

# 1 BATTLE SQUARE

1 Battle Square | Asheville, NC



ASHEVILLE CBD RETAIL SPACE FOR LEASE

 TESSIER  
PROPERTY BROKERAGE & MANAGEMENT

# THE SPACE

Location	1 Battle Square Asheville, NC, 28801
County	Buncombe
APN	9649-20-8945
Cross Street	O'Henry
Square Feet	1900
Annual Rent PSF	\$28.00
Lease Type	FS

**Notes** Great corner location with large display windows

# HIGHLIGHTS

- Asheville CBD Retail Space
- 1,900 square feet
- \$28 per square foot/ Full Service
- Flexible lease terms
- High Walkability
- Adjacent to The Grove Arcade



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,790	55,918	105,485



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$86,648	\$99,321	\$99,799

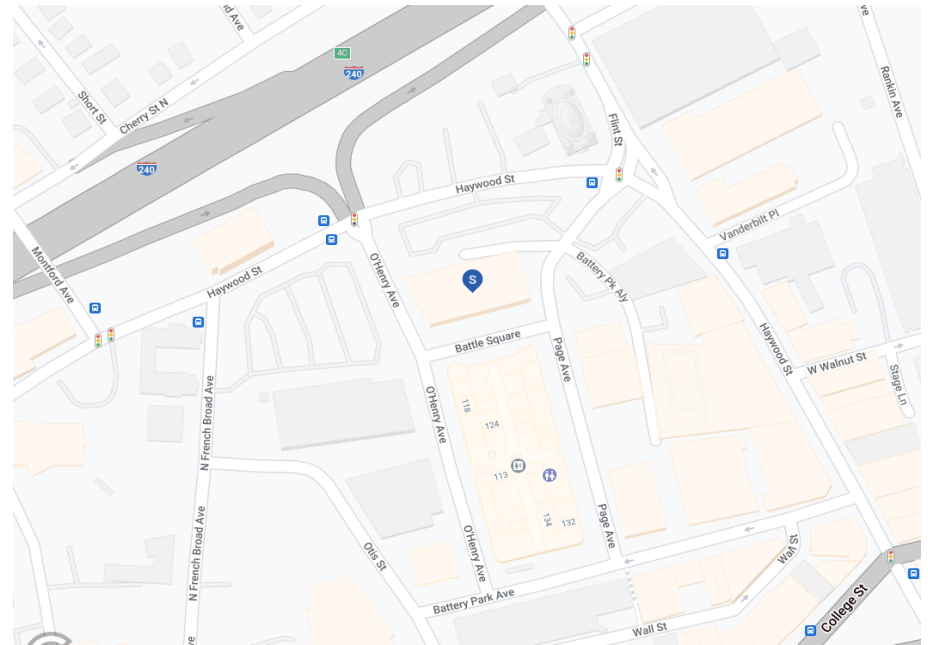


## NUMBER OF HOUSEHOLDS

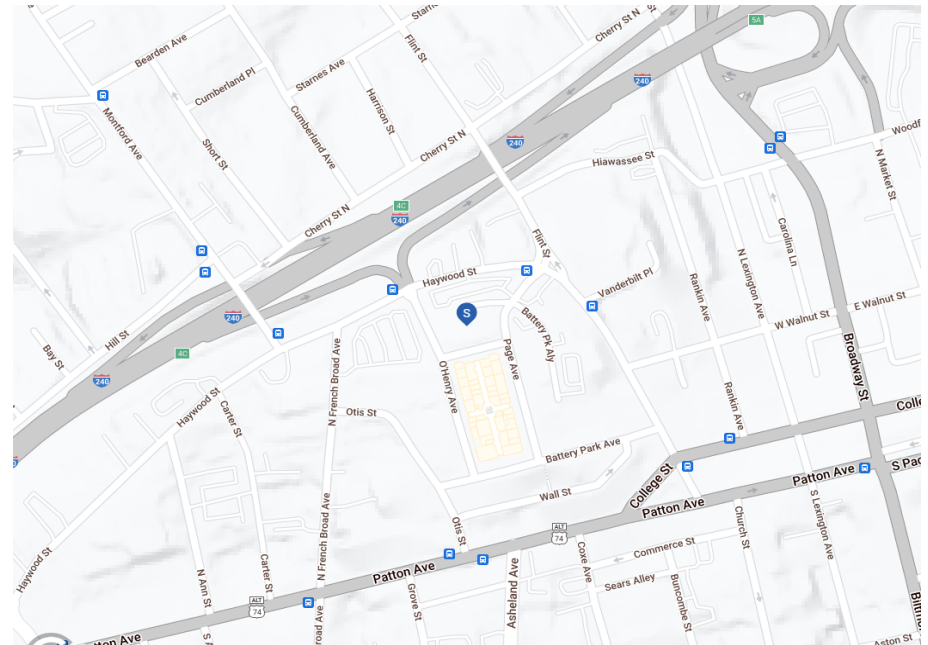
1.00 MILE	3.00 MILE	5.00 MILE
5,581	25,383	47,305

- Located on the corner of O'Henry Avenue and Battle Square, this prime retail opportunity contains 1,900 SF of high visibility ground level space. Located in the former Battery Park Hotel, the building houses businesses on the first level and senior housing on the upper level apartments. Adjacent to The Grove Arcade and many other Asheville retail shops and restaurants. Do not disturb tenants. All showings must be by appointment and accompanied by listing agent.

Locator Map



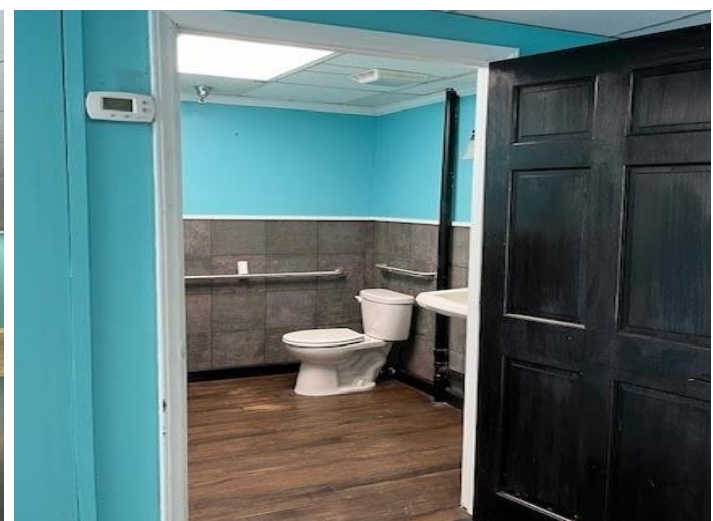
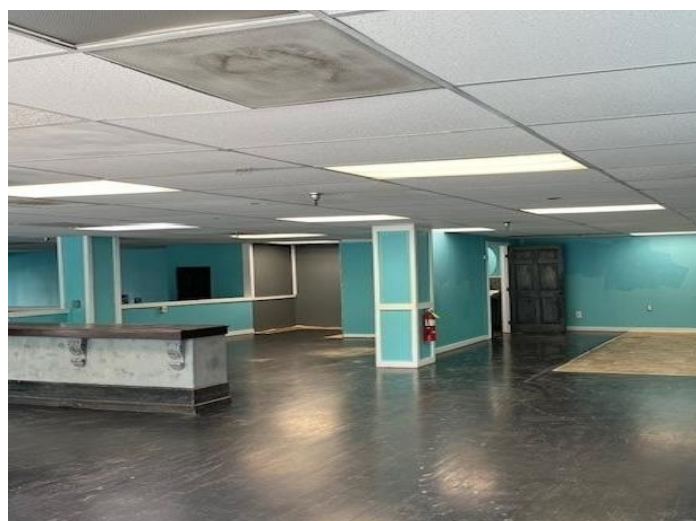
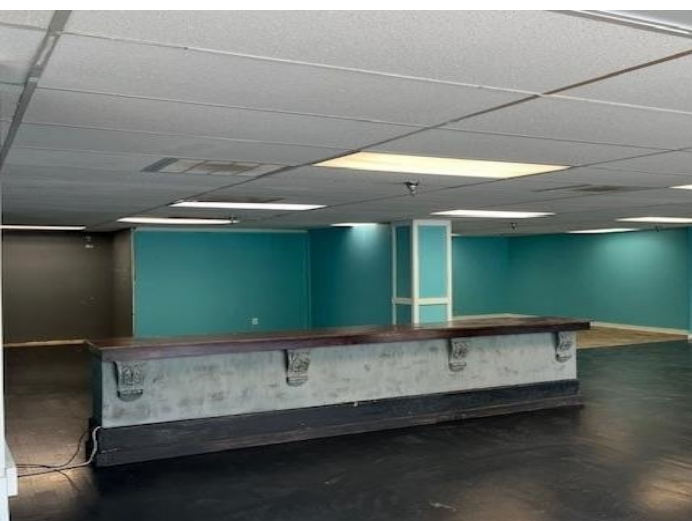
Regional Map













POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,159	44,985	83,552
2010 Population	9,379	48,832	92,394
2023 Population	10,790	55,918	105,485
2028 Population	11,885	57,726	108,373
2023 African American	1,921	6,740	10,085
2023 American Indian	57	247	502
2023 Asian	145	728	1,471
2023 Hispanic	527	4,577	9,871
2023 Other Race	249	2,437	5,171
2023 White	7,696	41,445	79,655
2023 Multiracial	674	4,145	8,250
2023-2028: Population: Growth Rate	9.75 %	3.20 %	2.70 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,150	3,582	5,632
\$15,000-\$24,999	632	2,176	3,936
\$25,000-\$34,999	409	1,934	3,923
\$35,000-\$49,999	503	2,600	5,290
\$50,000-\$74,999	828	4,145	7,827
\$75,000-\$99,999	589	2,857	5,743
\$100,000-\$149,999	659	3,597	6,787
\$150,000-\$199,999	301	1,854	3,482
\$200,000 or greater	509	2,639	4,685
Median HH Income	\$52,070	\$62,223	\$63,355
Average HH Income	\$86,648	\$99,321	\$99,799

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,777	21,831	39,591
2010 Total Households	4,599	21,358	40,253
2023 Total Households	5,581	25,383	47,305
2028 Total Households	6,251	26,542	49,097
2023 Average Household Size	1.75	2.07	2.14
2000 Owner Occupied Housing	1,324	10,770	21,859
2000 Renter Occupied Housing	2,927	9,204	14,555
2023 Owner Occupied Housing	2,033	12,477	25,483
2023 Renter Occupied Housing	3,548	12,906	21,822
2023 Vacant Housing	980	2,725	4,675
2023 Total Housing	6,561	28,108	51,980
2028 Owner Occupied Housing	2,098	12,978	26,533
2028 Renter Occupied Housing	4,153	13,564	22,564
2028 Vacant Housing	990	2,701	4,652
2028 Total Housing	7,241	29,243	53,749
2023-2028: Households: Growth Rate	11.45 %	4.50 %	3.75 %



Source: esri

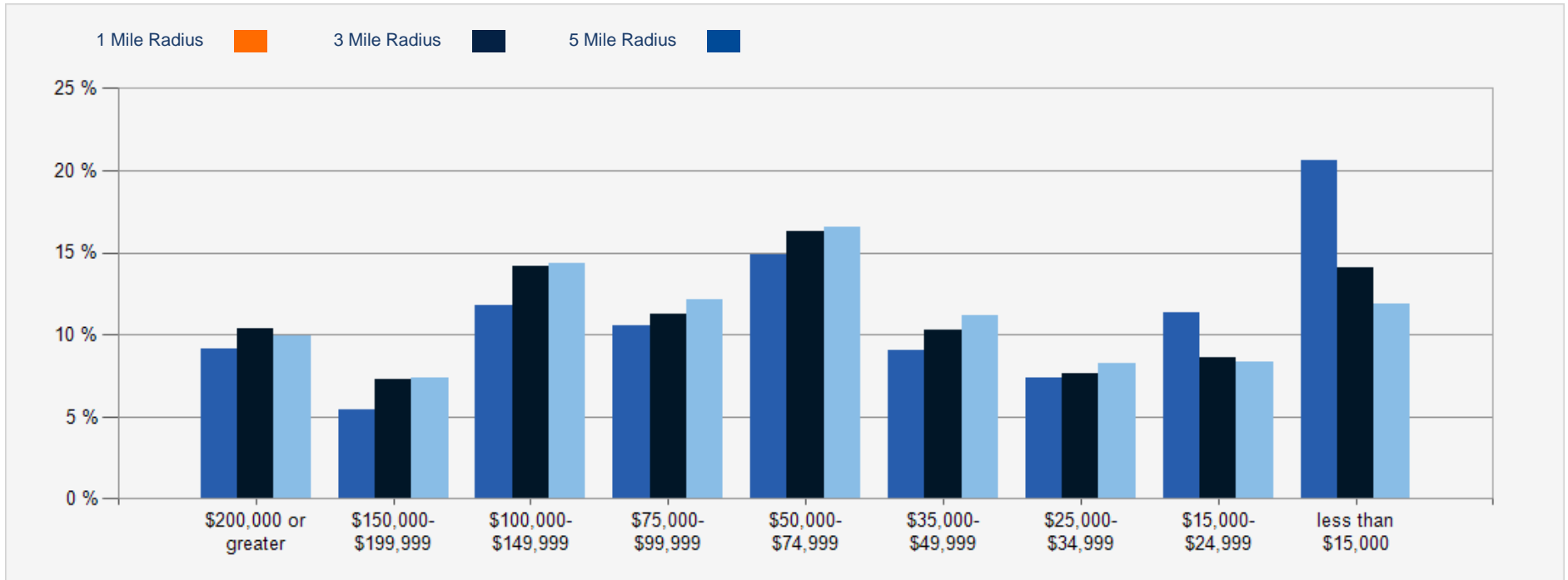
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,057	4,564	7,927
2023 Population Age 35-39	882	4,139	7,624
2023 Population Age 40-44	687	3,613	6,994
2023 Population Age 45-49	601	3,086	6,014
2023 Population Age 50-54	669	3,173	6,115
2023 Population Age 55-59	728	3,300	6,530
2023 Population Age 60-64	712	3,422	6,883
2023 Population Age 65-69	613	3,107	6,373
2023 Population Age 70-74	451	2,682	5,594
2023 Population Age 75-79	285	1,878	3,914
2023 Population Age 80-84	176	1,221	2,648
2023 Population Age 85+	192	1,359	2,774
2023 Population Age 18+	9,431	46,344	86,710
2023 Median Age	38	39	41

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,107	\$60,759	\$60,194
Average Household Income 25-34	\$87,119	\$87,217	\$85,869
Median Household Income 35-44	\$69,170	\$82,592	\$83,668
Average Household Income 35-44	\$113,664	\$121,654	\$119,110
Median Household Income 45-54	\$68,418	\$87,073	\$84,909
Average Household Income 45-54	\$105,151	\$122,545	\$120,002
Median Household Income 55-64	\$47,241	\$66,538	\$69,636
Average Household Income 55-64	\$84,578	\$105,719	\$108,424
Median Household Income 65-74	\$37,065	\$56,363	\$59,236
Average Household Income 65-74	\$75,157	\$98,654	\$102,009
Average Household Income 75+	\$59,177	\$74,721	\$73,737

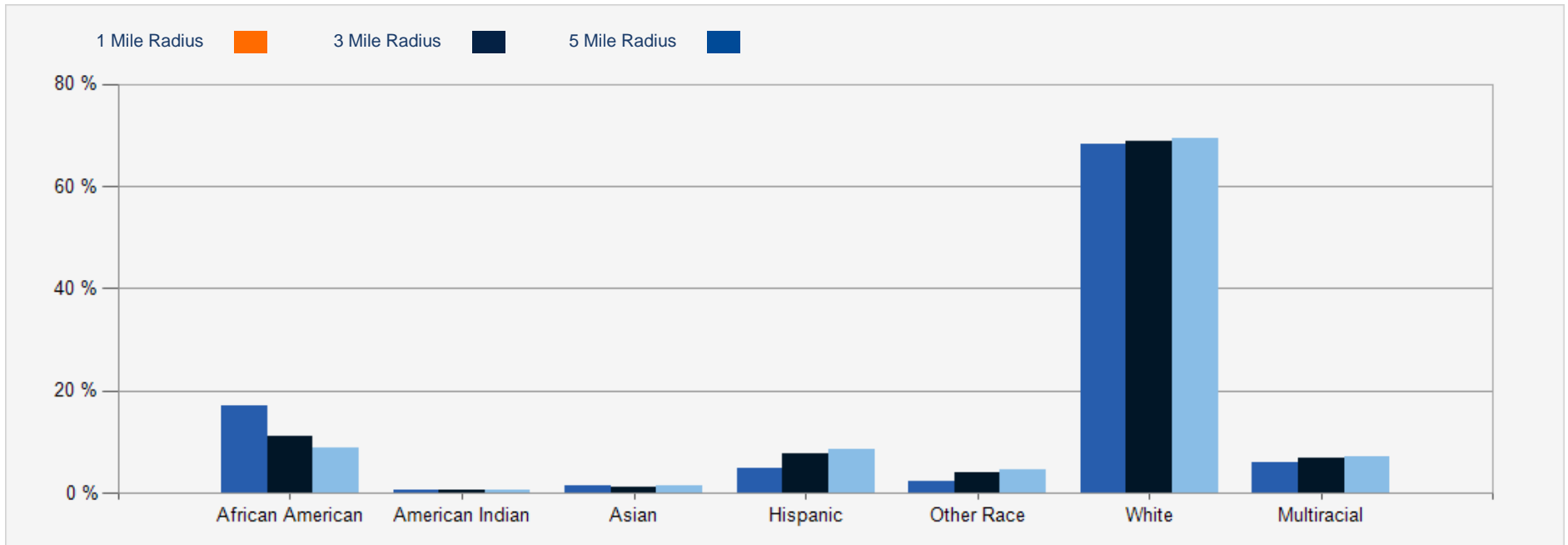
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	959	3,998	6,977
2028 Population Age 35-39	1,010	4,213	7,471
2028 Population Age 40-44	800	3,696	7,131
2028 Population Age 45-49	737	3,600	7,006
2028 Population Age 50-54	714	3,198	6,201
2028 Population Age 55-59	784	3,329	6,362
2028 Population Age 60-64	704	3,169	6,315
2028 Population Age 65-69	686	3,153	6,372
2028 Population Age 70-74	537	2,806	5,876
2028 Population Age 75-79	410	2,336	4,847
2028 Population Age 80-84	262	1,664	3,446
2028 Population Age 85+	235	1,538	3,152
2028 Population Age 18+	10,387	48,044	89,429
2028 Median Age	40	40	42

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,239	\$68,238	\$68,496
Average Household Income 25-34	\$98,298	\$99,634	\$99,351
Median Household Income 35-44	\$81,565	\$95,023	\$96,767
Average Household Income 35-44	\$129,538	\$138,364	\$136,676
Median Household Income 45-54	\$78,206	\$98,983	\$97,508
Average Household Income 45-54	\$116,349	\$137,477	\$134,651
Median Household Income 55-64	\$55,234	\$78,753	\$81,970
Average Household Income 55-64	\$95,205	\$120,402	\$123,887
Median Household Income 65-74	\$44,679	\$66,920	\$70,690
Average Household Income 65-74	\$84,953	\$113,012	\$117,204
Average Household Income 75+	\$69,109	\$90,465	\$88,302

## 2023 Household Income

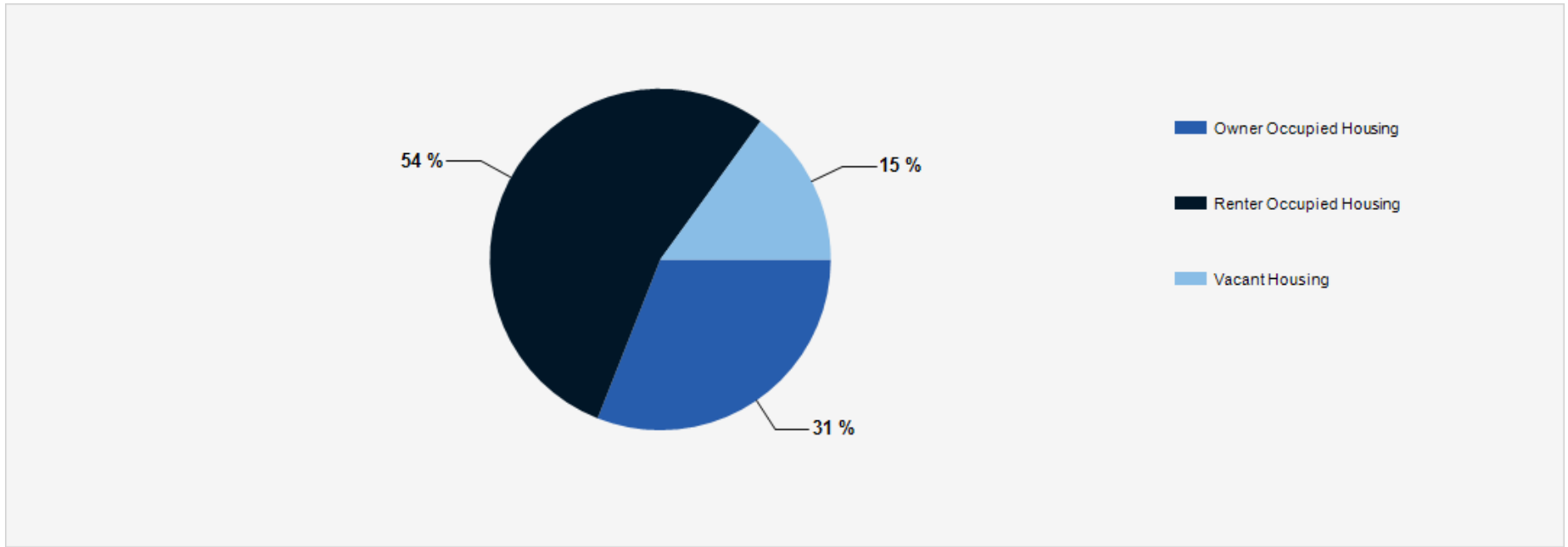


## 2023 Population by Race

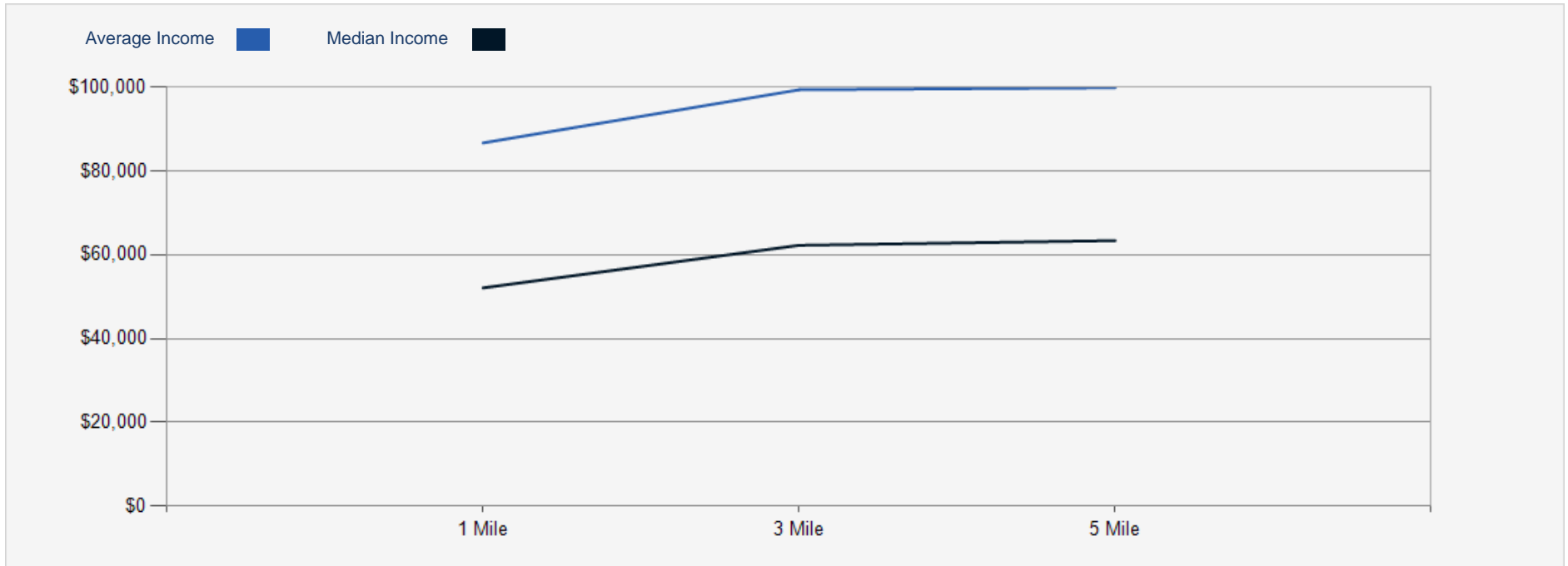




## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



# 1 Battle Square

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*Exclusively Marketed by:*

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