

Likewise



For Sale



**MEDICAL OFFICE NEXT
TO MISSION HOSPITAL**

6 Brooklet Street, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Abigail Farrow LISTING BROKER

828.333.2380 | abigail@likewisecommercial.com | likewisecommercial.com

6 Brooklet Street, Asheville, NC 28801



OFFERING SUMMARY

LEASE PRICE **\$2,200,000**

BUILDING SIZE **± 5,021 SF**

ZONING **INST**



PROPERTY FEATURES

- Ideal for owner-user or investor
- Functional, well-appointed layout suited for healthcare or office use
- Ample on-site parking
- Two Units, each with street-level access
- Fully leased
 - Upper-level lease ends July 2027
 - Lower-level lease ends March 2029
- Convenient location off of Biltmore Avenue, near Mission Hospital and Advent Health
- NOI \$122k
- Quick access to I-40 and I-26
- MLS# 4346737



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



LOCATION INFORMATION

PIN 9648-44-0993

COUNTY Buncombe

ZONING INST

MAJOR ROADS Biltmore Ave, I-40, I-240

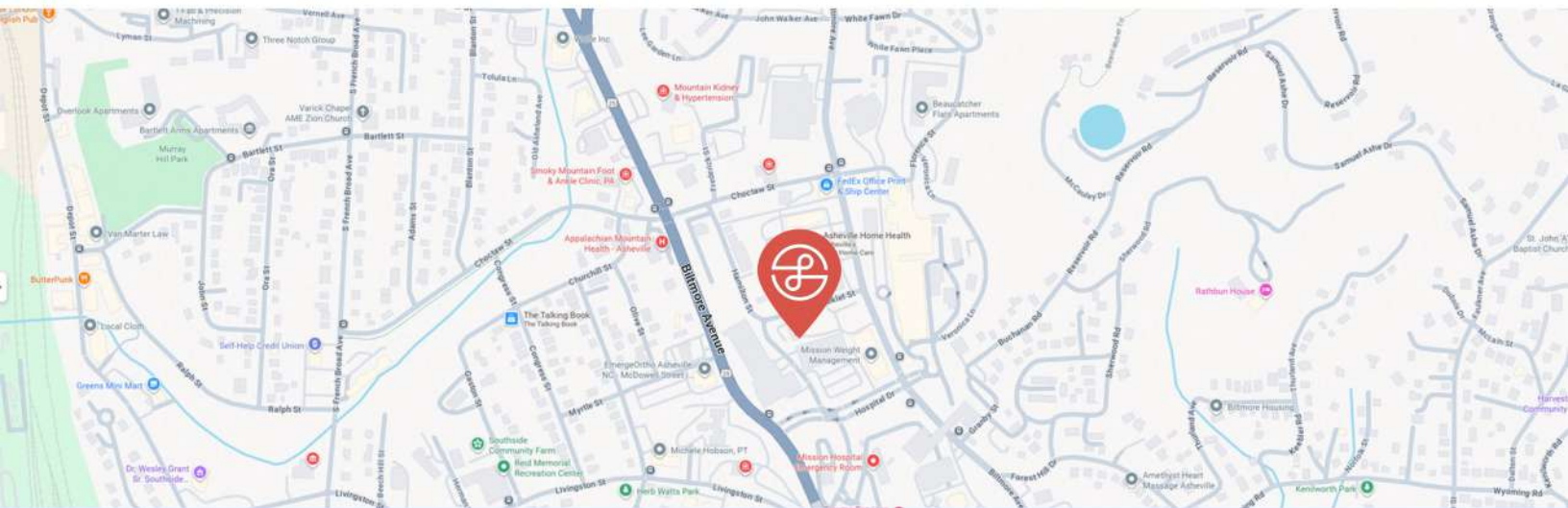
PROPERTY DETAILS

YEAR BUILT 1989

ROAD FRONTAGE ± 140 FT

FLOOD ZONE No

TRAFFIC COUNT Up to 19,000 VPD on Biltmore Avenue







FLOOR PLAN

MAIN LEVEL:
± 2,436 SF





FLOOR PLAN

UPPER LEVEL:
± 2,585 SF





TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

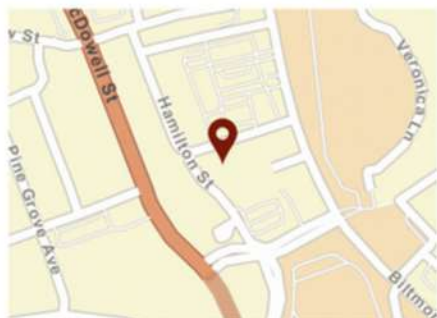
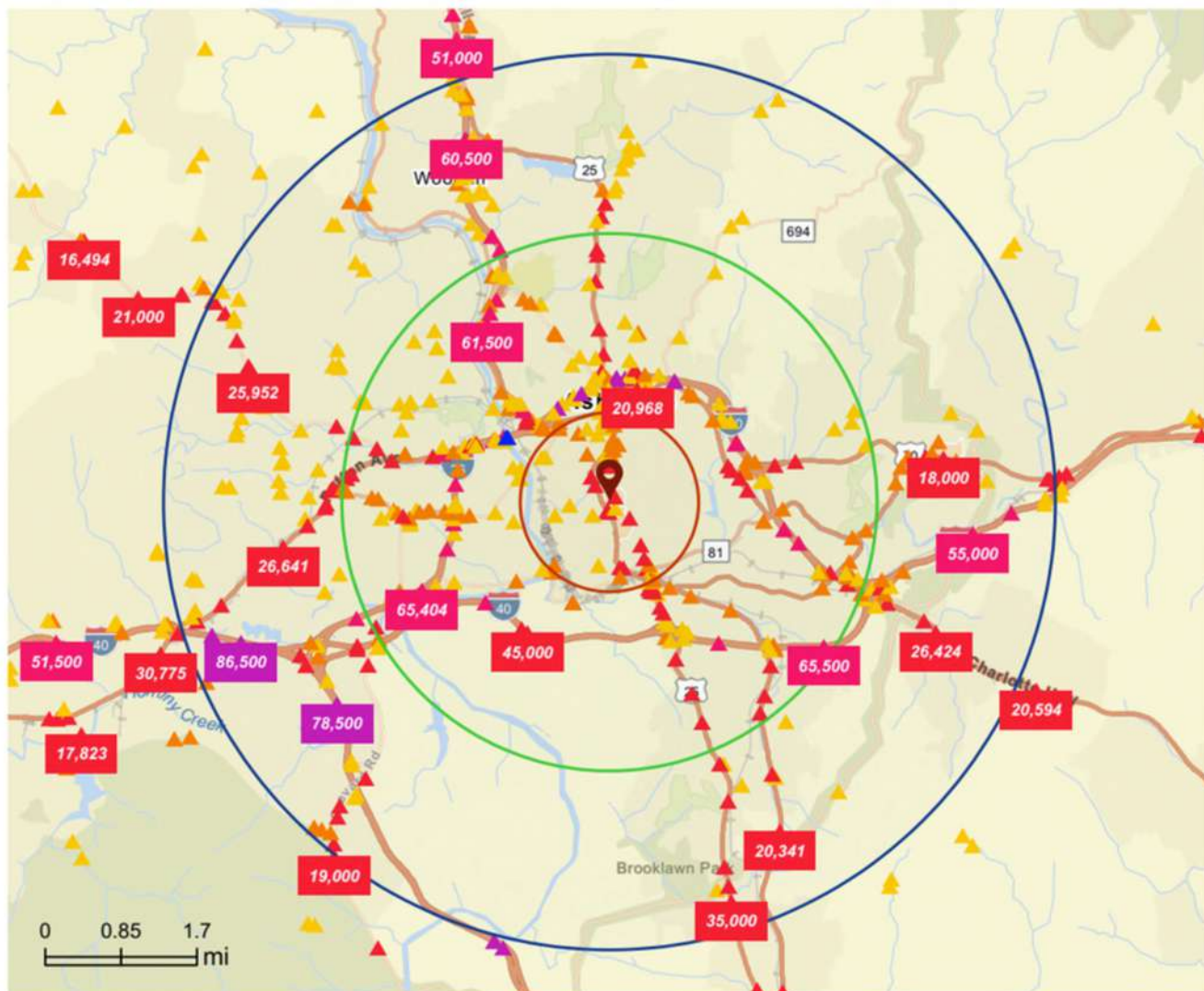
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





TRAFFIC COUNT MAP

1, 3, & 5 mile radius



Average Daily Traffic Volume

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BUSINESS KEY FACTS

1, 3, & 5 mile radius

Key Statistics

1,079 Total Businesses

17.8K Total Employees

\$1.67B Total Sales

5.2% Unemployment Rate

Largest Businesses in Area

25* 100 or More Employees

25* \$10M+ Annual Sales Vol

Most Employees		
Mission Hospital	Headquarters	6,000
Highest sales volume		
Blossman Gas & Appliance	Branch	\$225M

Daytime Population

7,560 Total Population

21,258 Total Daytime Population

Ratio of daytime to total population:

2.81

Values > 1.0 mean that more people come to the area during the day than live there.

Urban Core

Dominant Urbanicity Type

4.3 Avg Number of Employees

344 Total Businesses Per Square Mile

About the Workforce

19.7% Services

9.9% Trades/Skilled Labor

70.4% Office Based

Tapstry

Top 3 segments by household count

D1 Emerging Hub >	1,170 30.4%
A3 Social Security Set >	1,056 27.4%
K6 City Greens >	1,030 26.7%
Other	595 15.5%

[View comparison table](#)

About the Community

1.4% ↑ Pop Growth Rate is 193.8% higher than United States

61 Wealth Index (Below 100 = low, Above 100 = high)

2.8% ↑ Housing Units Growth Rate is 230% higher than United States

Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 28801 (Asheville)	States North Carolina	United States of America United States
Restaurants	11.38	7.78	5.25	14.25	2.23	2.45
Health Care & Social Assistance	30.29	13.75	9.09	27.80	3.57	3.76
Retail	11.38	11.39	8.91	14.88	4.64	4.60
Manufacturing	4.10	2.72	2.03	3.94	1.25	1.32
Finance & Insurance	6.48	4.36	3.14	9.10	1.64	1.80
Professional & Tech Services	17.46	11.30	7.45	26.27	3.17	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



DEMOGRAPHICS

1, 3, & 5 mile radius

DEMOGRAPHIC SUMMARY

6 Brooklet St, Asheville, North Carolina, 28801
Ring: 1 mile radius

KEY FACTS

- Population: 7,560
- Median Age: 41.2
- Households: 3,851
- Median Disposable Income: \$47,954

EDUCATION

- No High School Diploma: 7.9%
- High School Graduate: 21.3%
- Some College/Associate's Degree: 18.7%
- Bachelor's/Grad/Prof Degree: 52.1%

INCOME

- Median Household Income: \$60,808
- Per Capita Income: \$43,752
- Median Net Worth: \$25,367

HOUSEHOLD INCOME

EMPLOYMENT

- White Collar: 72.9%
- Blue Collar: 9.9%
- Services: 19.7%
- Unemployment Rate: 5.2%

DEMOGRAPHIC SUMMARY

6 Brooklet St, Asheville, North Carolina, 28801
Ring: 3 mile radius

KEY FACTS

- Population: 55,924
- Median Age: 39.4
- Households: 25,710
- Median Disposable Income: \$53,460

EDUCATION

- No High School Diploma: 6.3%
- High School Graduate: 19.9%
- Some College/Associate's Degree: 19.7%
- Bachelor's/Grad/Prof Degree: 54.1%

INCOME

- Median Household Income: \$66,137
- Per Capita Income: \$44,695
- Median Net Worth: \$77,609

HOUSEHOLD INCOME

EMPLOYMENT

- White Collar: 68.4%
- Blue Collar: 13.9%
- Services: 20.0%
- Unemployment Rate: 6.0%



DEMOGRAPHICS

1, 3, & 5 mile radius

