

FOR SALE
510 Swannanoa River Road
Asheville, NC 28805

contact: 828.545.9002 • pellis@pulliamproperties.com

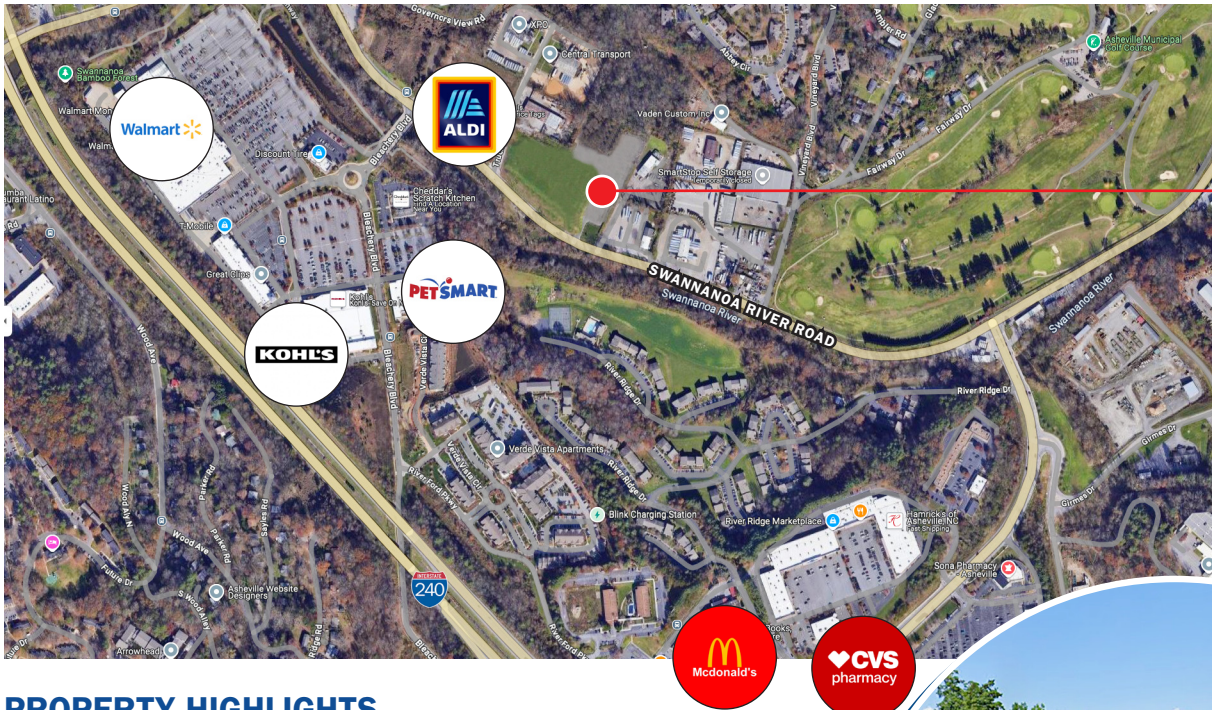


WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$249,000

COMMERCIAL DEVELOPMENT SITE

2 VACANT PARCELS OF LAND ON .77±/ACRES NEAR DOWNTOWN ASHEVILLE



PROPERTY HIGHLIGHTS

2 parcels for sale on .77±/acres near Downtown Asheville

Commercial Site on busy section of Swannanoa River Rd

Great development property on level site

Asheville Regional Airport 22 minute drive (12.8 miles)

Walmart, Kohl's & Aldi Grocery nearby



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

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pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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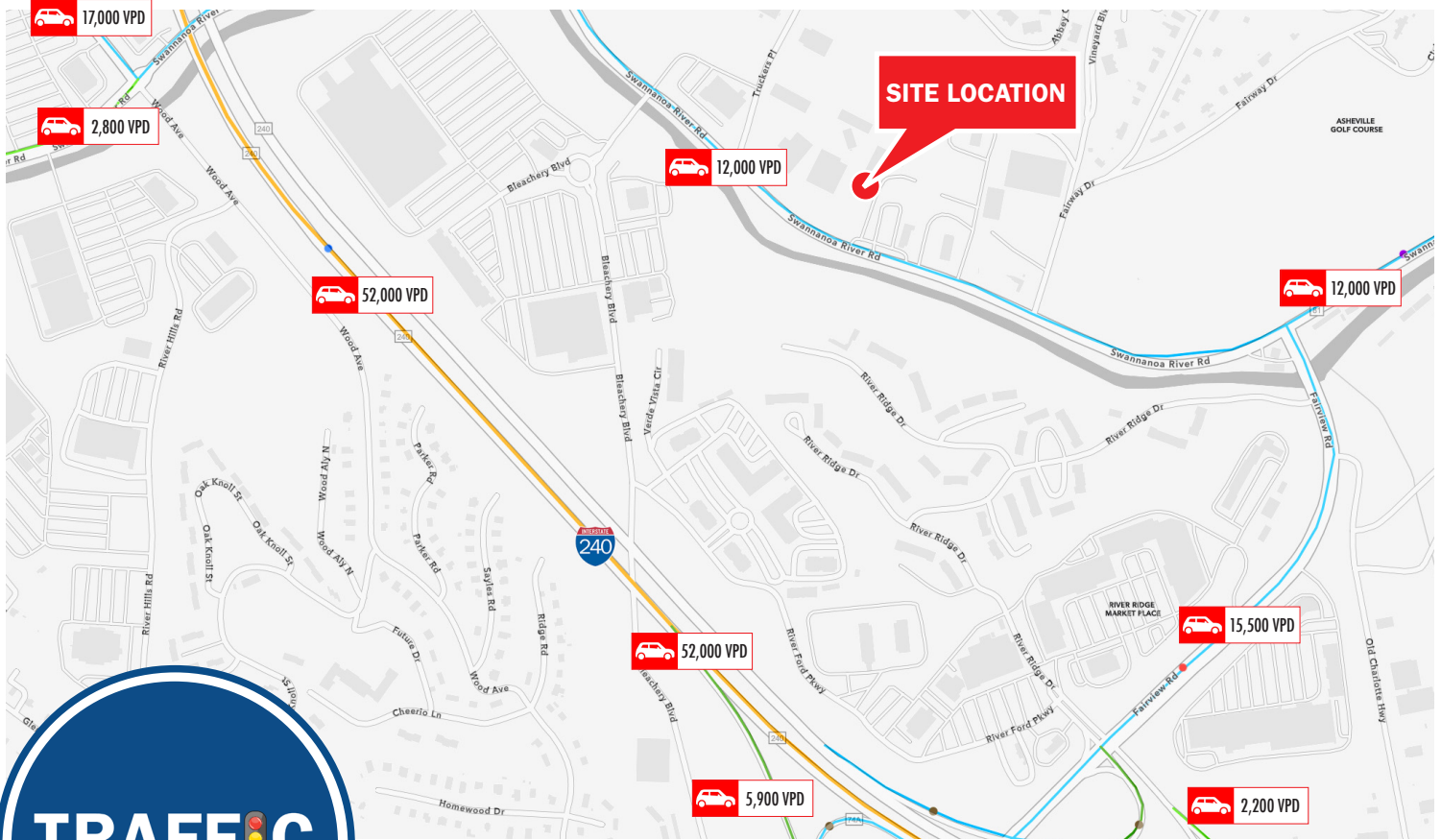
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Swannanoa River Rd	Fairview Rd NE	10,768	0.34 mi
I-240	Swannanoa River Rd	55,169	0.35 mi
S Tunnel Rd	Wood Ave S	53,446	0.45 mi
I-240	Wood Ave S	53,356	0.45 mi
Swannanoa River Rd	Beechwood Rd E	11,537	0.45 mi
Billy Graham Freeway	Billy Graham Freeway	62,206	0.46 mi
Swannanoa River Rd	Fairview Rd SW	12,699	0.47 mi
Fairview Rd	River Ridge Dr SW	17,593	0.50 mi



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SURROUNDINGS



MAP CREDIT: GOOGLE MAPS

SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	4,949	39,033
Households	2,487	18,734
Median Age	41.80	43.30
Median Household Income	\$53,123	\$59,319
Daytime Employees	4,572	56,595
Population Growth '23 - '28	+3.72%	+3.73%
Household Growth '23 - '28	+3.26%	+3.29%



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