

# NEIGHBORHOOD RETAIL CENTER IN HIGH-END DEVELOPMENT

# 2-10

EAST MARKET STREET

ASHEVILLE, NC

FOR SALE

15,063 SqFt

1.34 Acres

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## Welcome to The Village of Cheshire

Located within the highly regarded Village of Cheshire, this fully leased neighborhood retail center offers investors the rare opportunity to acquire a stabilized asset in one of Western North Carolina's most charming and thoughtfully designed communities. The property sits just 1.2 miles from downtown Black Mountain and approximately 13 miles east of Asheville in the heart of the Blue Ridge Mountains.

The Village of Cheshire is a celebrated Traditional Neighborhood Development (TND) master-planned by internationally recognized urban planning firm Duany Plater-Zyberk & Company. Designed to create a vibrant environment where residents can live, work, and play, the community features a walkable layout, diverse housing styles, scenic green spaces, and pedestrian-friendly streets that foster an active village atmosphere. The commercial component of the Village Center serves as the social and retail hub of the neighborhood and is currently 100% leased to nine tenants. The center features a strong mix of four popular food and beverage concepts complemented by wellness and lifestyle-oriented businesses including a salon, chiropractor, yoga studio, and massage therapy practice, creating consistent daily traffic and strong community engagement.

Surrounded by a unique blend of Craftsman and English Tudor-style homes, cottages, townhomes, and apartments, the Village of Cheshire provides a built-in customer base while also benefiting from the tourism and lifestyle appeal of nearby Black Mountain—often called “the Little Town that Rocks.”

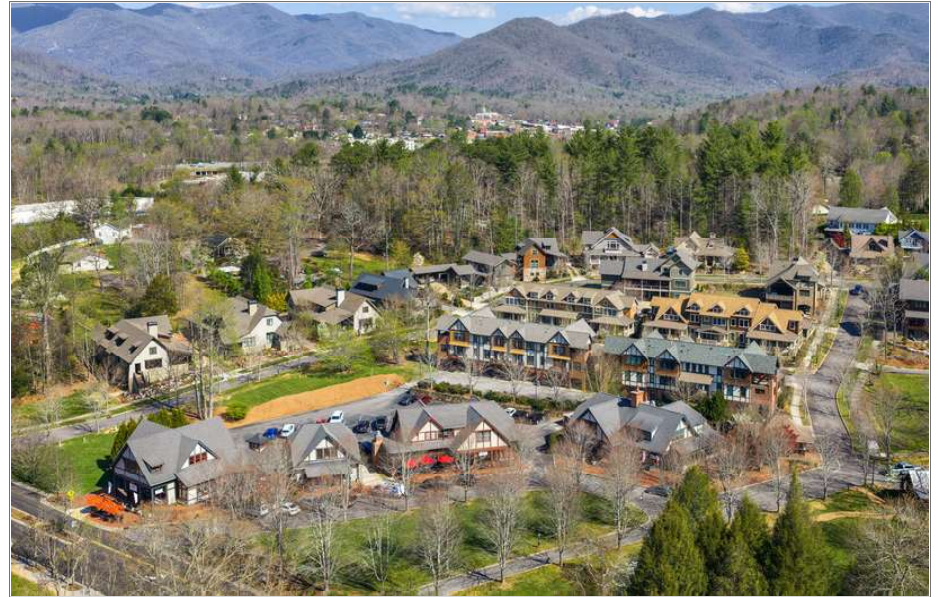
With its walkable village setting, diverse tenant mix, and stable occupancy, this property represents a rare chance to own a core neighborhood retail asset in one of the most desirable mountain communities in Western North Carolina.

### HIGHLIGHTS

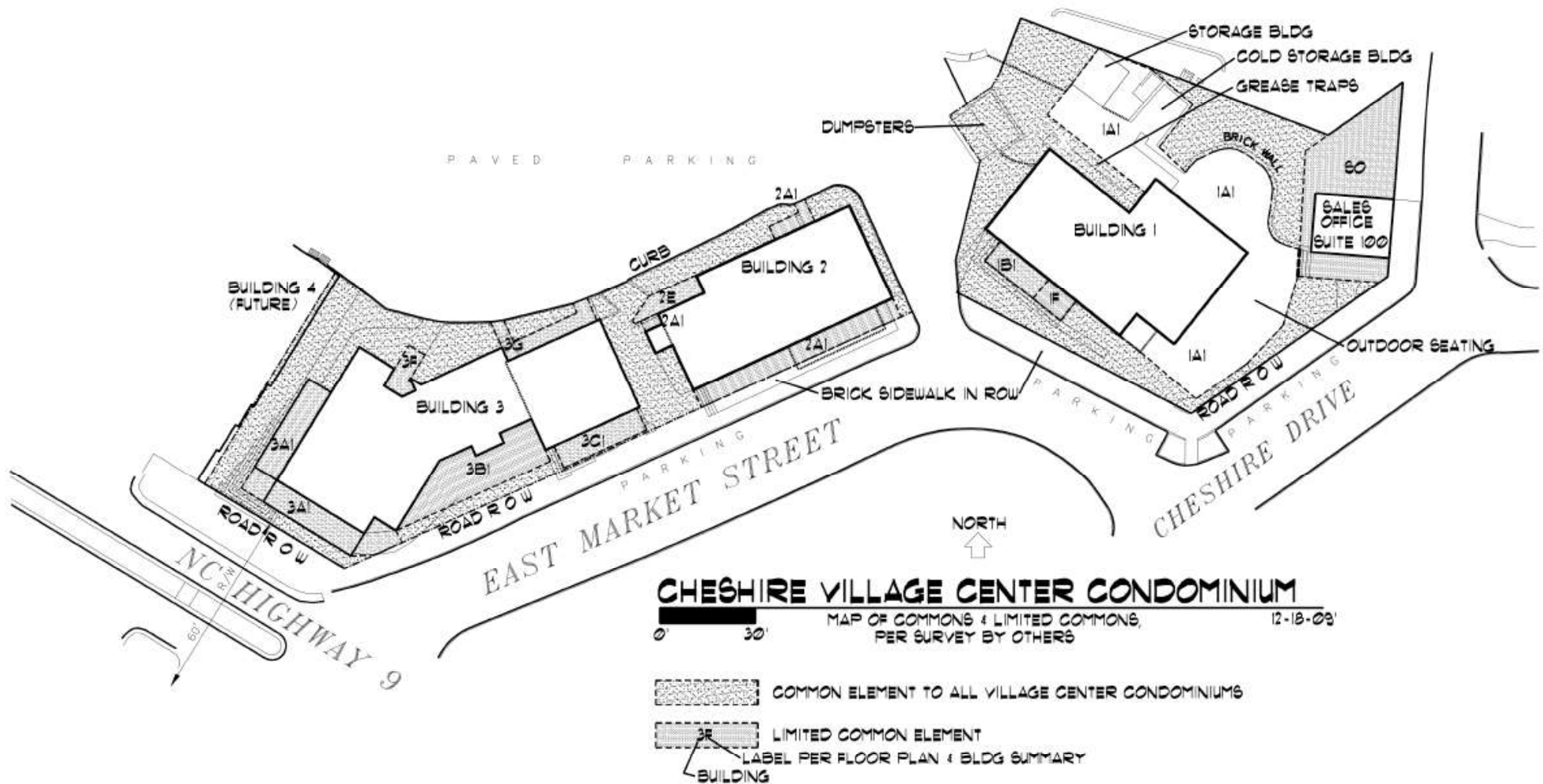
- 100% LEASED
- 76 PARKING SPACES
- 1.34 ACRES
- HIGH-END CONSTRUCTION & ARCHITECTURE
- 4 BUILDINGS, 15,063 SQFT
- BELOW MARKET RENTS











## INCOME SUMMARY

Apartments	\$49,200
Commercial	\$213,464
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$262,664</b>

## EXPENSES SUMMARY

Taxes	\$18,581
Insurance	\$24,876
Management-Commercial	\$13,200
Management-Apartments	\$4,920
CAM-Pest, Painting, Plumbing, HVAC (repairs & contract), electrical	\$12,847
CAM-Landscaping & Contract, snow removal,	\$20,254
Utilities	\$19,603
<b>OPERATING EXPENSES</b>	<b>\$114,281</b>

<b>NET OPERATING INCOME</b>	<b>\$148,383</b>
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NOTES: From 2025 Income Statement

# LOCATION MAP

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