

# FOR LEASE

76 JUPITER RD. WEAVERVILLE, NC 28787



## MODERN & AWARD-WINNING INDUSTRIAL FACILITY



An award-winning, modern industrial/manufacturing facility on a large 3.91+/- acre parcel located only 15 minutes north of downtown Asheville. This Gold LEED certified building was built for long-term sustainability by focusing on green building design, construction, operations, performance and in turn improves efficiency, lowers carbon emissions and creates a healthier workplace. This 18,230 SF single-tenant facility features solar system & high volume power (3-phase), loading dock and delivery door, 40 parking spaces and internal drains. Interior highlights include concrete floors, a showroom/reception area, elevator, security badge access control, multiple private offices, generously proportioned conference rooms with projectors/AV equipment, 2 break rooms and floor-to-ceiling windows. Property is on a commercial well and septic system. Easy access to I-26 (0.3 miles) & I-40 and 30 minutes to Asheville airport. Available at \$12/SF triple net lease. Weaverville is home to several large, high-tech companies with a significant national & global presence including Thermo-Fisher Scientific, AB Emblem and Baldor. Economic development is a top priority for the Asheville-Buncombe County area with multiple organizations partnering to assist companies who are looking to expand or relocate.

LEASE RATE	\$12/SF TRIPLE NET
BUILDING SIZE	18,230 SF
LOT SIZE	3.91 +/- ACRES

### PROPERTY FEATURES

- Gold LEED Certified Building – Green Design & Improved Efficiency
- Features Solar Panel System, 3 Phase Power, Elevator, Loading Dock Roll-up Door, 3 Large Water Heaters & Internal Drains
- Located 15 Minutes to Downtown Asheville & Easy Access to I-26 & I-40

CARLA BARNARD Broker

0 828.222.3685 | M 828.575.0272

carla@carla-co.com

DARRELL METCALF Broker

0 828.222.3685 | M 828.450.4349

darrell@carla-co.com

1020 Merrimon Avenue, Suite 103 | Asheville, NC 28804  
www.carla-co.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



76 JUPITER RD. WEAVERVILLE, NC 28787

MODERN & AWARD-WINNING INDUSTRIAL FACILITY





# 76 JUPITER RD. WEAVERVILLE, NC 28787

## PROPERTY SUMMARY

### LOCATION INFORMATION

STREET ADDRESS	76 Jupiter Rd. Weaverville, NC 28787
LOT SIZE	3.91 +/- Acres
ZONING	OU (Open Use District)
COUNTY	Buncombe
PIN	9745-70-0146-00000
DEED	Deed Book 4793   Page 410
MAJOR ROADS NEARBY	- 0.3 Miles to I-26 - 13.0 Miles (15 Mins.) to Downtown Asheville



### PROPERTY DETAILS

LEASE RATE	\$12/SF Triple Net (NNN)	FLOOD ZONE	No
YEAR BUILT	2011	FEATURES	<ul style="list-style-type: none"><li>- Elevator</li><li>- 3 Large Water Heaters</li><li>- Generously Proportioned Conference Rooms with Projector/AV Equipment</li><li>- Electric Blinds</li><li>- 2 Breakrooms</li><li>- Full Restroom with Walk-In Shower</li><li>- Internal Drains</li><li>- 40 Marked Parking Spots (including ADA)</li></ul>
BUILDING SIZE	18,230 SF Gross Building Area		
CEILING HEIGHT	Ranges from 9'11" to 12'1" (Warehouse Area is 2 stories high)		
ROLL-UP DOOR	12' Width X 11'5" Height		
ELEVATION	2,000 - 2,500 FT		
UTILITIES	<ul style="list-style-type: none"><li>- Private Well (West Carolina Water Treatment)</li><li>- Private Septic (Carter Septic)</li><li>- Duke Energy Progress Electricity</li><li>- Frontier - Elevator Phone Line</li><li>- TK Elevator Corporation - Maintenance</li><li>- Charter Spectrum Internet</li><li>- AT&amp;T - ADI with Managed Router</li><li>- WastePro Trash/Recycling</li><li>- Solar System Maintenance - MB Haynes</li><li>- Gallaher Fire Alarm Monitoring System</li><li>- Telaeris Access Control System</li></ul>		
HVAC	Central Heat/Air		
CONSTRUCTION	Concrete, Metal, Stone & Wood		
FOUNDATION	Concrete		
FLOORING	Concrete, Tile & Wood		



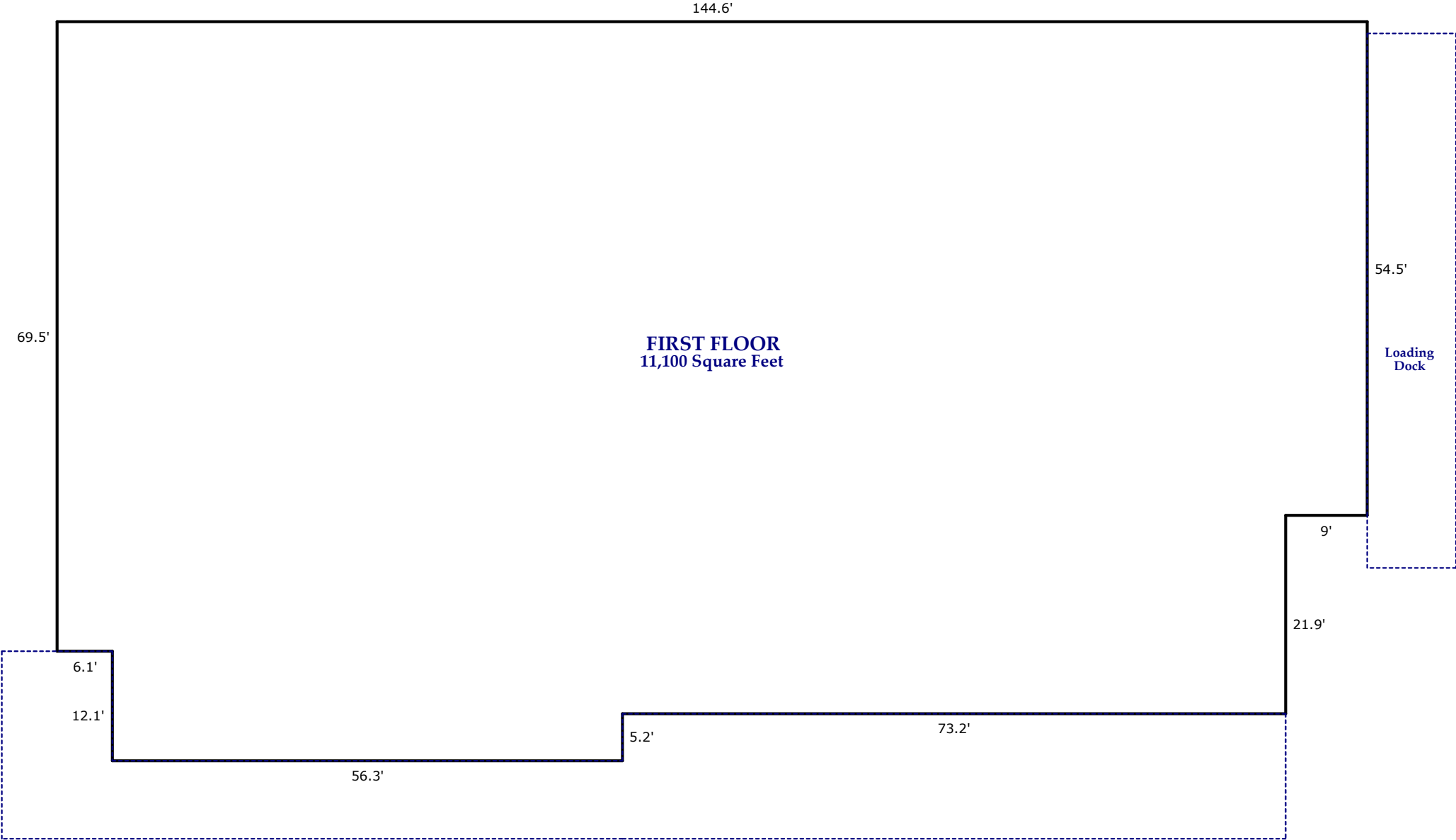
76 JUPITER RD. WEAVERVILLE, NC 28787

MODERN & AWARD-WINNING INDUSTRIAL FACILITY

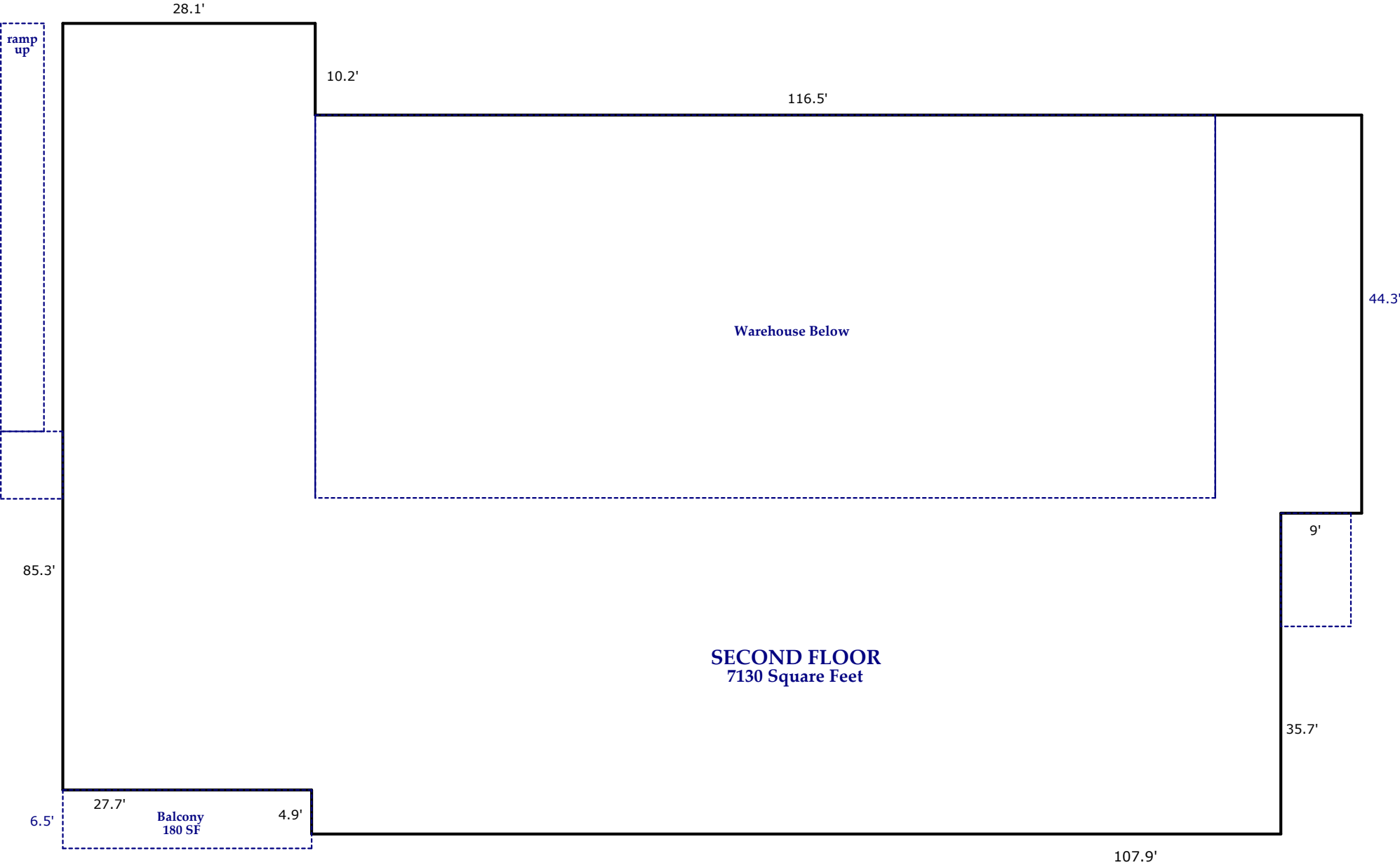


76 Jupiter Road, Weaverville

Approximate Gross Building Area:  
18,230 Square Feet



Scale: 1" = 15'

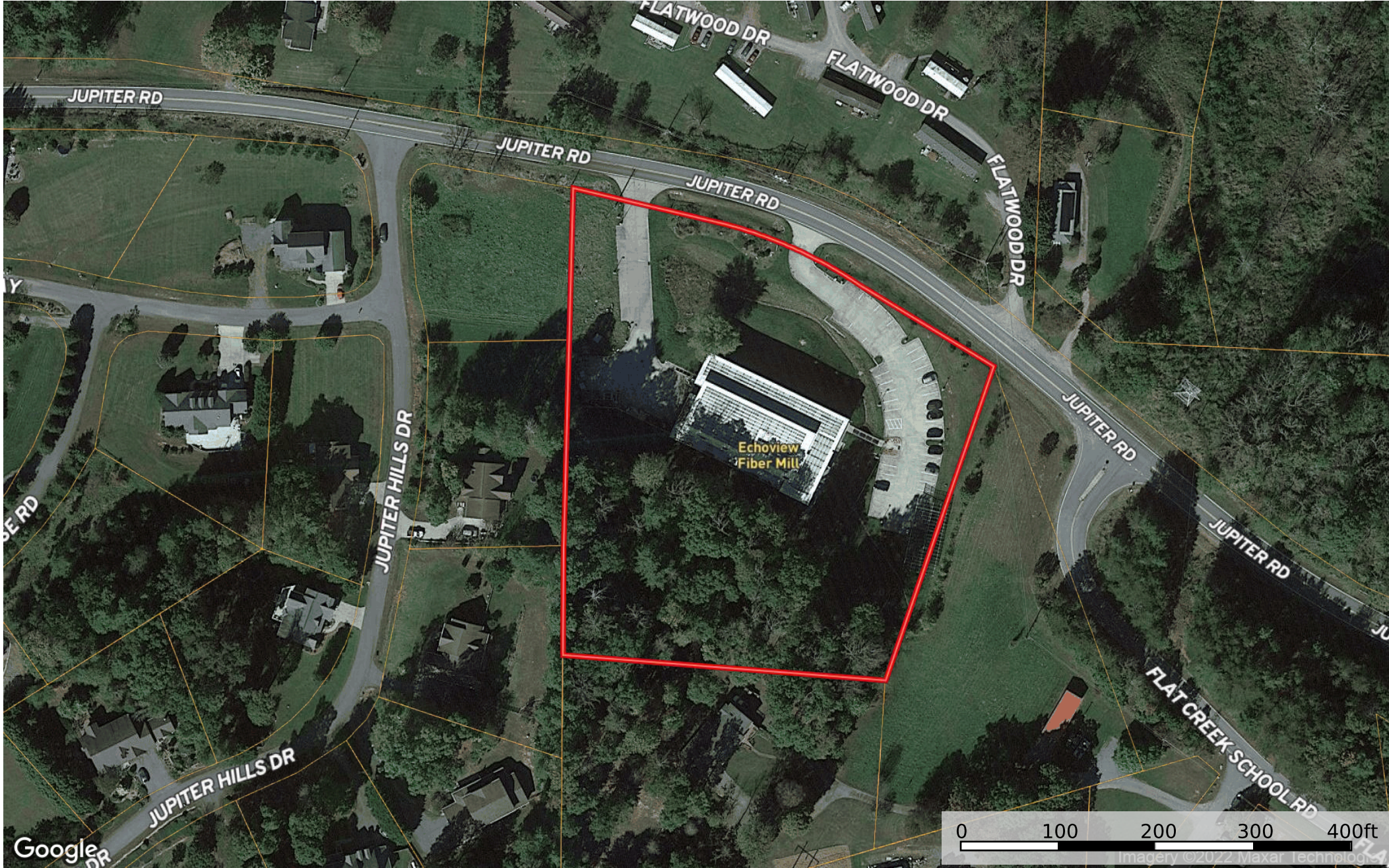


Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC  
All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.

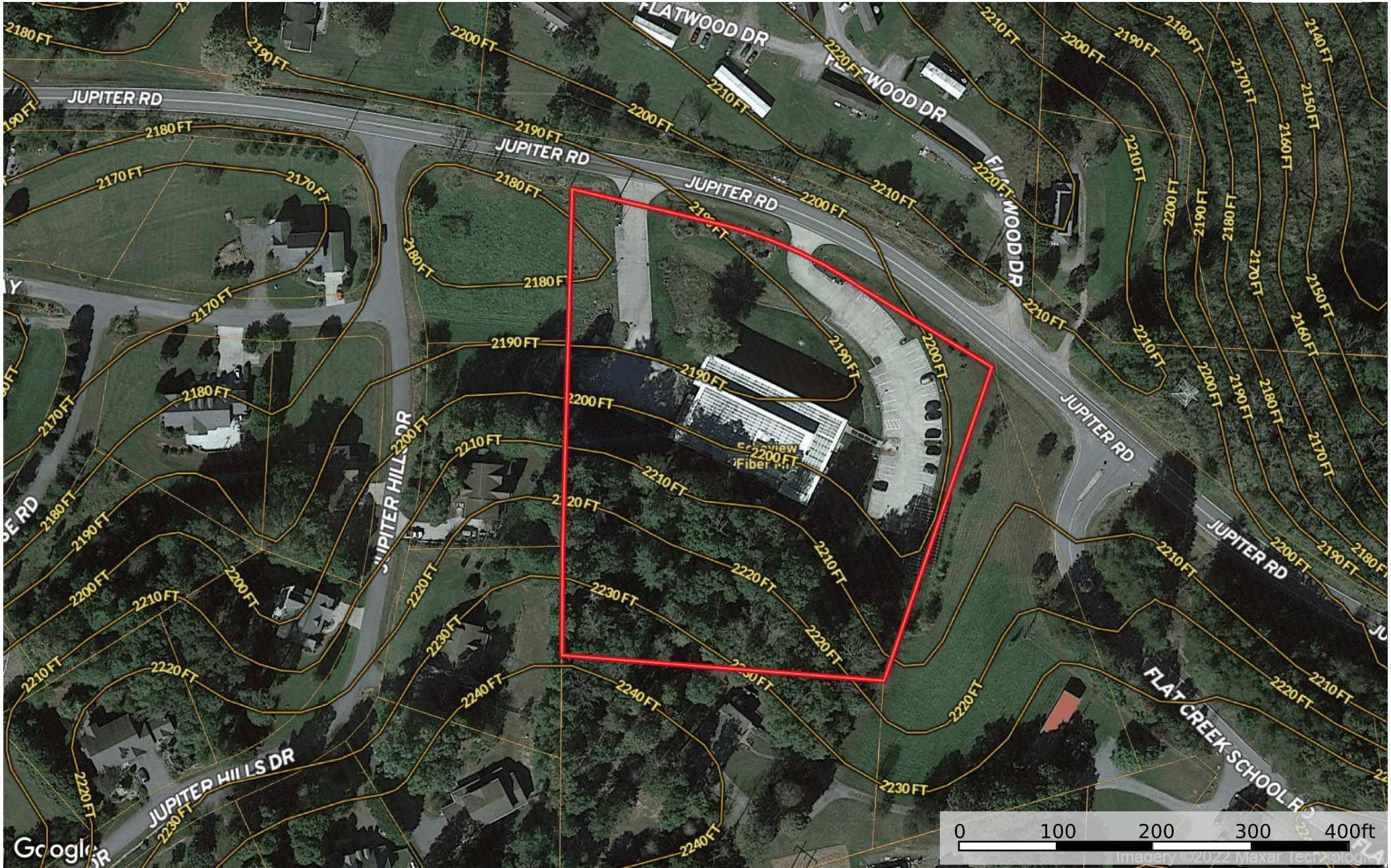
Square Footage Calculations determined following ANSI and BOMA Standards and NCREC House Measuring Square Footage Guidelines.  
for Carla & Company Real Estate Services

Scale: 1" = 15'









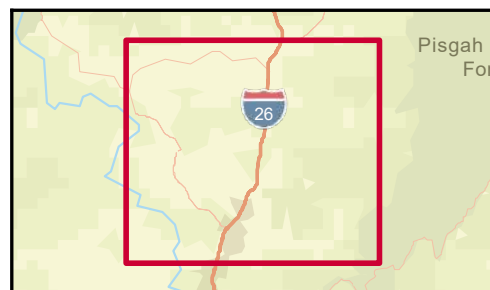
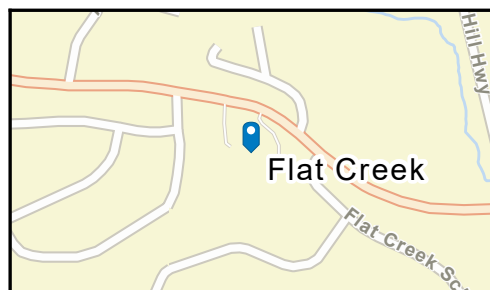
Boundary







Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984



Page 1 of 1

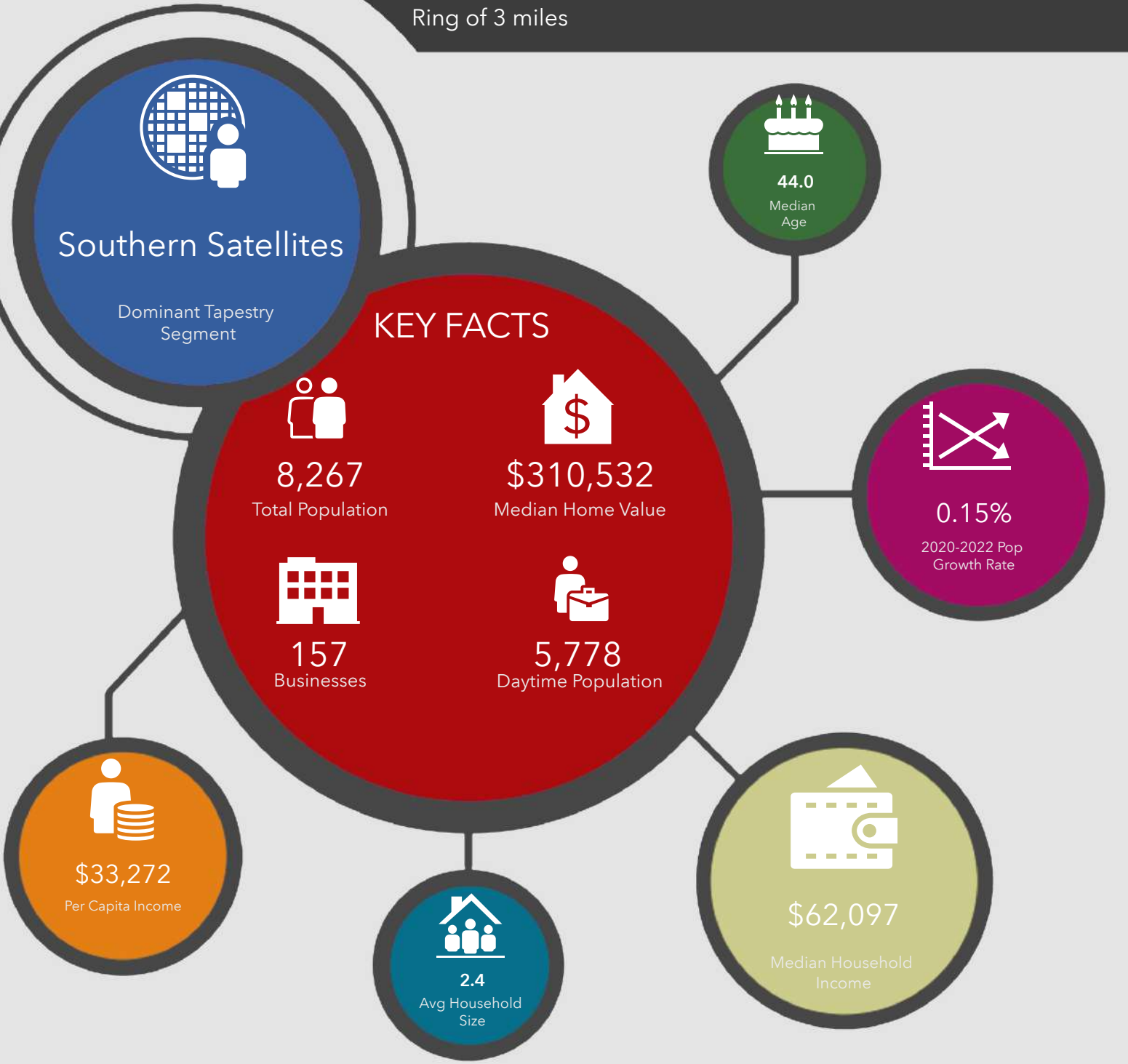


# Executive Summary - Call Outs

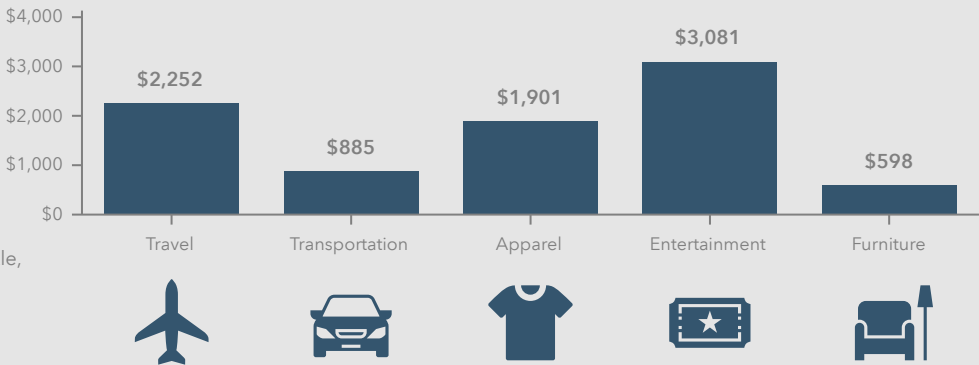
76 Jupiter Rd, Weaverville, North Carolina, 28787 (3 miles)  
76 Jupiter Rd, Weaverville, North Carolina, 28787  
Ring of 3 miles

Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984

76 Jupiter Rd, Weaverville, North Carolina, 28787  
Ring of 3 miles



## KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027

© 2022 Esri  
Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027.



## Business Summary

76 Jupiter Rd, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984

Data for all businesses in area		1 mile				3 miles				5 miles			
Total Businesses:		17				157				714			
Total Employees:		73				1,113				5,904			
Total Residential Population:		1,397				8,267				23,561			
Employee/Residential Population Ratio (per 100 Residents)		5				13				25			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	1	5.9%	4	5.5%	9	5.7%	34	3.1%	27	3.8%	126	2.1%	
Construction	2	11.8%	16	21.9%	25	15.9%	152	13.7%	74	10.4%	338	5.7%	
Manufacturing	1	5.9%	4	5.5%	4	2.5%	44	4.0%	14	2.0%	179	3.0%	
Transportation	1	5.9%	1	1.4%	6	3.8%	21	1.9%	20	2.8%	92	1.6%	
Communication	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.4%	17	0.3%	
Utility	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.3%	22	0.4%	
Wholesale Trade	0	0.0%	1	1.4%	5	3.2%	20	1.8%	11	1.5%	65	1.1%	
Retail Trade Summary	2	11.8%	5	6.8%	22	14.0%	75	6.7%	170	23.8%	2,077	35.2%	
Home Improvement	0	0.0%	0	0.0%	2	1.3%	5	0.4%	13	1.8%	353	6.0%	
General Merchandise Stores	0	0.0%	0	0.0%	1	0.6%	3	0.3%	7	1.0%	332	5.6%	
Food Stores	0	0.0%	0	0.0%	2	1.3%	5	0.4%	19	2.7%	314	5.3%	
Auto Dealers, Gas Stations, Auto Aftermarket	1	5.9%	2	2.7%	7	4.5%	20	1.8%	25	3.5%	115	1.9%	
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	0.7%	13	0.2%	
Furniture & Home Furnishings	0	0.0%	0	0.0%	1	0.6%	3	0.3%	6	0.8%	17	0.3%	
Eating & Drinking Places	0	0.0%	1	1.4%	4	2.5%	29	2.6%	52	7.3%	781	13.2%	
Miscellaneous Retail	1	5.9%	2	2.7%	5	3.2%	9	0.8%	43	6.0%	150	2.5%	
Finance, Insurance, Real Estate Summary	1	5.9%	3	4.1%	7	4.5%	25	2.2%	68	9.5%	286	4.8%	
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	0	0.0%	1	0.1%	14	2.0%	85	1.4%	
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.7%	12	0.2%	
Insurance Carriers & Agents	0	0.0%	0	0.0%	1	0.6%	3	0.3%	12	1.7%	40	0.7%	
Real Estate, Holding, Other Investment Offices	1	5.9%	3	4.1%	7	4.5%	22	2.0%	37	5.2%	149	2.5%	
Services Summary	6	35.3%	38	52.1%	53	33.8%	694	62.4%	251	35.2%	2,442	41.4%	
Hotels & Lodging	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	0.7%	36	0.6%	
Automotive Services	2	11.8%	4	5.5%	8	5.1%	25	2.2%	20	2.8%	60	1.0%	
Motion Pictures & Amusements	0	0.0%	1	1.4%	3	1.9%	10	0.9%	21	2.9%	121	2.0%	
Health Services	0	0.0%	3	4.1%	5	3.2%	55	4.9%	35	4.9%	403	6.8%	
Legal Services	0	0.0%	0	0.0%	1	0.6%	3	0.3%	4	0.6%	13	0.2%	
Education Institutions & Libraries	0	0.0%	8	11.0%	5	3.2%	347	31.2%	15	2.1%	795	13.5%	
Other Services	4	23.5%	21	28.8%	31	19.7%	252	22.6%	151	21.1%	1,015	17.2%	
Government	0	0.0%	1	1.4%	3	1.9%	36	3.2%	14	2.0%	228	3.9%	
Unclassified Establishments	3	17.6%	0	0.0%	23	14.6%	12	1.1%	61	8.5%	32	0.5%	
Totals	17	100.0%	73	100.0%	157	100.0%	1,113	100.0%	714	100.0%	5,904	100.0%	

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

**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.

August 11, 2022



## Business Summary

76 Jupiter Rd, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984

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	1	5.9%	3	4.1%	3	1.9%	10	0.9%	5	0.7%	13	0.2%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	13	0.2%
Construction	2	11.8%	16	21.9%	25	15.9%	152	13.7%	74	10.4%	338	5.7%
Manufacturing	1	5.9%	4	5.5%	4	2.5%	44	4.0%	17	2.4%	204	3.5%
Wholesale Trade	0	0.0%	1	1.4%	5	3.2%	20	1.8%	11	1.5%	65	1.1%
Retail Trade	1	5.9%	2	2.7%	17	10.8%	43	3.9%	114	16.0%	1,264	21.4%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	4	2.5%	7	0.6%	16	2.2%	72	1.2%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.6%	12	0.2%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	2	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%	2	1.3%	5	0.4%	13	1.8%	353	6.0%
Food & Beverage Stores	0	0.0%	0	0.0%	1	0.6%	2	0.2%	17	2.4%	292	4.9%
Health & Personal Care Stores	0	0.0%	0	0.0%	1	0.6%	5	0.4%	10	1.4%	71	1.2%
Gasoline Stations	1	5.9%	2	2.7%	3	1.9%	13	1.2%	9	1.3%	44	0.7%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	0.7%	13	0.2%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	1	0.6%	3	0.3%	4	0.6%	16	0.3%
General Merchandise Stores	0	0.0%	0	0.0%	1	0.6%	3	0.3%	7	1.0%	332	5.6%
Miscellaneous Store Retailers	0	0.0%	0	0.0%	2	1.3%	3	0.3%	18	2.5%	50	0.8%
Nonstore Retailers	0	0.0%	0	0.0%	2	1.3%	0	0.0%	10	1.4%	7	0.1%
Transportation & Warehousing	1	5.9%	2	2.7%	3	1.9%	10	0.9%	12	1.7%	73	1.2%
Information	0	0.0%	7	9.6%	2	1.3%	17	1.5%	15	2.1%	83	1.4%
Finance & Insurance	0	0.0%	1	1.4%	2	1.3%	6	0.5%	32	4.5%	140	2.4%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	1	1.4%	1	0.6%	4	0.4%	15	2.1%	88	1.5%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.7%	12	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	1	0.6%	3	0.3%	12	1.7%	40	0.7%
Real Estate, Rental & Leasing	1	5.9%	4	5.5%	10	6.4%	33	3.0%	48	6.7%	163	2.8%
Professional, Scientific & Tech Services	2	11.8%	6	8.2%	15	9.6%	63	5.7%	55	7.7%	337	5.7%
Legal Services	0	0.0%	0	0.0%	1	0.6%	3	0.3%	4	0.6%	13	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	4	0.1%
Administrative & Support & Waste Management & Remediation	1	5.9%	2	2.7%	7	4.5%	23	2.1%	23	3.2%	83	1.4%
Educational Services	0	0.0%	8	11.0%	5	3.2%	348	31.3%	15	2.1%	790	13.4%
Health Care & Social Assistance	1	5.9%	7	9.6%	8	5.1%	177	15.9%	46	6.4%	747	12.7%
Arts, Entertainment & Recreation	0	0.0%	2	2.7%	4	2.5%	23	2.1%	20	2.8%	151	2.6%
Accommodation & Food Services	0	0.0%	1	1.4%	4	2.5%	30	2.7%	57	8.0%	817	13.8%
Accommodation	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	0.7%	36	0.6%
Food Services & Drinking Places	0	0.0%	1	1.4%	4	2.5%	29	2.6%	52	7.3%	781	13.2%
Other Services (except Public Administration)	2	11.8%	7	9.6%	18	11.5%	67	6.0%	96	13.4%	358	6.1%
Automotive Repair & Maintenance	1	5.9%	2	2.7%	5	3.2%	14	1.3%	16	2.2%	46	0.8%
Public Administration	0	0.0%	1	1.4%	3	1.9%	36	3.2%	14	2.0%	228	3.9%
Unclassified Establishments	3	17.6%	0	0.0%	23	14.6%	12	1.1%	61	8.5%	32	0.5%
Total	17	100.0%	73	100.0%	157	100.0%	1,113	100.0%	714	100.0%	5,904	100.0%

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

**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.

August 11, 2022



Key Facts

76 Jupiter Rd, Weaverville, North Carolina, 28787 (3 miles)  
76 Jupiter Rd, Weaverville, North Carolina, 28787  
Ring of 3 miles

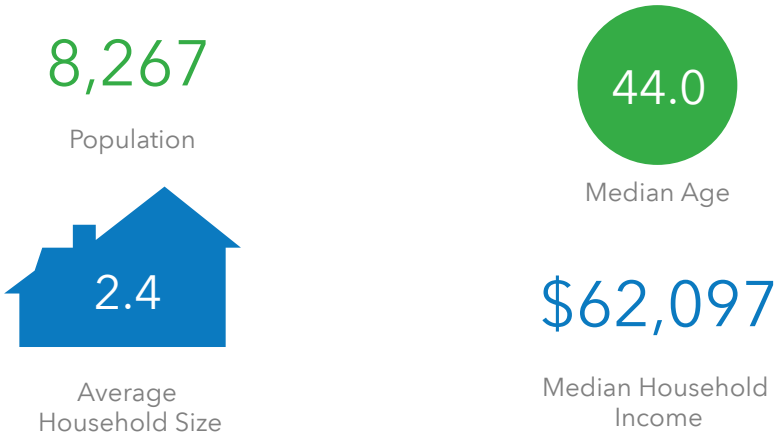
Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984



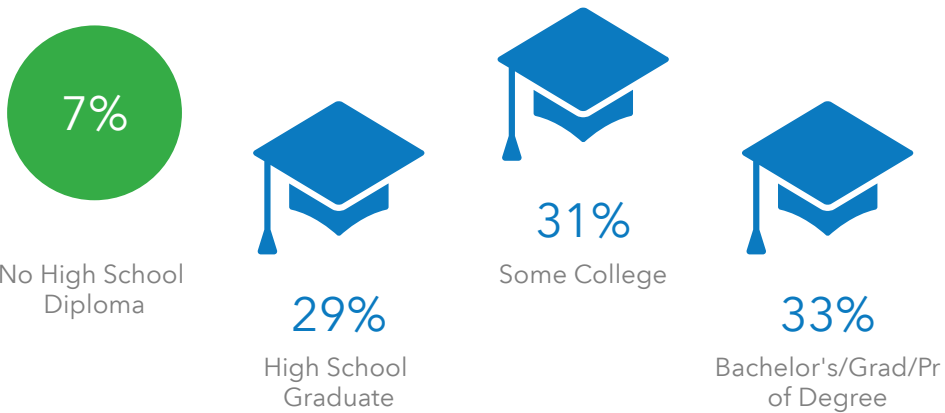
Key Facts

76 Jupiter Rd, Weaverville, North Carolina, 28787  
Ring of 3 miles

KEY FACTS



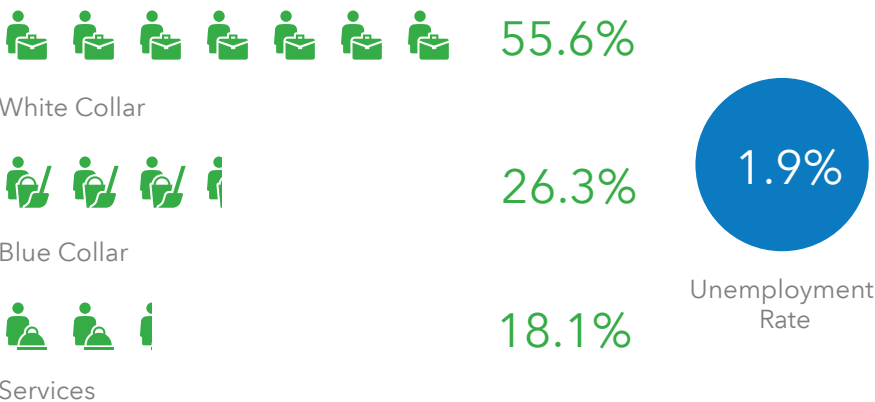
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (21.0%)  
The smallest group: \$200,000+ (3.9%)

Indicator ▲	Value	Diff		
<\$15,000	5.6%	-2.3%		
\$15,000 - \$24,999	7.0%	-3.7%		
\$25,000 - \$34,999	11.1%	+1.5%		
\$35,000 - \$49,999	14.1%	+1.7%		
\$50,000 - \$74,999	21.0%	+2.0%		
\$75,000 - \$99,999	16.4%	+3.1%		
\$100,000 - \$149,999	13.3%	-0.9%		
\$150,000 - \$199,999	7.6%	+1.1%		
\$200,000+	3.9%	-2.4%		

Bars show deviation from Buncombe County



## Demographic and Income Profile

76 Jupiter Rd, Weaverville, North Carolina, 28787  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.75951  
 Longitude: -82.54984

Summary	Census 2010	Census 2020	2022	2027
Population	7,727	8,239	8,267	8,363
Households	3,051	3,310	3,328	3,371
Families	2,262	-	2,398	2,419
Average Household Size	2.50	2.45	2.44	2.44
Owner Occupied Housing Units	2,462	-	2,747	2,820
Renter Occupied Housing Units	589	-	581	551
Median Age	40.9	-	44.0	45.4

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.23%	0.57%	0.25%
Households	0.26%	0.64%	0.31%
Families	0.17%	0.55%	0.28%
Owner HHs	0.53%	0.79%	0.53%
Median Household Income	4.06%	3.99%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	185	5.6%	121	3.6%
\$15,000 - \$24,999	234	7.0%	136	4.0%
\$25,000 - \$34,999	368	11.1%	275	8.2%
\$35,000 - \$49,999	468	14.1%	462	13.7%
\$50,000 - \$74,999	699	21.0%	670	19.9%
\$75,000 - \$99,999	547	16.4%	513	15.2%
\$100,000 - \$149,999	444	13.3%	620	18.4%
\$150,000 - \$199,999	253	7.6%	389	11.5%
\$200,000+	130	3.9%	184	5.5%

Median Household Income	\$62,097	\$75,751
Average Household Income	\$84,283	\$102,989
Per Capita Income	\$33,272	\$40,699

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	429	5.6%	406	4.9%	400	4.8%
5 - 9	506	6.6%	457	5.5%	445	5.3%
10 - 14	541	7.0%	482	5.8%	503	6.0%
15 - 19	525	6.8%	514	6.2%	518	6.2%
20 - 24	384	5.0%	434	5.3%	395	4.7%
25 - 34	842	10.9%	943	11.4%	906	10.8%
35 - 44	1,119	14.5%	1,004	12.1%	965	11.5%
45 - 54	1,179	15.3%	1,152	13.9%	1,129	13.5%
55 - 64	1,121	14.5%	1,179	14.3%	1,170	14.0%
65 - 74	688	8.9%	1,087	13.2%	1,114	13.3%
75 - 84	297	3.8%	489	5.9%	667	8.0%
85+	94	1.2%	119	1.4%	150	1.8%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,342	95.0%	7,435	90.2%	7,440	90.0%	7,458	89.2%
Black Alone	85	1.1%	99	1.2%	99	1.2%	100	1.2%
American Indian Alone	17	0.2%	17	0.2%	17	0.2%	17	0.2%
Asian Alone	27	0.3%	45	0.5%	45	0.5%	48	0.6%
Pacific Islander Alone	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	146	1.9%	217	2.6%	221	2.7%	242	2.9%
Two or More Races	107	1.4%	427	5.2%	446	5.4%	498	6.0%

Hispanic Origin (Any Race) 319 4.1% 460 5.6% 461 5.6% 478 5.7%

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

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 11, 2022

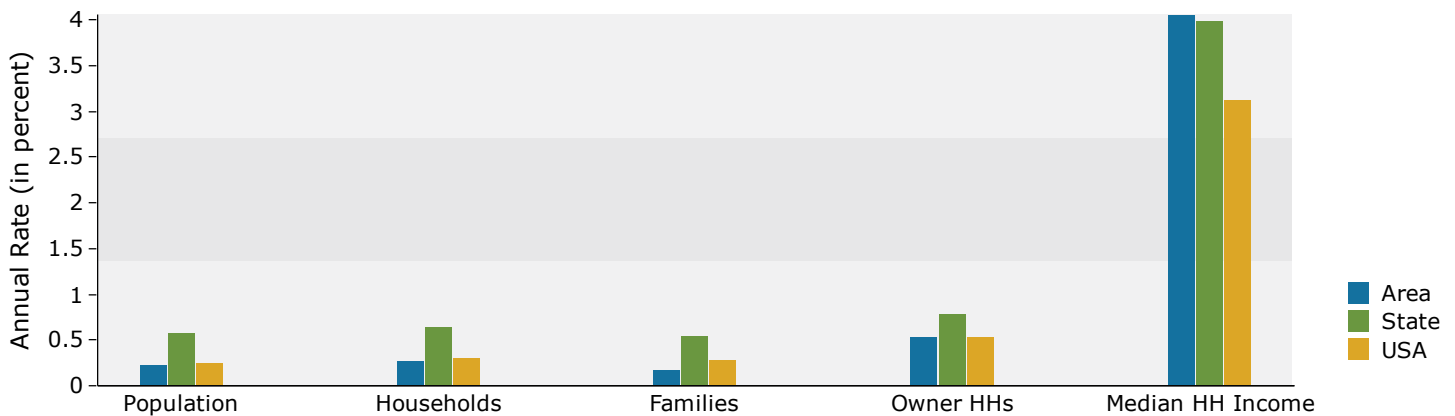


## Demographic and Income Profile

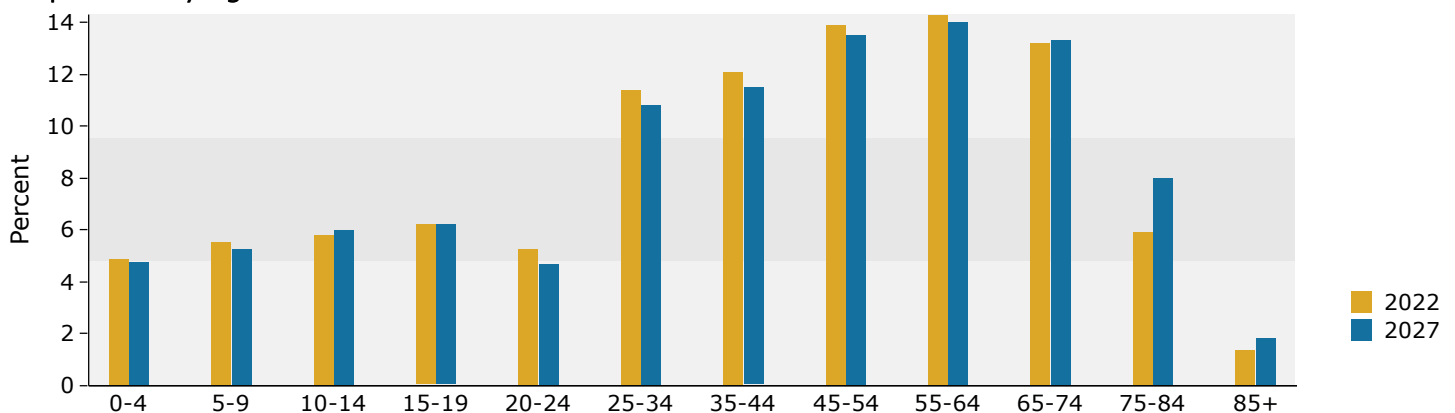
76 Jupiter Rd, Weaverville, North Carolina, 28787  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984

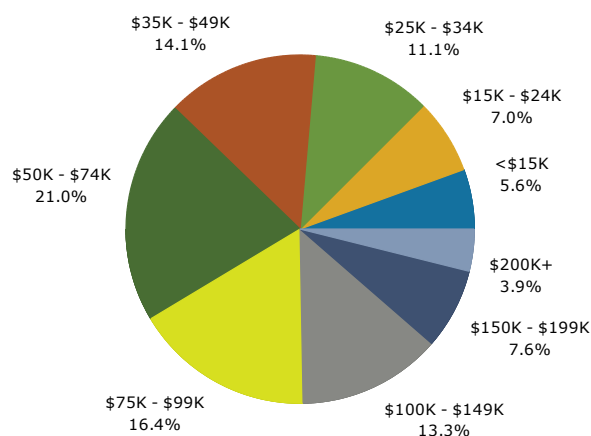
### Trends 2022-2027



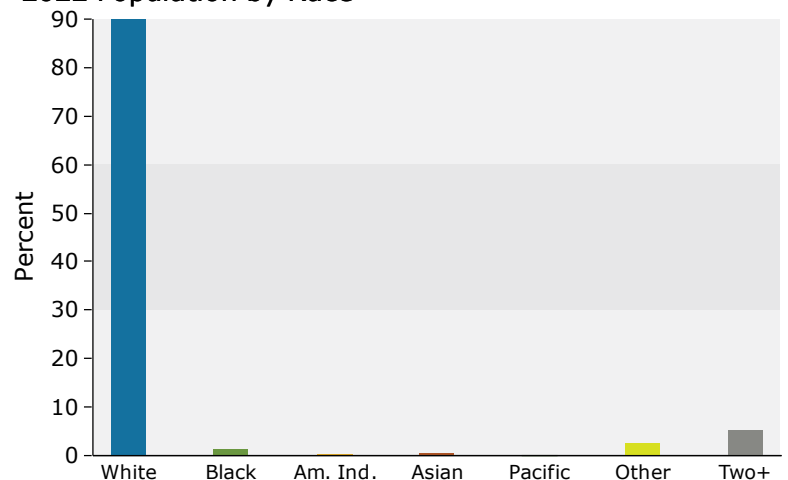
### Population by Age



### 2022 Household Income



### 2022 Population by Race



2022 Percent Hispanic Origin: 5.6%





828.222.3685

[info@carla-co.com](mailto:info@carla-co.com)

1020 Merrimon Ave., Suite 103

Asheville, NC 28804

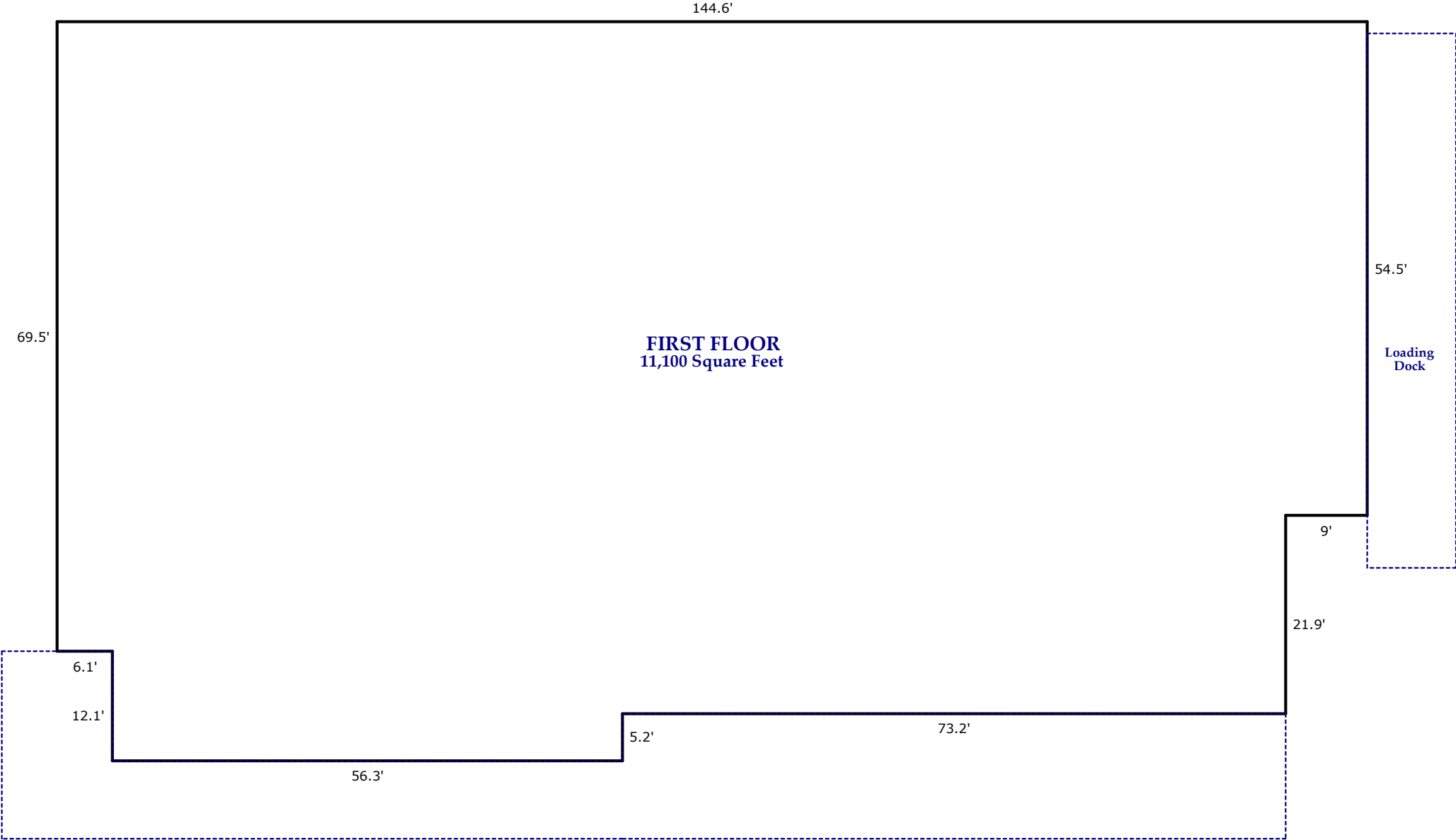
[www.carla-co.com](http://www.carla-co.com)

Forward Thinking. Client Focused.

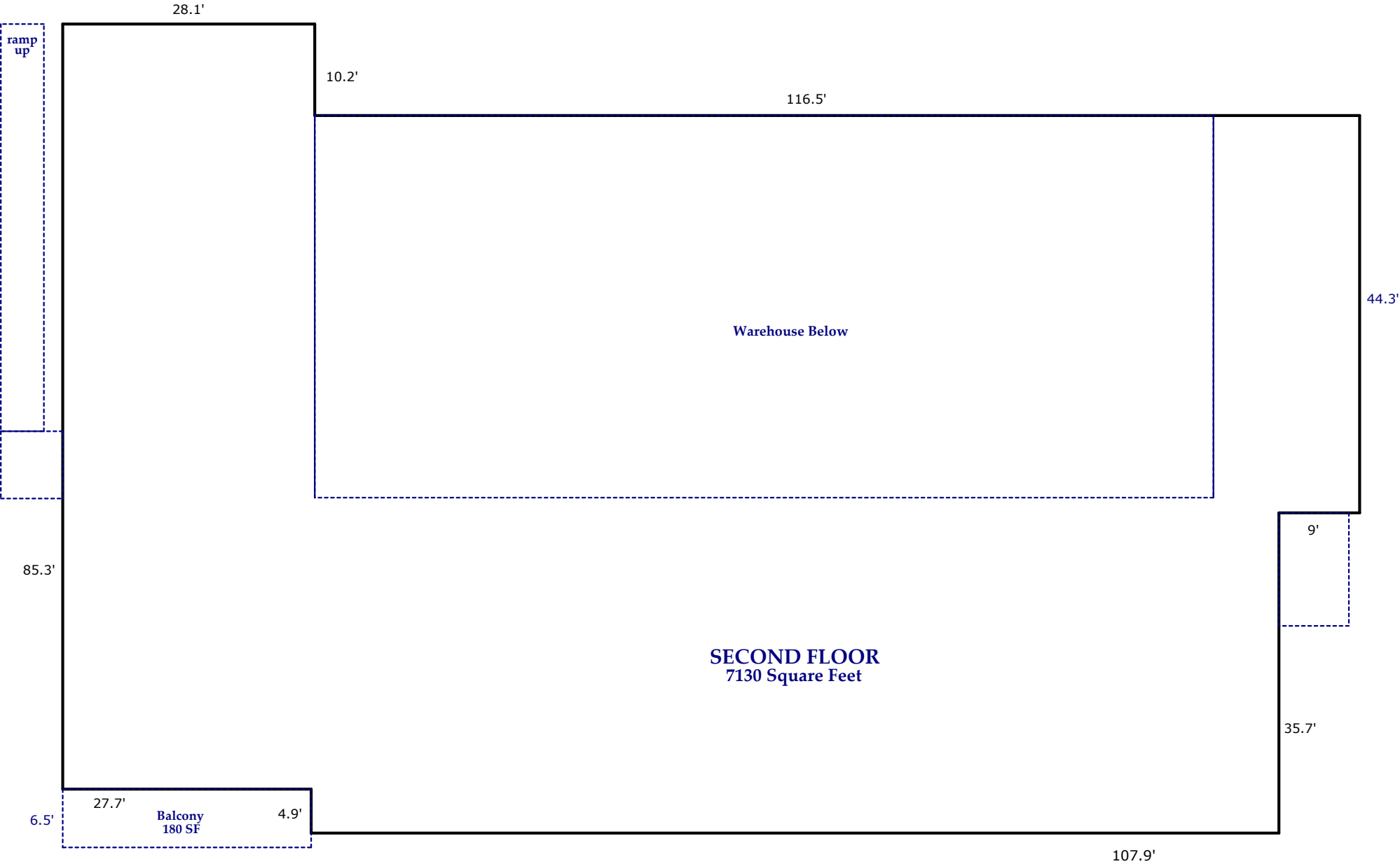


76 Jupiter Road, Weaverville

Approximate Gross Building Area:  
18,230 Square Feet



Scale: 1" = 15'

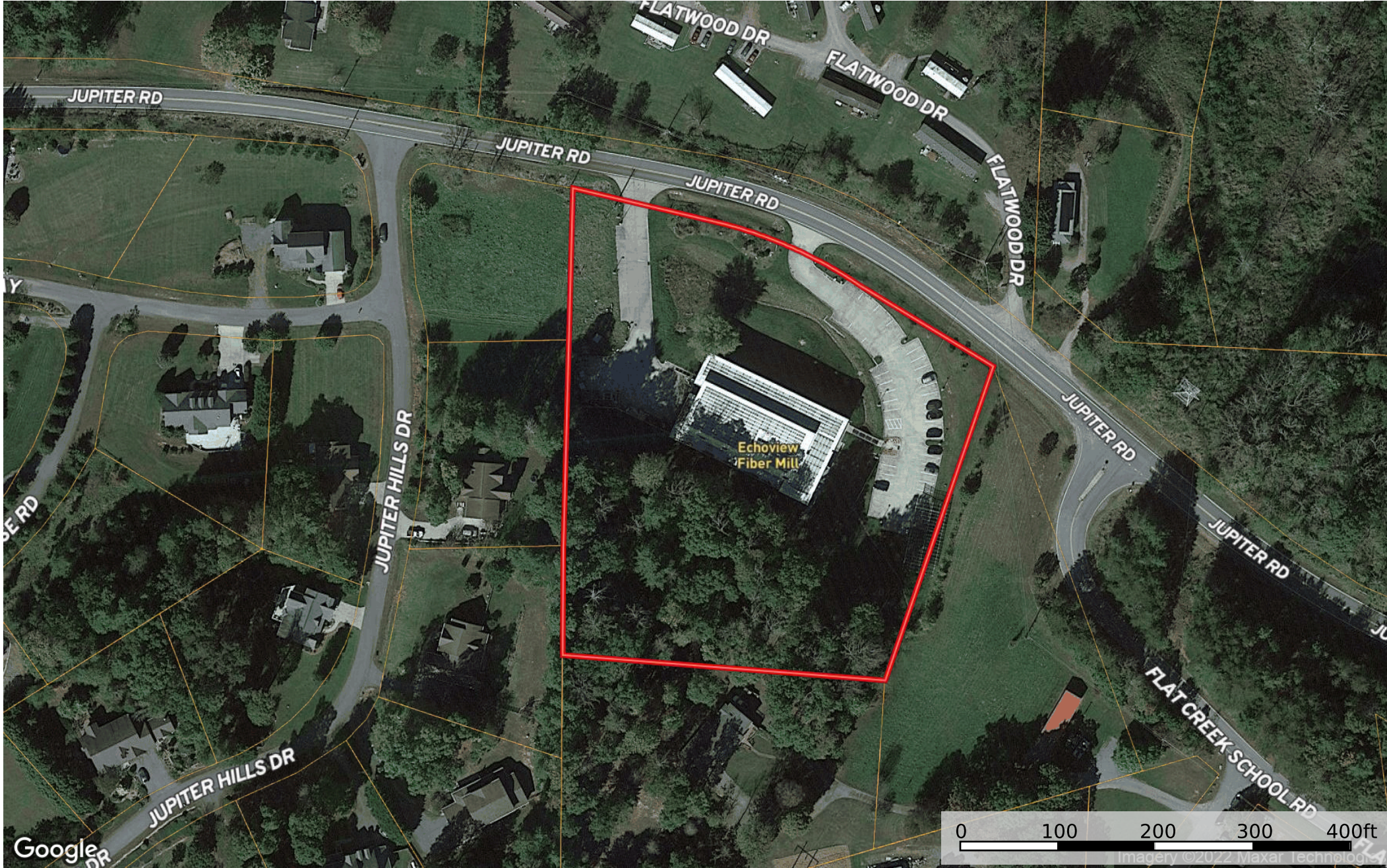


Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC  
All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.

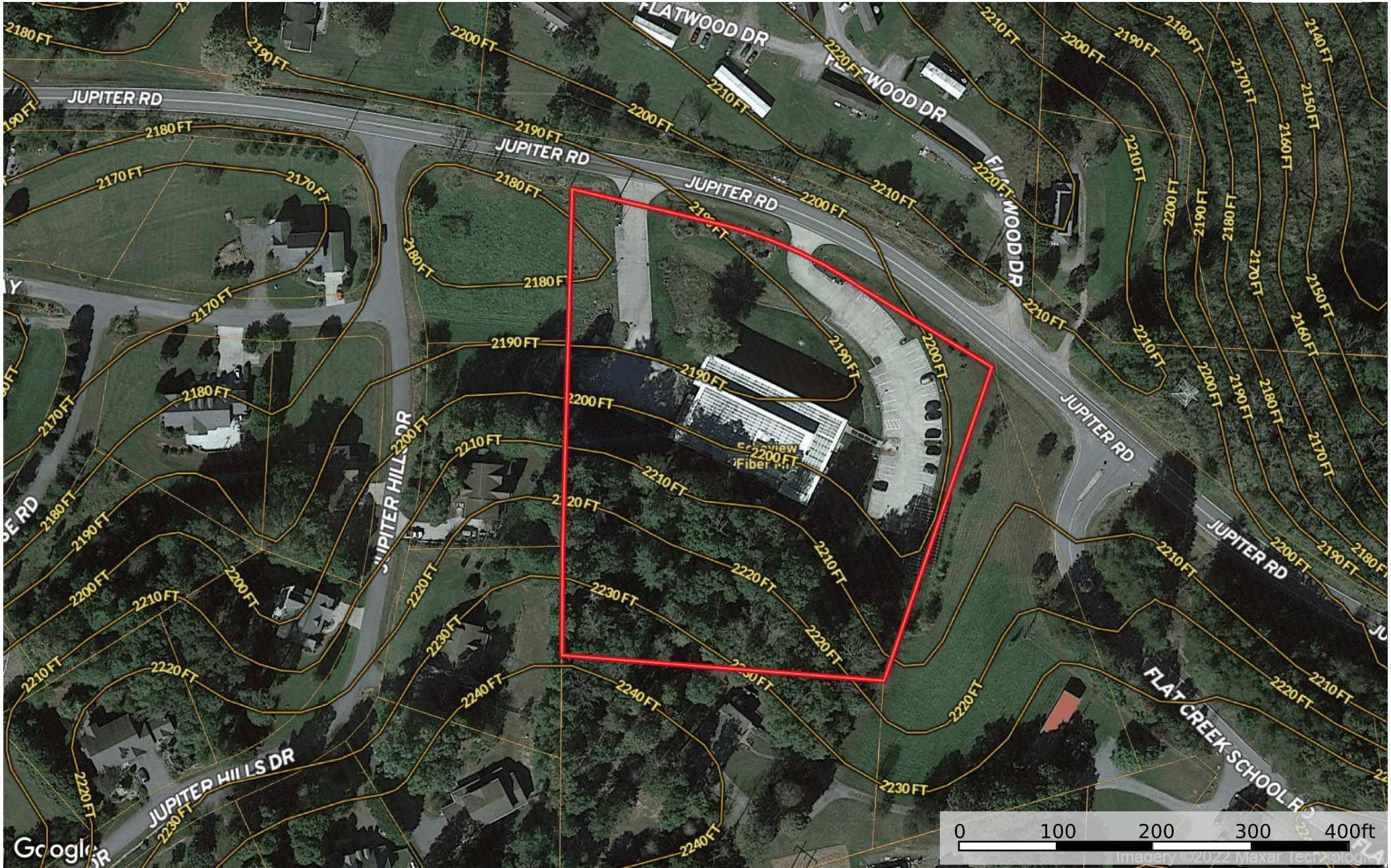
Square Footage Calculations determined following ANSI and BOMA Standards and NCREC House Measuring Square Footage Guidelines.  
for Carla & Company Real Estate Services

Scale: 1" = 15'









Boundary



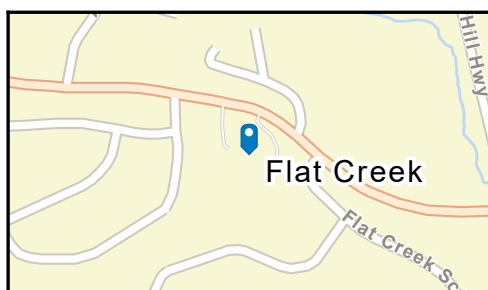




Prepared by Esri

Latitude: 35.75951

Map of Flat Creek, North Carolina, showing population density and travel time isochrones. The map features concentric circles representing 10, 20, and 30-minute travel times from Flat Creek. Population density is indicated by red labels along the main road (NC-213 Hwy) and other roads. The map includes labels for nearby towns such as Mars Hill, Foy, Jupiter, Stockville, and Beech. A scale bar at the bottom left shows distances up to 1.6 miles. The map is credited to the State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, and USDA.



**▲ Up to 6,000 vehicles per day**

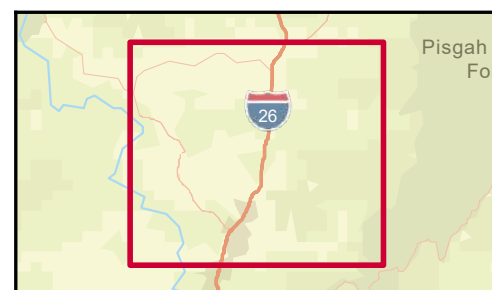
▲ **6,001 - 15,000**

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲ 50,001 - 100,000

▲ **More than 100,000 per day**



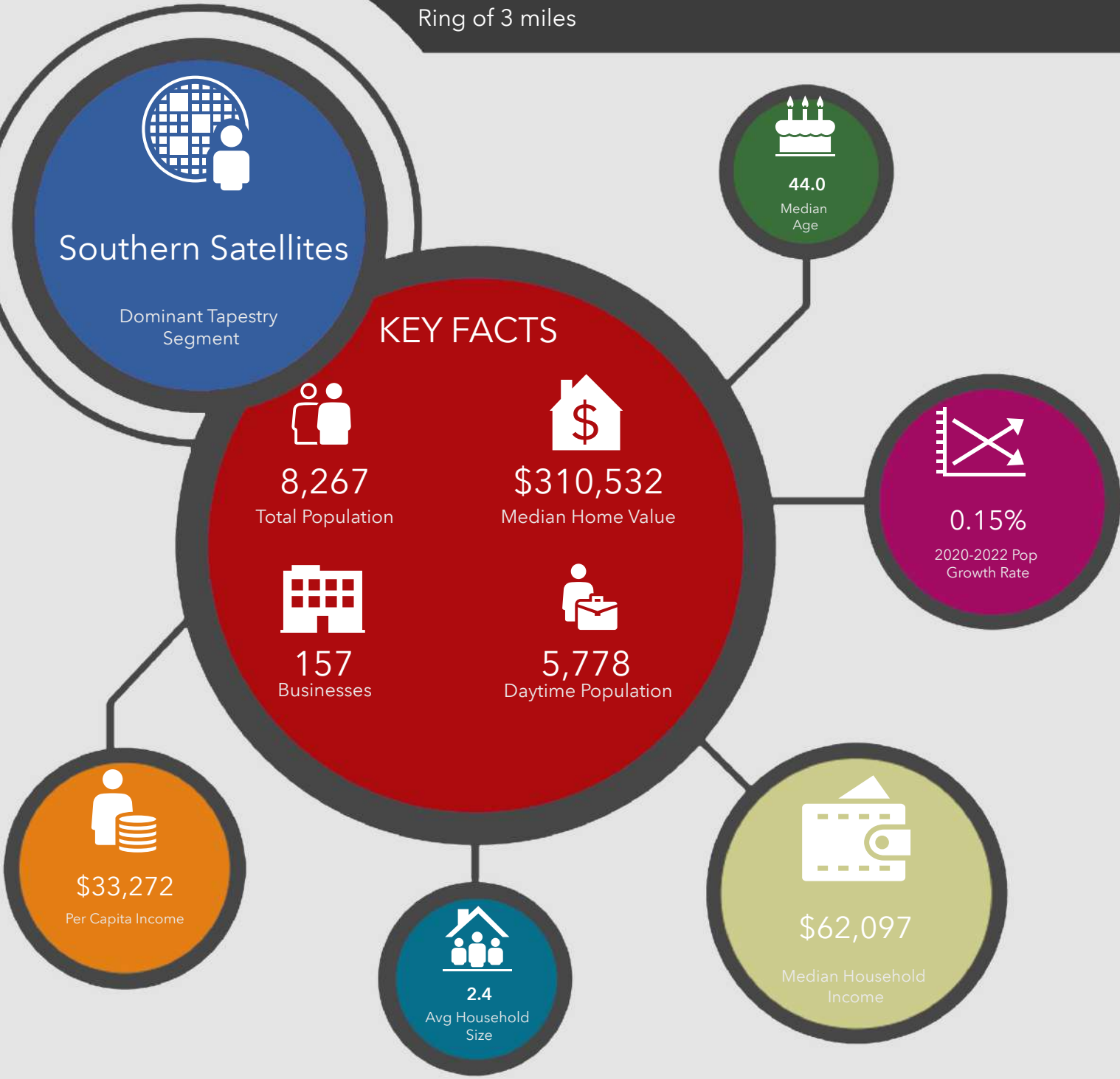
August 11, 2022

# Executive Summary - Call Outs

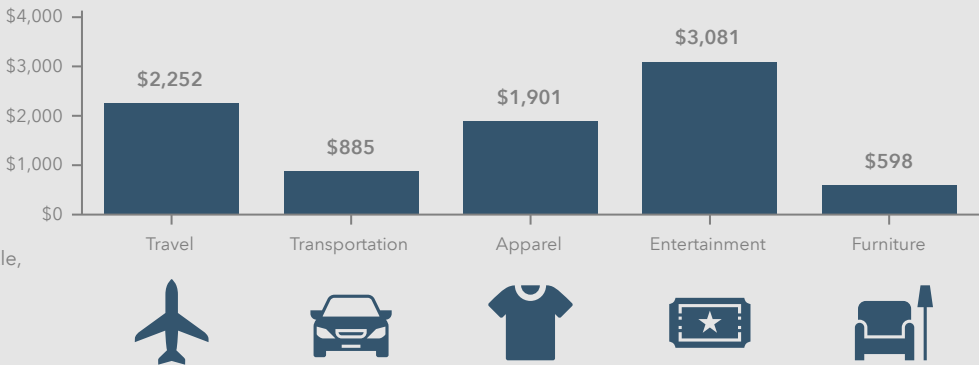
76 Jupiter Rd, Weaverville, North Carolina, 28787 (3 miles)  
76 Jupiter Rd, Weaverville, North Carolina, 28787  
Ring of 3 miles

Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984

76 Jupiter Rd, Weaverville, North Carolina, 28787  
Ring of 3 miles



## KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027

© 2022 Esri  
Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027.



## Business Summary

76 Jupiter Rd, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984

Data for all businesses in area		1 mile				3 miles				5 miles			
Total Businesses:		17				157				714			
Total Employees:		73				1,113				5,904			
Total Residential Population:		1,397				8,267				23,561			
Employee/Residential Population Ratio (per 100 Residents)		5				13				25			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	1	5.9%	4	5.5%	9	5.7%	34	3.1%	27	3.8%	126	2.1%	
Construction	2	11.8%	16	21.9%	25	15.9%	152	13.7%	74	10.4%	338	5.7%	
Manufacturing	1	5.9%	4	5.5%	4	2.5%	44	4.0%	14	2.0%	179	3.0%	
Transportation	1	5.9%	1	1.4%	6	3.8%	21	1.9%	20	2.8%	92	1.6%	
Communication	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.4%	17	0.3%	
Utility	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.3%	22	0.4%	
Wholesale Trade	0	0.0%	1	1.4%	5	3.2%	20	1.8%	11	1.5%	65	1.1%	
Retail Trade Summary	2	11.8%	5	6.8%	22	14.0%	75	6.7%	170	23.8%	2,077	35.2%	
Home Improvement	0	0.0%	0	0.0%	2	1.3%	5	0.4%	13	1.8%	353	6.0%	
General Merchandise Stores	0	0.0%	0	0.0%	1	0.6%	3	0.3%	7	1.0%	332	5.6%	
Food Stores	0	0.0%	0	0.0%	2	1.3%	5	0.4%	19	2.7%	314	5.3%	
Auto Dealers, Gas Stations, Auto Aftermarket	1	5.9%	2	2.7%	7	4.5%	20	1.8%	25	3.5%	115	1.9%	
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	0.7%	13	0.2%	
Furniture & Home Furnishings	0	0.0%	0	0.0%	1	0.6%	3	0.3%	6	0.8%	17	0.3%	
Eating & Drinking Places	0	0.0%	1	1.4%	4	2.5%	29	2.6%	52	7.3%	781	13.2%	
Miscellaneous Retail	1	5.9%	2	2.7%	5	3.2%	9	0.8%	43	6.0%	150	2.5%	
Finance, Insurance, Real Estate Summary	1	5.9%	3	4.1%	7	4.5%	25	2.2%	68	9.5%	286	4.8%	
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	0	0.0%	1	0.1%	14	2.0%	85	1.4%	
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.7%	12	0.2%	
Insurance Carriers & Agents	0	0.0%	0	0.0%	1	0.6%	3	0.3%	12	1.7%	40	0.7%	
Real Estate, Holding, Other Investment Offices	1	5.9%	3	4.1%	7	4.5%	22	2.0%	37	5.2%	149	2.5%	
Services Summary	6	35.3%	38	52.1%	53	33.8%	694	62.4%	251	35.2%	2,442	41.4%	
Hotels & Lodging	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	0.7%	36	0.6%	
Automotive Services	2	11.8%	4	5.5%	8	5.1%	25	2.2%	20	2.8%	60	1.0%	
Motion Pictures & Amusements	0	0.0%	1	1.4%	3	1.9%	10	0.9%	21	2.9%	121	2.0%	
Health Services	0	0.0%	3	4.1%	5	3.2%	55	4.9%	35	4.9%	403	6.8%	
Legal Services	0	0.0%	0	0.0%	1	0.6%	3	0.3%	4	0.6%	13	0.2%	
Education Institutions & Libraries	0	0.0%	8	11.0%	5	3.2%	347	31.2%	15	2.1%	795	13.5%	
Other Services	4	23.5%	21	28.8%	31	19.7%	252	22.6%	151	21.1%	1,015	17.2%	
Government	0	0.0%	1	1.4%	3	1.9%	36	3.2%	14	2.0%	228	3.9%	
Unclassified Establishments	3	17.6%	0	0.0%	23	14.6%	12	1.1%	61	8.5%	32	0.5%	
Totals	17	100.0%	73	100.0%	157	100.0%	1,113	100.0%	714	100.0%	5,904	100.0%	

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

**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.

August 11, 2022

## Business Summary

76 Jupiter Rd, Weaverville, North Carolina, 28787  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984

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	1	5.9%	3	4.1%	3	1.9%	10	0.9%	5	0.7%	13	0.2%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	13	0.2%
Construction	2	11.8%	16	21.9%	25	15.9%	152	13.7%	74	10.4%	338	5.7%
Manufacturing	1	5.9%	4	5.5%	4	2.5%	44	4.0%	17	2.4%	204	3.5%
Wholesale Trade	0	0.0%	1	1.4%	5	3.2%	20	1.8%	11	1.5%	65	1.1%
Retail Trade	1	5.9%	2	2.7%	17	10.8%	43	3.9%	114	16.0%	1,264	21.4%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	4	2.5%	7	0.6%	16	2.2%	72	1.2%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.6%	12	0.2%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	2	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%	2	1.3%	5	0.4%	13	1.8%	353	6.0%
Food & Beverage Stores	0	0.0%	0	0.0%	1	0.6%	2	0.2%	17	2.4%	292	4.9%
Health & Personal Care Stores	0	0.0%	0	0.0%	1	0.6%	5	0.4%	10	1.4%	71	1.2%
Gasoline Stations	1	5.9%	2	2.7%	3	1.9%	13	1.2%	9	1.3%	44	0.7%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	0.7%	13	0.2%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	1	0.6%	3	0.3%	4	0.6%	16	0.3%
General Merchandise Stores	0	0.0%	0	0.0%	1	0.6%	3	0.3%	7	1.0%	332	5.6%
Miscellaneous Store Retailers	0	0.0%	0	0.0%	2	1.3%	3	0.3%	18	2.5%	50	0.8%
Nonstore Retailers	0	0.0%	0	0.0%	2	1.3%	0	0.0%	10	1.4%	7	0.1%
Transportation & Warehousing	1	5.9%	2	2.7%	3	1.9%	10	0.9%	12	1.7%	73	1.2%
Information	0	0.0%	7	9.6%	2	1.3%	17	1.5%	15	2.1%	83	1.4%
Finance & Insurance	0	0.0%	1	1.4%	2	1.3%	6	0.5%	32	4.5%	140	2.4%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	1	1.4%	1	0.6%	4	0.4%	15	2.1%	88	1.5%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.7%	12	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	1	0.6%	3	0.3%	12	1.7%	40	0.7%
Real Estate, Rental & Leasing	1	5.9%	4	5.5%	10	6.4%	33	3.0%	48	6.7%	163	2.8%
Professional, Scientific & Tech Services	2	11.8%	6	8.2%	15	9.6%	63	5.7%	55	7.7%	337	5.7%
Legal Services	0	0.0%	0	0.0%	1	0.6%	3	0.3%	4	0.6%	13	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	4	0.1%
Administrative & Support & Waste Management & Remediation	1	5.9%	2	2.7%	7	4.5%	23	2.1%	23	3.2%	83	1.4%
Educational Services	0	0.0%	8	11.0%	5	3.2%	348	31.3%	15	2.1%	790	13.4%
Health Care & Social Assistance	1	5.9%	7	9.6%	8	5.1%	177	15.9%	46	6.4%	747	12.7%
Arts, Entertainment & Recreation	0	0.0%	2	2.7%	4	2.5%	23	2.1%	20	2.8%	151	2.6%
Accommodation & Food Services	0	0.0%	1	1.4%	4	2.5%	30	2.7%	57	8.0%	817	13.8%
Accommodation	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	0.7%	36	0.6%
Food Services & Drinking Places	0	0.0%	1	1.4%	4	2.5%	29	2.6%	52	7.3%	781	13.2%
Other Services (except Public Administration)	2	11.8%	7	9.6%	18	11.5%	67	6.0%	96	13.4%	358	6.1%
Automotive Repair & Maintenance	1	5.9%	2	2.7%	5	3.2%	14	1.3%	16	2.2%	46	0.8%
Public Administration	0	0.0%	1	1.4%	3	1.9%	36	3.2%	14	2.0%	228	3.9%
Unclassified Establishments	3	17.6%	0	0.0%	23	14.6%	12	1.1%	61	8.5%	32	0.5%
Total	17	100.0%	73	100.0%	157	100.0%	1,113	100.0%	714	100.0%	5,904	100.0%

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

**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.

August 11, 2022



Key Facts

76 Jupiter Rd, Weaverville, North Carolina, 28787 (3 miles)  
76 Jupiter Rd, Weaverville, North Carolina, 28787  
Ring of 3 miles

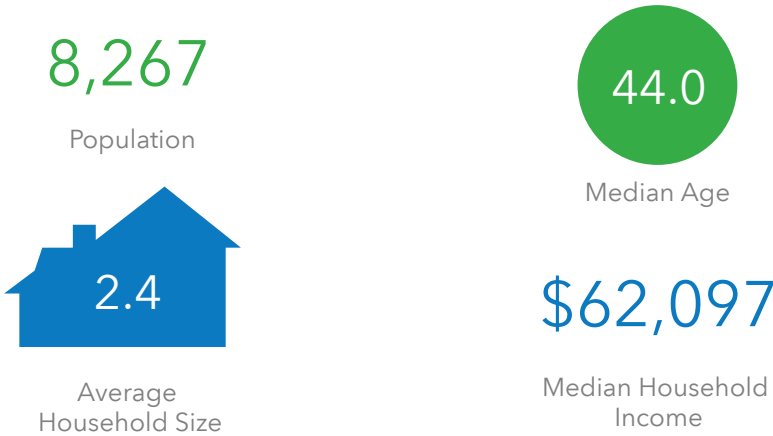
Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984



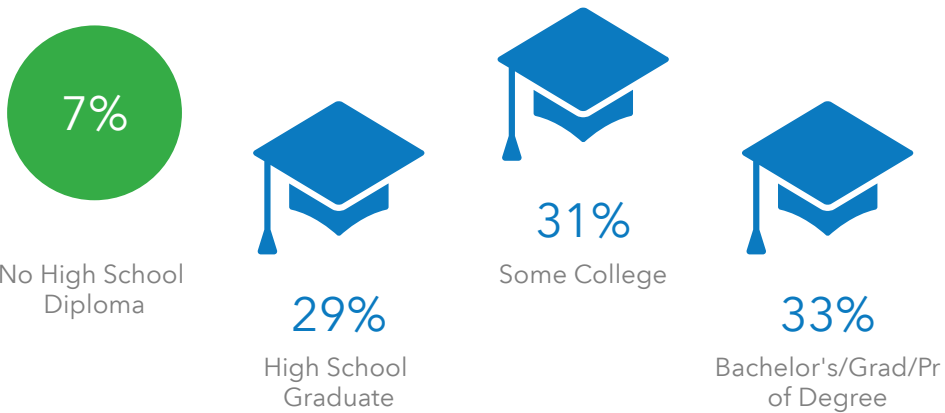
Key Facts

76 Jupiter Rd, Weaverville, North Carolina, 28787  
Ring of 3 miles

KEY FACTS



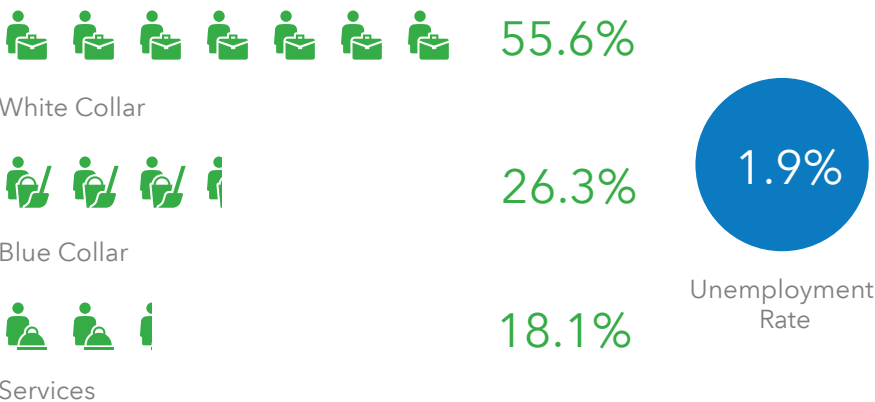
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (21.0%)  
The smallest group: \$200,000+ (3.9%)

Indicator ▲	Value	Diff		
<\$15,000	5.6%	-2.3%		
\$15,000 - \$24,999	7.0%	-3.7%		
\$25,000 - \$34,999	11.1%	+1.5%		
\$35,000 - \$49,999	14.1%	+1.7%		
\$50,000 - \$74,999	21.0%	+2.0%		
\$75,000 - \$99,999	16.4%	+3.1%		
\$100,000 - \$149,999	13.3%	-0.9%		
\$150,000 - \$199,999	7.6%	+1.1%		
\$200,000+	3.9%	-2.4%		

Bars show deviation from Buncombe County

## Demographic and Income Profile

76 Jupiter Rd, Weaverville, North Carolina, 28787  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.75951  
 Longitude: -82.54984

Summary	Census 2010		Census 2020		2022	2027				
Population	7,727		8,239		8,267	8,363				
Households	3,051		3,310		3,328	3,371				
Families	2,262		-		2,398	2,419				
Average Household Size	2.50		2.45		2.44	2.44				
Owner Occupied Housing Units	2,462		-		2,747	2,820				
Renter Occupied Housing Units	589		-		581	551				
Median Age	40.9		-		44.0	45.4				
Trends: 2022-2027 Annual Rate			Area		State		National			
Population			0.23%		0.57%		0.25%			
Households			0.26%		0.64%		0.31%			
Families			0.17%		0.55%		0.28%			
Owner HHs			0.53%		0.79%		0.53%			
Median Household Income			4.06%		3.99%		3.12%			
Households by Income				2022		2027				
				Number	Percent	Number	Percent			
<\$15,000				185	5.6%	121	3.6%			
\$15,000 - \$24,999				234	7.0%	136	4.0%			
\$25,000 - \$34,999				368	11.1%	275	8.2%			
\$35,000 - \$49,999				468	14.1%	462	13.7%			
\$50,000 - \$74,999				699	21.0%	670	19.9%			
\$75,000 - \$99,999				547	16.4%	513	15.2%			
\$100,000 - \$149,999				444	13.3%	620	18.4%			
\$150,000 - \$199,999				253	7.6%	389	11.5%			
\$200,000+				130	3.9%	184	5.5%			
Median Household Income				\$62,097		\$75,751				
Average Household Income				\$84,283		\$102,989				
Per Capita Income				\$33,272		\$40,699				
Population by Age			Census 2010		2022		2027			
			Number	Percent	Number	Percent	Number	Percent		
0 - 4			429	5.6%	406	4.9%	400	4.8%		
5 - 9			506	6.6%	457	5.5%	445	5.3%		
10 - 14			541	7.0%	482	5.8%	503	6.0%		
15 - 19			525	6.8%	514	6.2%	518	6.2%		
20 - 24			384	5.0%	434	5.3%	395	4.7%		
25 - 34			842	10.9%	943	11.4%	906	10.8%		
35 - 44			1,119	14.5%	1,004	12.1%	965	11.5%		
45 - 54			1,179	15.3%	1,152	13.9%	1,129	13.5%		
55 - 64			1,121	14.5%	1,179	14.3%	1,170	14.0%		
65 - 74			688	8.9%	1,087	13.2%	1,114	13.3%		
75 - 84			297	3.8%	489	5.9%	667	8.0%		
85+			94	1.2%	119	1.4%	150	1.8%		
Race and Ethnicity			Census 2010		Census 2020		2022		2027	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			7,342	95.0%	7,435	90.2%	7,440	90.0%	7,458	89.2%
Black Alone			85	1.1%	99	1.2%	99	1.2%	100	1.2%
American Indian Alone			17	0.2%	17	0.2%	17	0.2%	17	0.2%
Asian Alone			27	0.3%	45	0.5%	45	0.5%	48	0.6%
Pacific Islander Alone			2	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone			146	1.9%	217	2.6%	221	2.7%	242	2.9%
Two or More Races			107	1.4%	427	5.2%	446	5.4%	498	6.0%
Hispanic Origin (Any Race)			319	4.1%	460	5.6%	461	5.6%	478	5.7%

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

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

August 11, 2022

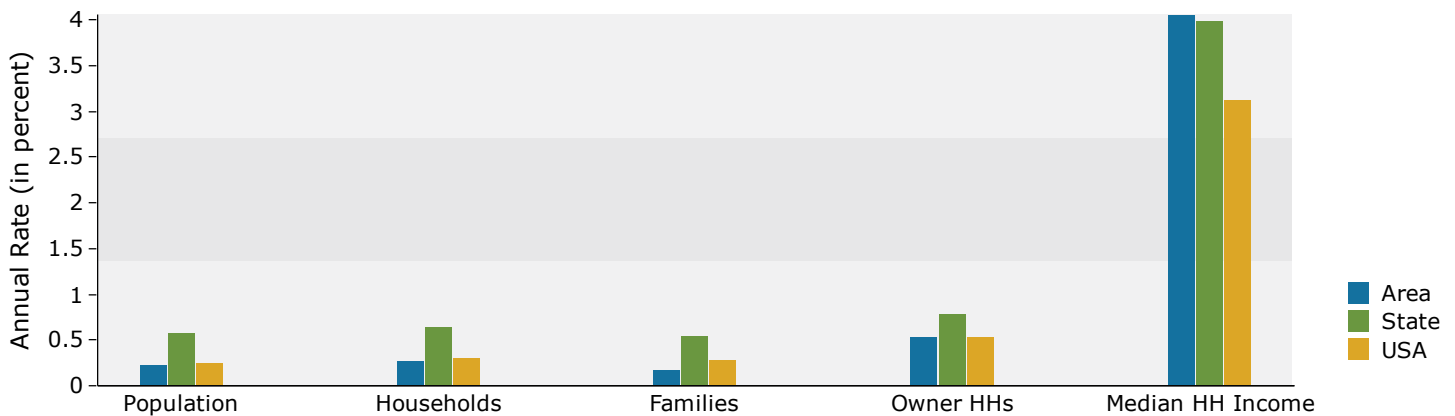


## Demographic and Income Profile

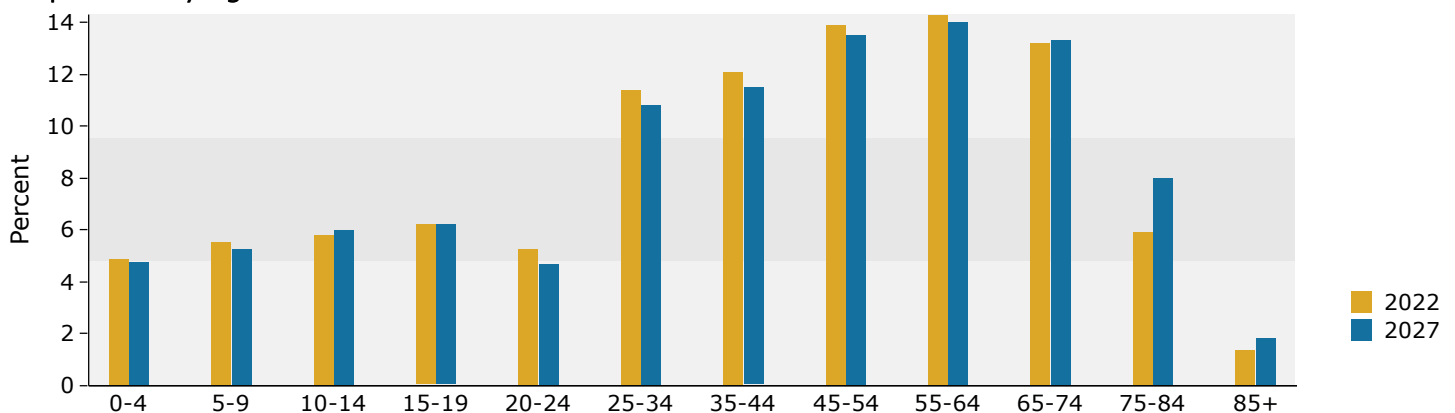
76 Jupiter Rd, Weaverville, North Carolina, 28787  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 35.75951  
Longitude: -82.54984

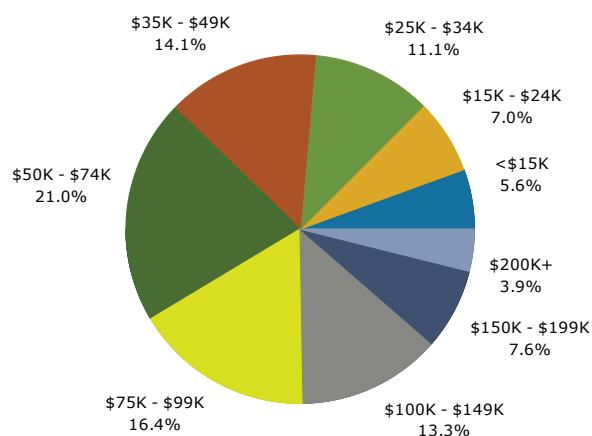
### Trends 2022-2027



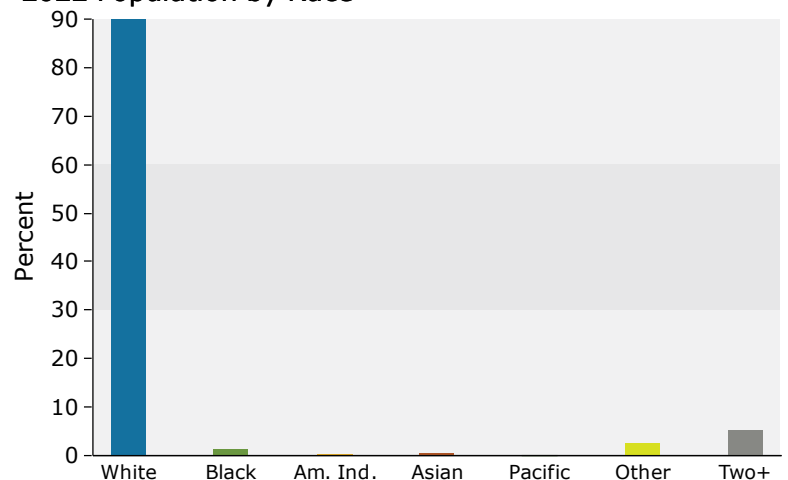
### Population by Age



### 2022 Household Income



### 2022 Population by Race



2022 Percent Hispanic Origin: 5.6%



828.222.3685

info@carla-co.com

1020 Merrimon Ave., Suite 103

Asheville, NC 28804

www.carla-co.com

Forward Thinking. Client Focused.