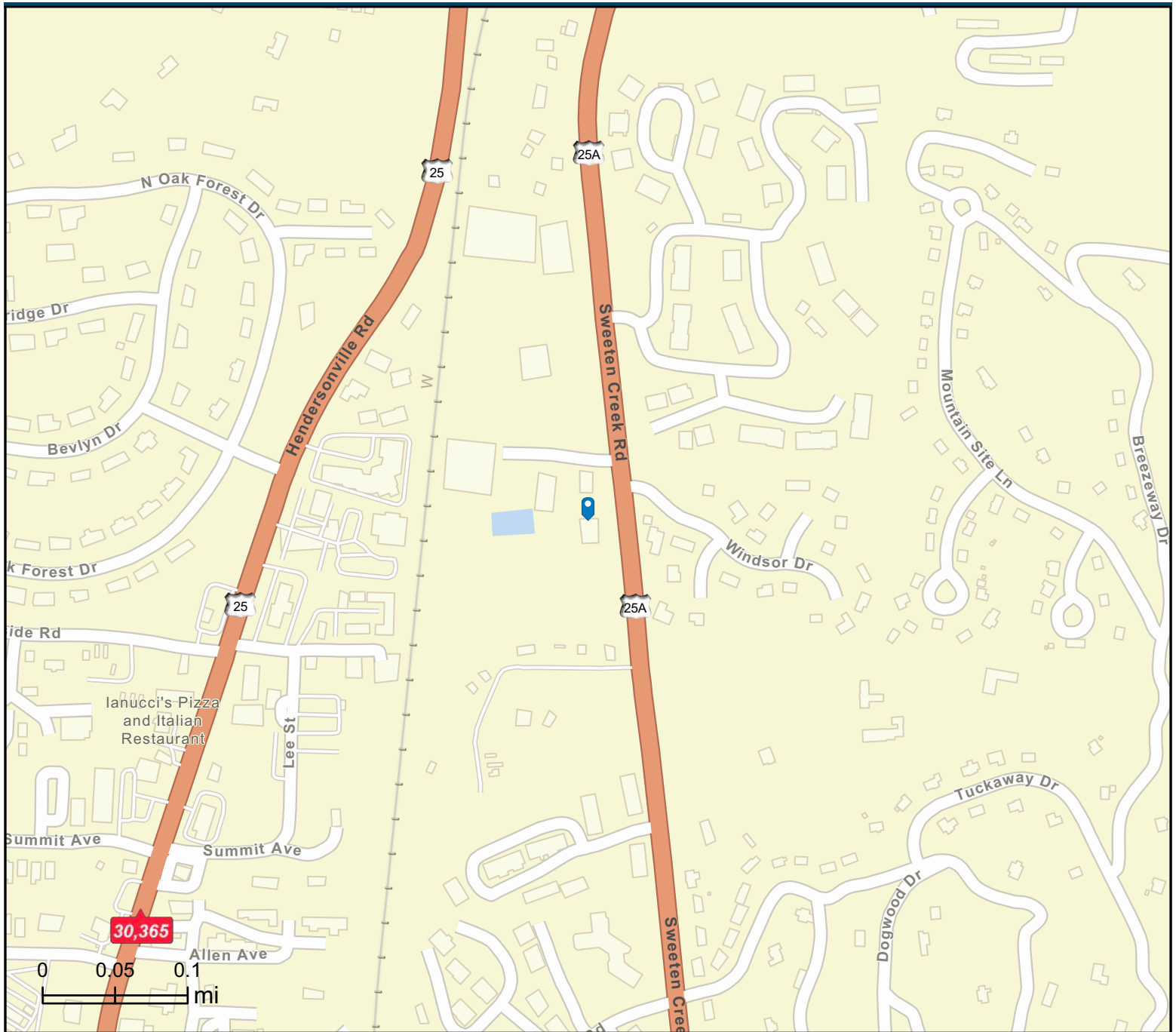
Source: ©2024 Kalibrate Technologies (Q2 2024).

September 26, 2024

## Traffic Count Map - Close Up

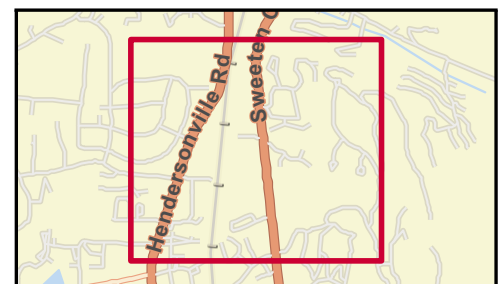
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- ▲ 50,001 - 100,000
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Source: ©2024 Kalibrate Technologies (Q2 2024).

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

## Middleburg

Dominant Tapestry Segment

### KEY FACTS



63,870

Total Population



\$402,924

Median Home Value



3,334

Businesses



74,682

Daytime Population



42.7

Median Age



1.54%

2024-2029  
Pop Growth  
Rate



\$49,254

Per Capita  
Income



2.3

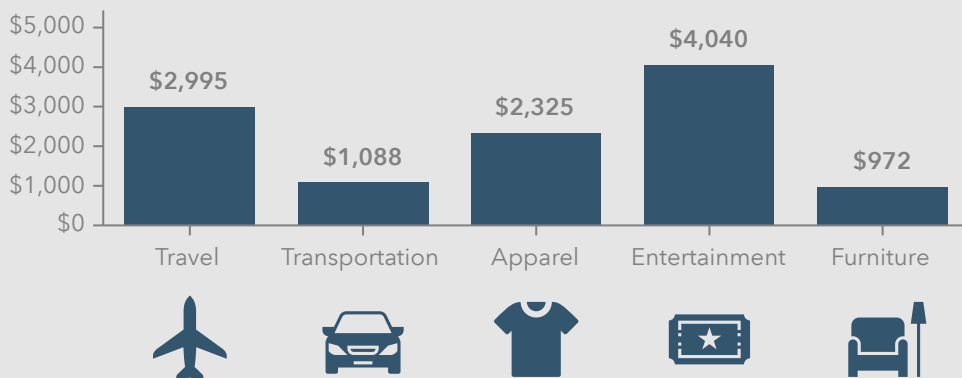
Avg Household  
Size



\$75,812

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

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

Prepared by Esri  
Latitude: 35.49065  
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



2.3

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



White Collar

65.3%



Blue Collar

18.2%



Services

16.5%



Unemployment  
Rate

3.0%

## 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

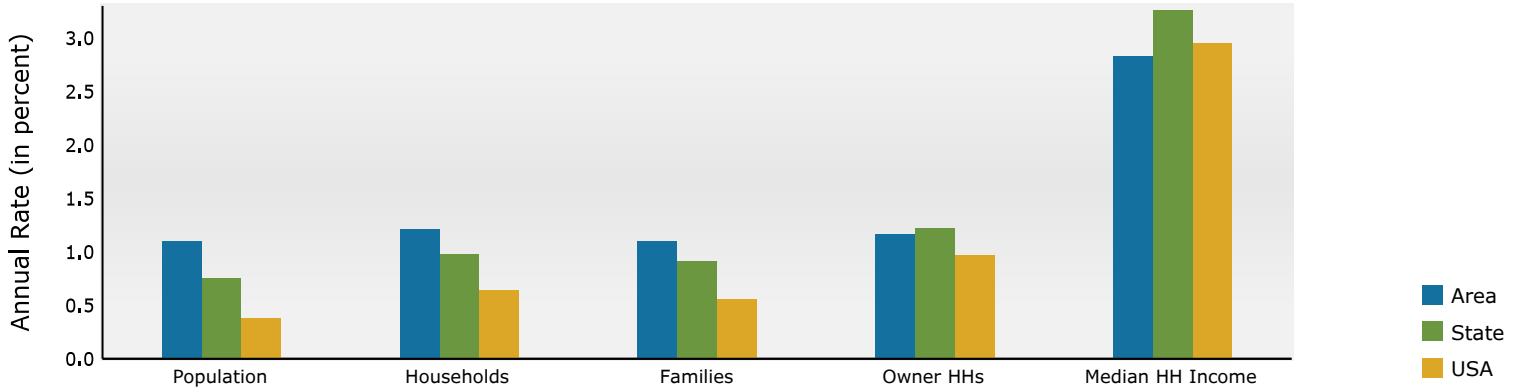
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Summary	Census 2010		Census 2020		2024		2029	
Population	50,508		59,865		63,870		67,452	
Households	21,735		26,297		28,115		29,857	
Families	13,392		15,478		16,315		17,234	
Average Household Size	2.29		2.25		2.25		2.24	
Owner Occupied Housing Units	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			2024		2029			
			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	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,784	5.5%	2,782	4.6%	2,906	4.5%	2,968	4.4%
5 - 9	2,972	5.9%	3,182	5.3%	3,210	5.0%	3,082	4.6%
10 - 14	3,224	6.4%	3,464	5.8%	3,458	5.4%	3,499	5.2%
15 - 19	3,109	6.2%	3,246	5.4%	3,362	5.3%	3,402	5.0%
20 - 24	2,431	4.8%	3,313	5.5%	3,538	5.5%	3,524	5.2%
25 - 34	6,261	12.4%	8,205	13.7%	8,797	13.8%	8,517	12.6%
35 - 44	6,983	13.8%	7,853	13.1%	8,592	13.5%	9,327	13.8%
45 - 54	7,499	14.8%	7,497	12.5%	8,076	12.6%	8,691	12.9%
55 - 64	6,713	13.3%	7,580	12.7%	7,645	12.0%	7,924	11.7%
65 - 74	4,078	8.1%	7,008	11.7%	7,513	11.8%	8,127	12.0%
75 - 84	2,911	5.8%	4,064	6.8%	4,909	7.7%	5,983	8.9%
85+	1,543	3.1%	1,672	2.8%	1,863	2.9%	2,408	3.6%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	42,725	84.6%	45,975	76.8%	48,577	76.1%	50,560	75.0%
Black Alone	3,865	7.7%	4,399	7.3%	4,558	7.1%	4,807	7.1%
American Indian Alone	174	0.3%	274	0.5%	313	0.5%	339	0.5%
Asian Alone	1,101	2.2%	1,419	2.4%	1,619	2.5%	1,834	2.7%
Pacific Islander Alone	40	0.1%	81	0.1%	90	0.1%	104	0.2%
Some Other Race Alone	1,538	3.0%	3,047	5.1%	3,474	5.4%	3,928	5.8%
Two or More Races	1,064	2.1%	4,669	7.8%	5,239	8.2%	5,880	8.7%
Hispanic Origin (Any Race)	3,464	6.9%	5,965	10.0%	6,851	10.7%	7,744	11.5%

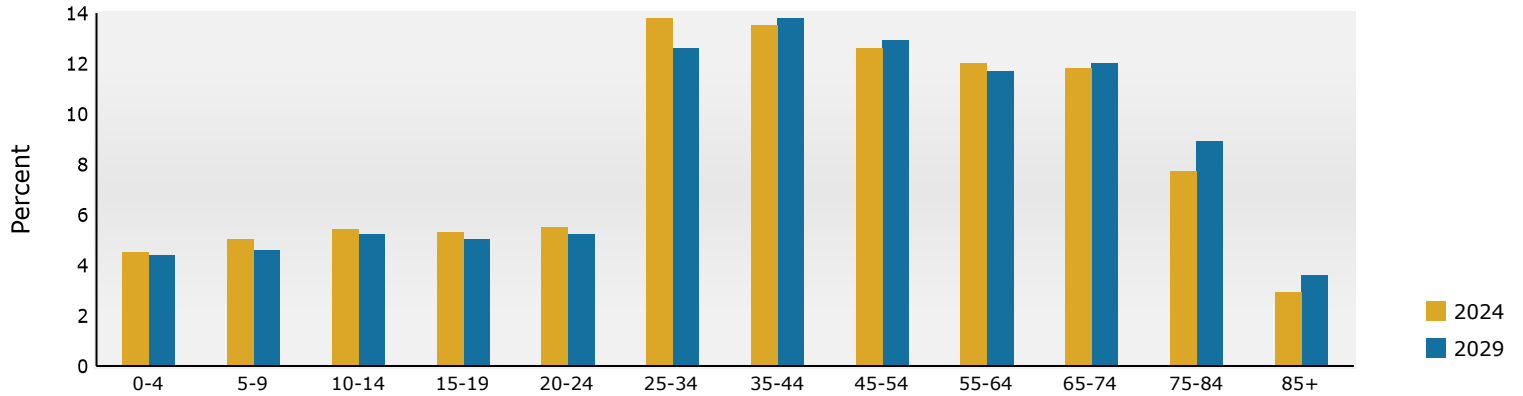
**Data Note:** Income is expressed in current dollars.

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

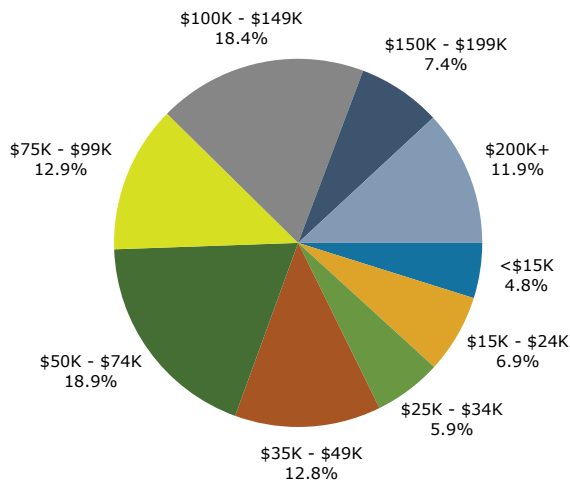
## Trends 2024-2029



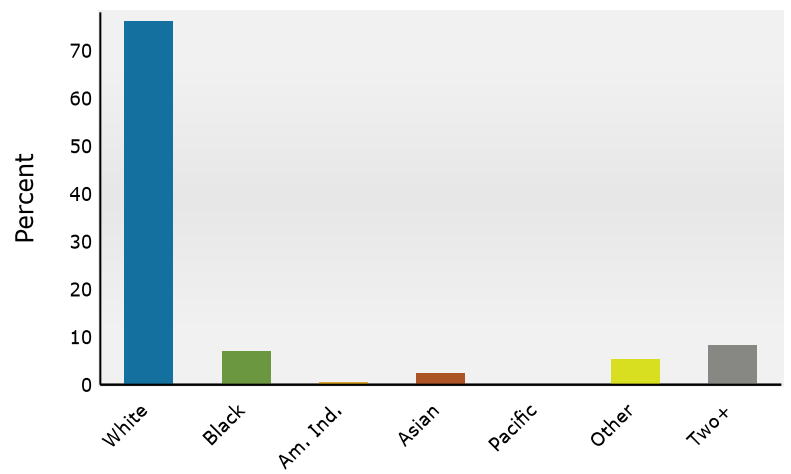
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 10.7%