



Dewey Property Advisors

FOREST RIDGE SHOPPING CENTER




RETAIL SUITES FOR LEASE

1636 HENDERSONVILLE RD, ASHEVILLE, NC 28803

Presented By

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DEWEY PROPERTY ADVISORS

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Two retail suites available in Forest Ridge Shopping Center, a 200,000 square foot shopping retail center anchored by Walmart Supercenter.

Suite 115: 1,800 SF of warm shell retail space.

Suite 125: 2,000 SF of turn-key counter-service restaurant space, inclusion of FFE currently in place to be verified in lease agreement. TICAM est. at \$2.20/SF/yr.

This high-traffic center is located on Hendersonville Road at one of the busiest intersections in Asheville, North Carolina. Neighboring tenants include: T-Mobile, Sola Salon, Lendmark Financial Services, Avalon Nails & Spa, Meridian Financial Services, Percepta, Asheville Sushi & Hibachi, Miracle Ear, H&R Block, Root Down Food, and Hard Exercise Works.

Located just outside of Biltmore Forest, in the heart of South Asheville on busy Hendersonville Road (33,000 VPD). Area is surrounded by strong national retailers, grocery stores, restaurants, medical, single-family homes, condos, apartments, and more.

PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter
- Pylon Signage, Signalized Intersection
- Busy & Well-Maintained Property



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,800 - 2,000 SF
Building Size:	200,000 SF



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 2,000 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 115	Available	1,800 SF	NNN	\$20.00 SF/yr	Warm shell. TICAM est. at \$2.20/SF/yr
Suite 125 (Formerly Dickey's BBQ)	Available	2,000 SF	NNN	\$20.00 SF/yr	Turn-key restaurant, existing FFE, TICAM est. \$2.20 psf/yr.



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PHOTOS - SUITE 125 (RESTAURANT)



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SITE PLAN



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PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

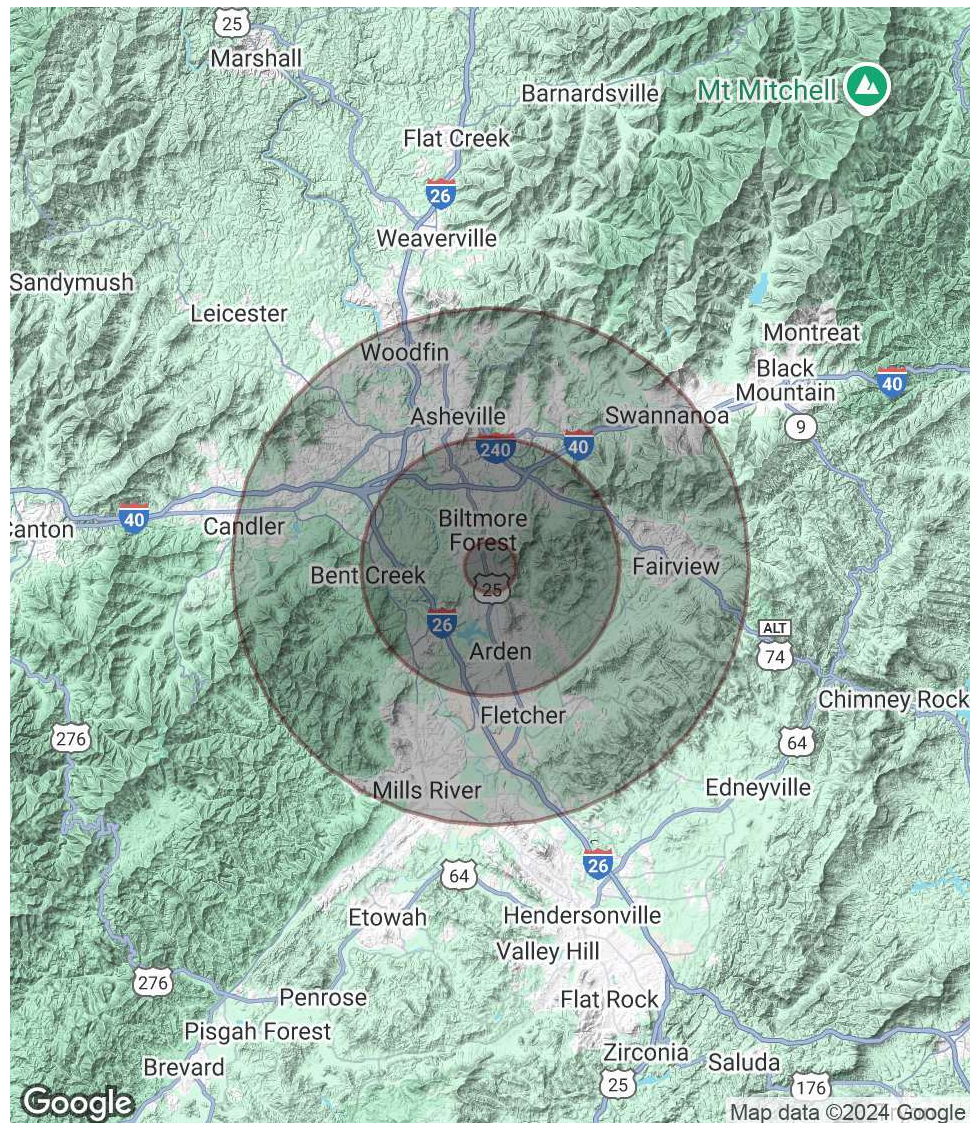
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,103	61,324	200,672
Average Age	42.0	42.6	42.2
Average Age (Male)	37.2	41.2	41.2
Average Age (Female)	44.8	44.3	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,598	30,425	98,274
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$75,377	\$71,105	\$69,532
Average House Value	\$341,984	\$307,300	\$293,853

2020 American Community Survey (ACS)



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