

SIGNALIZED CORNER NEAR ASHEVILLE MALL



90
S TUNNEL ROAD

ASHEVILLE, NC

.701 ACRES
UP TO 8,989 SF

LEASE RATE

NEGOTIABLE

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All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.



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LOCATION MAP

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PRE-HELENE GIS AERIAL

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Signalized corner location available for Ground Lease or lease of existing space. This location is across the street from Lowe's and Walgreen's and right in the center of a retail trade area with Global retailers like Walmart, Target, Dick's and Ross. Excellent visibility and access from Swannanoa River Road and S. Tunnel Rd. This is the largest retail trade area west of Charlotte! The property was damaged from hurricane Helene, the existing building shell of the former strip center of approximately 8,989 SF can be used and is structurally sound (owner has report).



PROPERTY HIGHLIGHTS

- SIGNALIZED CORNER
- 3,000 - 8,989 SF SHELL BUILDING
- .701 ACRES
- 530 FEET OF FRONTAGE
- NEAR ASHEVILLE MALL, WALMART, TARGET, AND DICK'S



STRIP CENTER FRONTAGE



LOOKING SOUTH



LOOKING NORTH



LOOKING WEST

DEMOGRAPHICS

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Daytime Employment									
Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	5,325	525	10	57,552	7,681	7	77,306	10,399	7
Trade, Transportation & Utilities	2,981	178	17	6,739	705	10	10,112	1,056	10
Information	117	13	9	1,286	112	11	1,732	162	11
Financial Activities	250	62	4	3,843	670	6	6,024	998	6
Professional & Business Services	322	69	5	5,288	942	6	7,552	1,328	6
Education & Health Services	188	63	3	21,776	3,744	6	27,280	4,685	6
Leisure & Hospitality	1,175	78	15	10,466	591	18	14,252	853	17
Other Services	262	59	4	3,504	759	5	5,085	1,125	5
Public Administration	30	3	10	4,650	158	29	5,269	192	27
Goods-Producing Industries	280	34	8	3,158	400	8	5,188	634	8
Natural Resources & Mining	12	2	6	56	16	4	99	31	3
Construction	107	18	6	1,490	249	6	2,410	392	6
Manufacturing	161	14	12	1,612	138	12	2,679	211	13
Total	5,605	559	10	60,710	8,081	8	82,494	11,033	7

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Swannanoa River Road	S Tunnel Rd NE	11,514	2025	0.11 mi
Swannanoa River Rd	S Tunnel Rd NE	13,277	2025	0.11 mi
US 74 A	Beechwood Rd E	11,500	2020	0.16 mi
Swannanoa River Road	Beechwood Rd E	11,649	2025	0.16 mi
S Tunnel Rd	Haw Creek Ln NW	20,756	2024	0.24 mi
S Tunnel Rd	Wood Ave S	53,448	2023	0.25 mi
I-240	Wood Ave S	53,356	2024	0.25 mi
Billy Graham Freeway	Billy Graham Freeway NW	62,206	2025	0.25 mi
Swannanoa River Rd	Beechwood Rd E	11,537	2024	0.26 mi
US 74 A	Tunnel Rd N	18,069	2025	0.35 mi

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POPULATION

	1 mile	3 miles	5 miles
2020 Population	6,356	42,559	89,670
2024 Population	6,494	43,749	91,360
2029 Population Projection	6,734	45,420	94,700
Annual Growth 2020-2024	0.5%	0.7%	0.5%
Annual Growth 2024-2029	0.7%	0.8%	0.7%
Median Age	42.3	42.6	42.2
Bachelor's Degree or Higher	39%	43%	46%
U.S. Armed Forces	12	40	88



INCOME



	1 mile	3 miles	5 miles
Avg Household Income	\$68,628	\$86,309	\$93,996
Median Household Income	\$54,569	\$59,143	\$65,510
< \$25,000	849	4,954	8,151
\$25,000 - 50,000	647	3,931	7,895
\$50,000 - 75,000	744	3,590	7,240
\$75,000 - 100,000	413	2,549	4,974
\$100,000 - 125,000	228	1,843	3,576
\$125,000 - 150,000	189	1,052	2,466
\$150,000 - 200,000	136	1,093	2,732
\$200,000+	115	1,984	4,520

Jason Burk, CCIM is a seasoned commercial real estate professional with over two decades of experience. Since entering the industry in 1999, he's gained a diverse skill set spanning both development and brokerage. Specializing in retail, Jason excels in tenant and landlord representation, site location, shopping center investment sales, restaurant and medical leasing, and land transactions. He also offers expertise in industrial and office transactions when needed.

Jason's real estate journey began at Landex, Inc. in Charlotte, NC, where he worked on a project anchored by Concord Mills Mall. He later joined Alliance Development Group, focusing on single-tenant restaurant projects. In 2009, his work in Asheville shifted to the sale, leasing, and disposition of distressed assets with Whitney Commercial Real Estate. By 2014, Jason became part of the executive team at Biltmore Farms, serving as Director of Leasing, overseeing more than 1.6 million square feet of retail and office space. His role also included strategic planning for 3,000 acres of company holdings, including the renowned Biltmore Park Town Square—an award-winning mixed-use development.

Jason returned to Whitney Commercial Real Estate in 2019 to build the only dedicated retail team in Western North Carolina with Eric Engstrom. In 2024, Jason proudly celebrated 12 years with Whitney.

Originally from South Carolina, Jason, along with his wife, Hope, and children, Laila and Jack Wesley, relocated to Black Mountain in 2009. Outside of work, he enjoys spending quality time with his family—whether backpacking, fishing, or boating. Jason holds a degree in Real Estate and Urban Analysis from Appalachian State University and is a proud recipient of the prestigious CCIM.

TRANSACTION HIGHLIGHTS:

AFC URGENT CARE	OREILLY'S
ALAN'S PAWN	PAPA'S & BEER
ALG SENIOR LIVING	PNC BANK
APRICOT LANE	POPEYE'S
BACKYARD BURGER	PROGRESSIVE INSURANCE
BEVERLY HANKS MTGE	RANGE URGENT CARE
BILTMORE PROPERTY GRP	REGAL THEATER
CLEAN JUICE	REICH, LLC
CLUB PILATES	REALTY INCOME-REIT
EARTHFARE	RBC CAPITAL MARKETS
FJALLRAVEN	SASSAFRAS
FRESH MARKET	SAW SOFTMILL
GREAT CLIPS	STANTON OPTICAL
HYDRATE MEDICAL	STARBUCK'S
ICI CHARTER SCHOOL	SUBWAY
KMART	TD BANK
LENSCRAFTERS	UNC SCHOOL OF MEDICINE
LUELLA'S BBQ	UPM RAFLATEC
MADISON CAPITAL GROUP	WICKER CAPITAL
MATTRESS WAREHOUSE	WNC OUTDOOR COLLECTIVE
MISSION HOSPITAL	WALGREENS
MOORE FOOT & ANKLE	UPM RAFLATEC
NORVELL PROPERTIES	



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