



498-506 Merrimon Avenue

Asheville, North Carolina 28804

Property Highlights

- Extensive Merrimon Ave exposure / frontage.
- Easy / direct access to downtown Asheville.
- Close proximity to UNCA and other attractions.

Property Overview

A one of a kind, 4 parcel, redevelopment opportunity prominently sited on high traffic Merrimon road. This property sits at the gateway to UNC Asheville, with walkability to downtown Asheville, and is prime for new vision. These 4 parcels make up over 145 ft of high visibility Merrimon street frontage and provide an ideal opportunity for a mixed-use redevelopment project. Existing early 1900s two story masonry building may have potential for adaptive reuse and incorporation into new master plan, buyer to verify.

Offering Summary

Sale Price:	\$885,240
Zoning:	CB1
Lot Size:	0.31 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	4,624	22,711	47,556
Total Population	9,192	43,555	94,005
Average HH Income	\$72,300	\$70,207	\$67,137

For More Information

Karl Nelson, CCIM

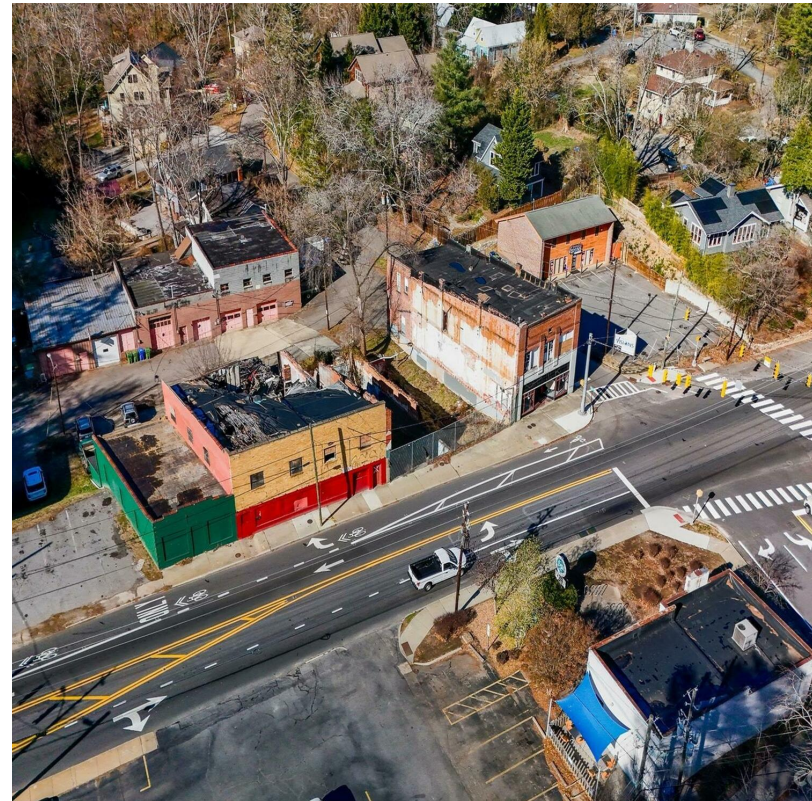
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410 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeveryly-hanks.com

For Sale

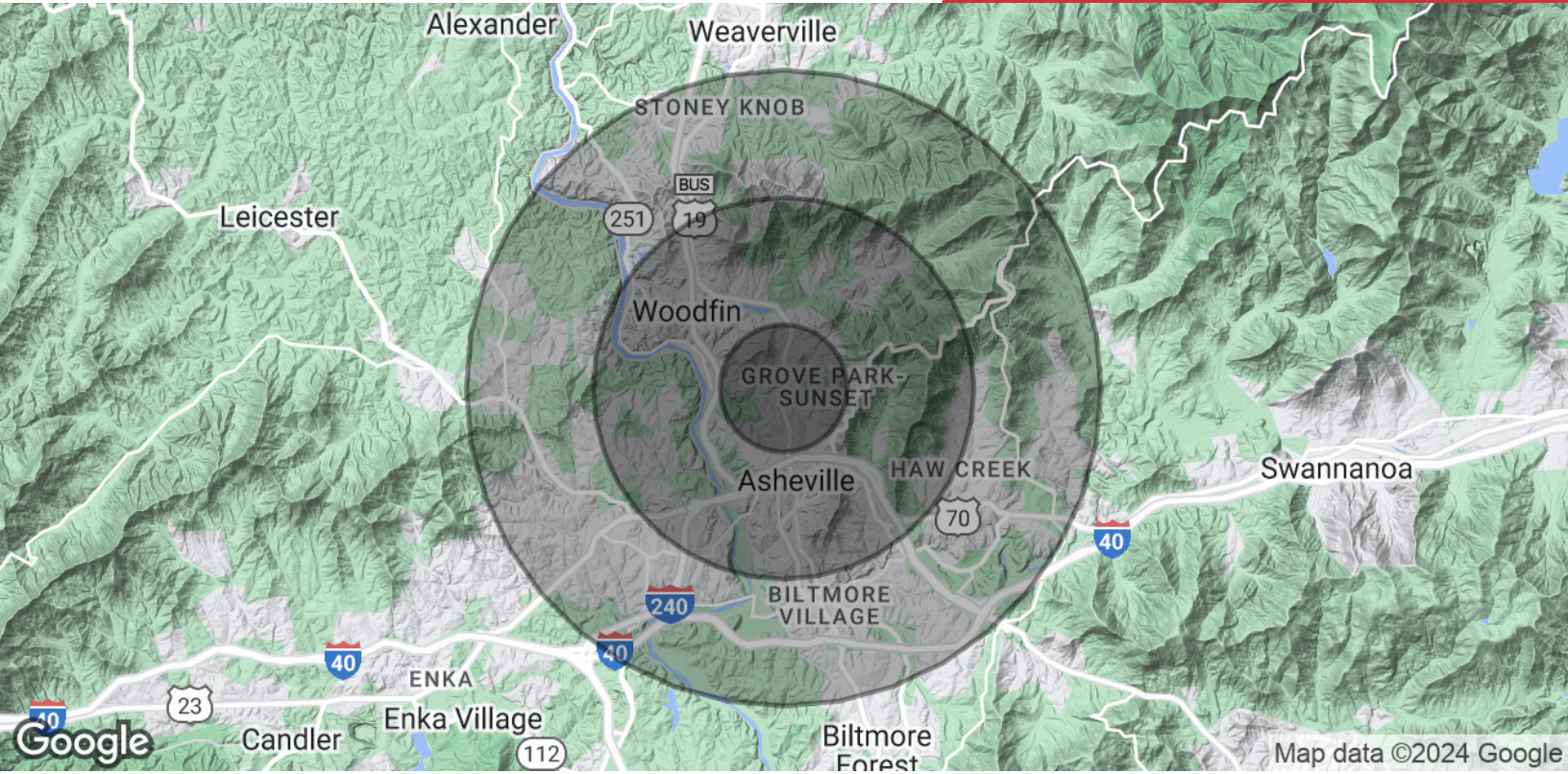
0.31 Acres

Redevelopment Site



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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,192	43,555	94,005
Average Age	38.2	42.2	41.2
Average Age (Male)	39.9	41.5	39.9
Average Age (Female)	36.9	42.6	42.5

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,624	22,711	47,556
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$72,300	\$70,207	\$67,137
Average House Value	\$428,549	\$364,406	\$312,792

Traffic Counts

Merrimon Ave - 18,400 Vehicles /day

* Demographic data derived from 2020 ACS - US Census



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