

For Lease

Turnkey Downtown Restaurant  
24 & 28 Wall St, Asheville, NC





For Lease  
4,200 SF | \$26.00 SF/yr  
Turnkey Restaurant



## 24 Wall St

Asheville, North Carolina 28801

### Property Highlights

- Prime downtown Asheville location on iconic, walkable Wall Street.
- Longstanding successful F&B history as the former home of popular Cucina 24.
- Turnkey restaurant space with fully equipped commercial kitchen included in lease.
- Dual storefront entrances, perfect for to-go orders or a secondary concept.
- High foot traffic from both locals and tourists in a vibrant historic retail/dining corridor.
- Surrounded by established retailers, galleries, and hospitality destinations.



### Offering Summary

Lease Rate:	\$26.00 SF/yr (NNN)
Zoning:	CBD
Available SF:	4,200 SF
Available:	Immediately

### For More Information



**Jim Davis, SIOR**

O: 330 718 3311

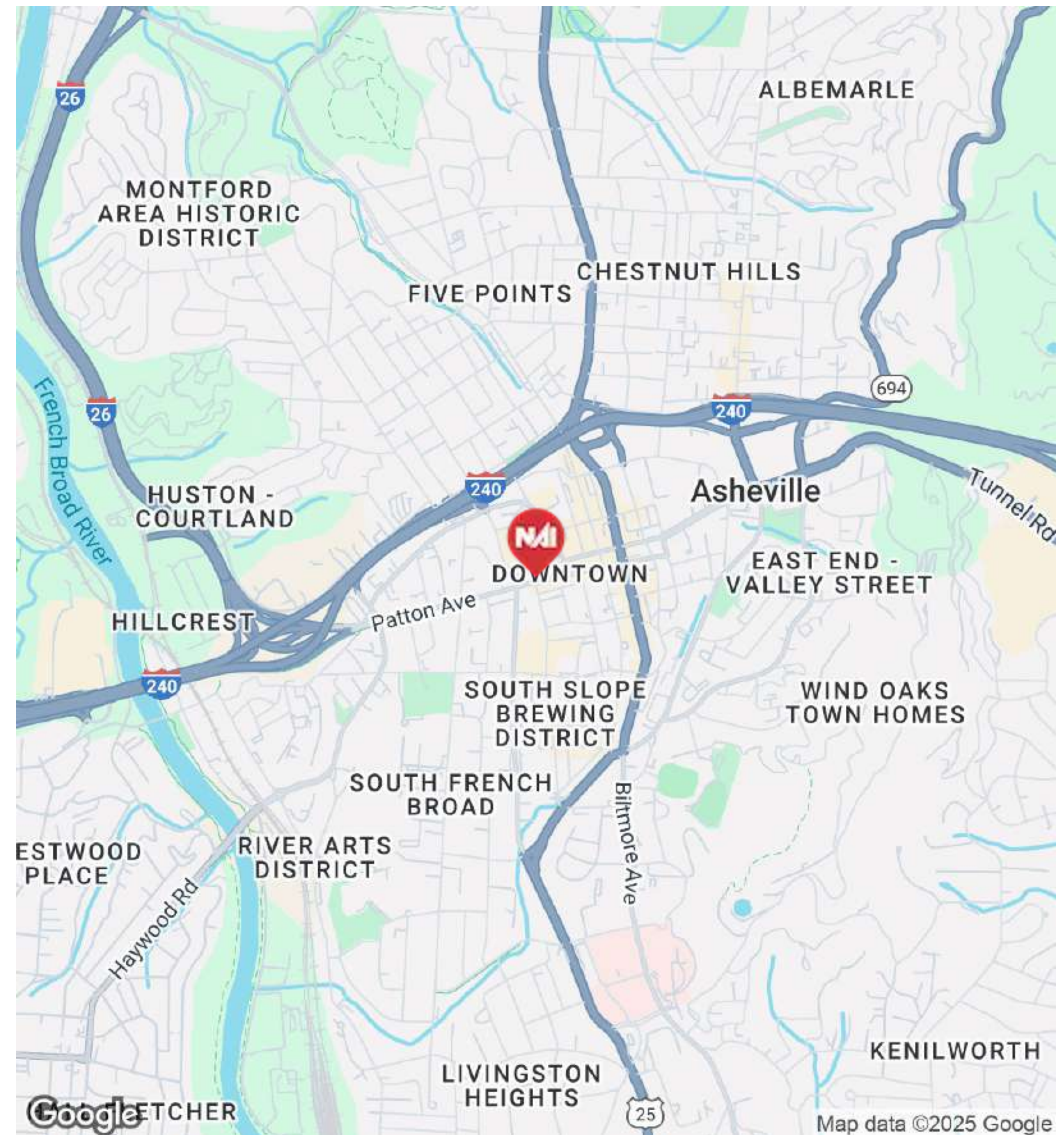
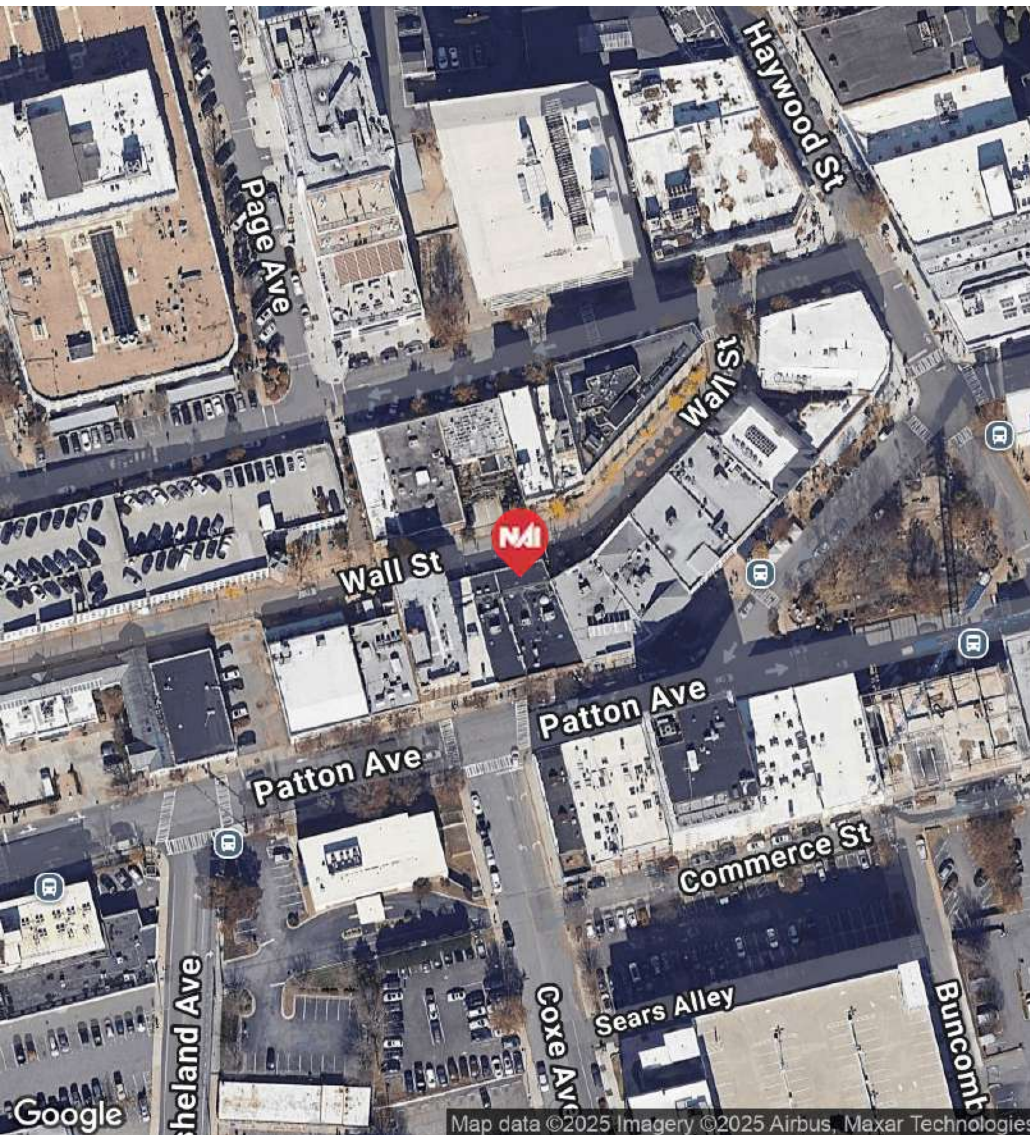
[jdavis@naibeverly-hanks.com](mailto:jdavis@naibeverly-hanks.com) | NC #292479



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Location, Location, Location!





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### Turnkey Restaurant Space In The Heart Of Downtown Asheville

A rare opportunity to lease a fully equipped, turnkey restaurant in the heart of downtown Asheville on iconic Wall Street, one of the city's most walkable and charming corridors. Formerly home to the beloved Cucina 24, this space has a strong and successful legacy within Asheville's food and beverage scene and is primed for a new tenant to make it their own.

The lease includes a fully outfitted commercial kitchen, offering an expedited path to opening day. A second storefront entrance is ideal for to-go operations, a coffee or wine bar, or even a separate concept within the same footprint. Tenant can apply for outdoor seating permit, enhancing the street presence and customer experience. Surrounded by boutique shops, galleries, and popular destinations, this high-visibility location benefits from consistent foot traffic and strong local and tourist appeal. With very few true restaurant ready spaces available downtown, this offering stands out as a can't miss opportunity.





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Exterior Photos





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Reception Photos

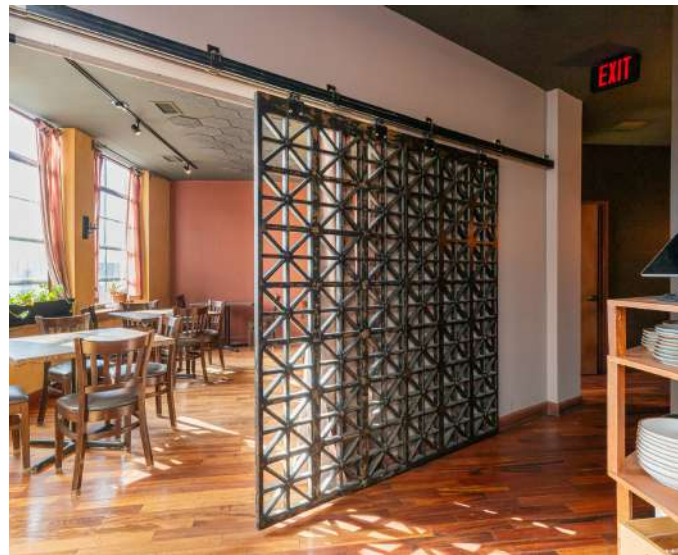




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Dining Photos

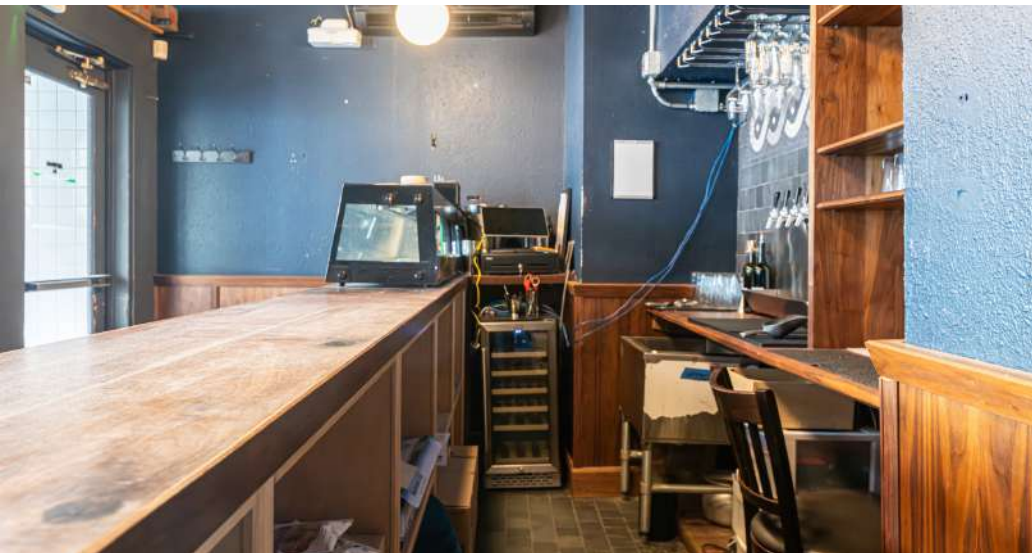




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Second Storefront Photos





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Kitchen Photos



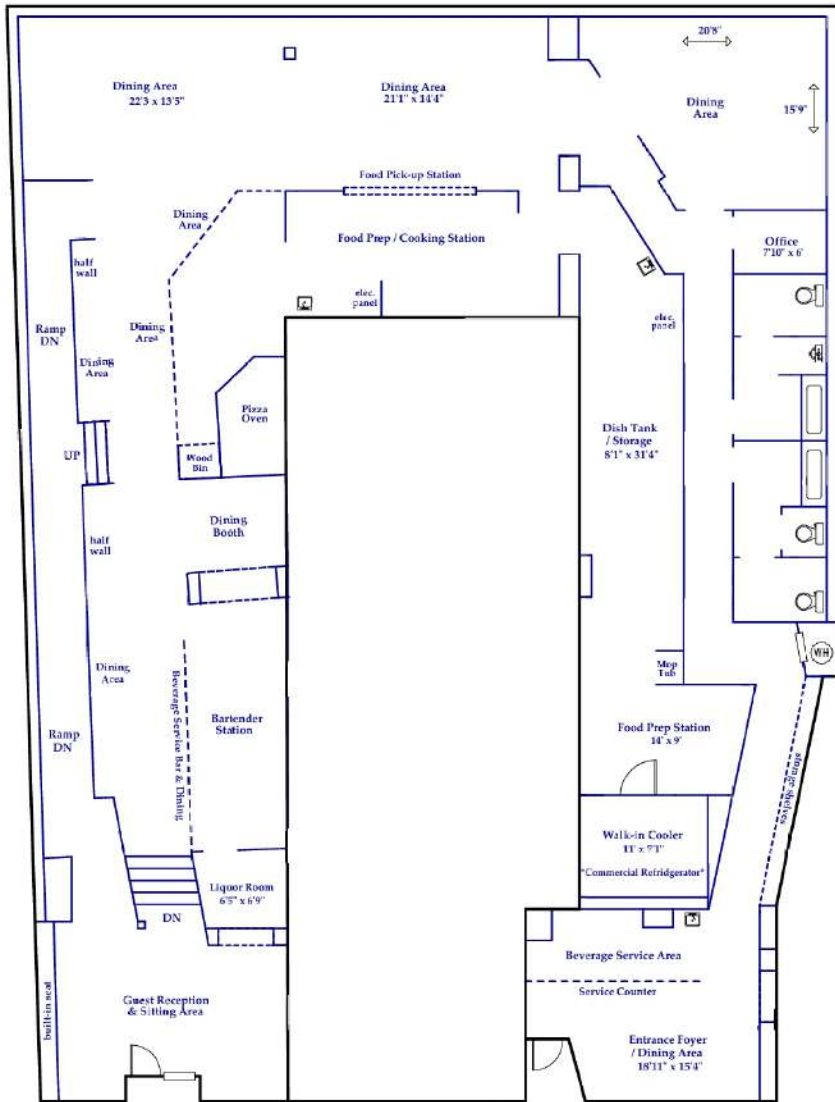




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## Floor Plan



## BROCHURE

24 Wall St Asheville, NC 28801

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# Downtown Asheville

an ideal location...



## Key Drivers Of F&B Success In Downtown Asheville:

- Nationally acclaimed food scene, featured in Bon Appétit, Food & Wine, Travel + Leisure, and The New York Times.
- Strong local support for independent and chef-driven concepts.
- Growing residential base and downtown hotel development driving daily demand.
- Consistent year-round tourism, not just seasonal spikes.
- Asheville has seen 13+ million annual visitors in previous years. (Explore Asheville CVB)
- \$3.3+ billion in annual tourism spending (2023), much of it on food, beverage, and lodging, and even still \$2.65B in 2024 with the Helene impacts.

## Why Downtown Asheville Works For Food & Beverage:

Downtown Asheville is one of the Southeast's most celebrated destinations, blending small-town charm with world-class tourism, a thriving arts scene, and a nationally recognized culinary culture.

With consistent year-round foot traffic, a strong local following, and a steady stream of visitors seeking unique, high-quality dining experiences, downtown offers a powerful foundation for restaurant success. From James Beard-nominated chefs to eclectic street food, Asheville has become a bucket-list food city, and Wall Street sits at the heart of it all.





## Jim Davis, SIOR Commercial Broker

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For More Info  
or a private tour...  
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