

Likewise



For Sale



**VERSATILE WAREHOUSE &
OFFICE SPACE IN BENT CREEK**

33 Hidden Acres Drive, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com



OFFERING SUMMARY

SALE PRICE	\$1,365,000
BUILDING SIZE	9,084 SF
LOT SIZE	± 3.40 AC



PROPERTY FEATURES

- MLS# 4215135
- Spacious warehouse with tall ceilings
- One 10'x10' and two 12'x12' drive-in doors
- New HVAC (2022), LED lighting, robust security system
- 3 private offices, 3 bathrooms and a break room
- Utility connections in place for freestanding home, mobile home or tiny home
- City water and septic installed
- Mostly level lot allows for laydown and/or parking
- Just off of Highway 191, minutes to I-26 (exit 33), and 15 minutes to Asheville Regional Airport and WNC AG Center





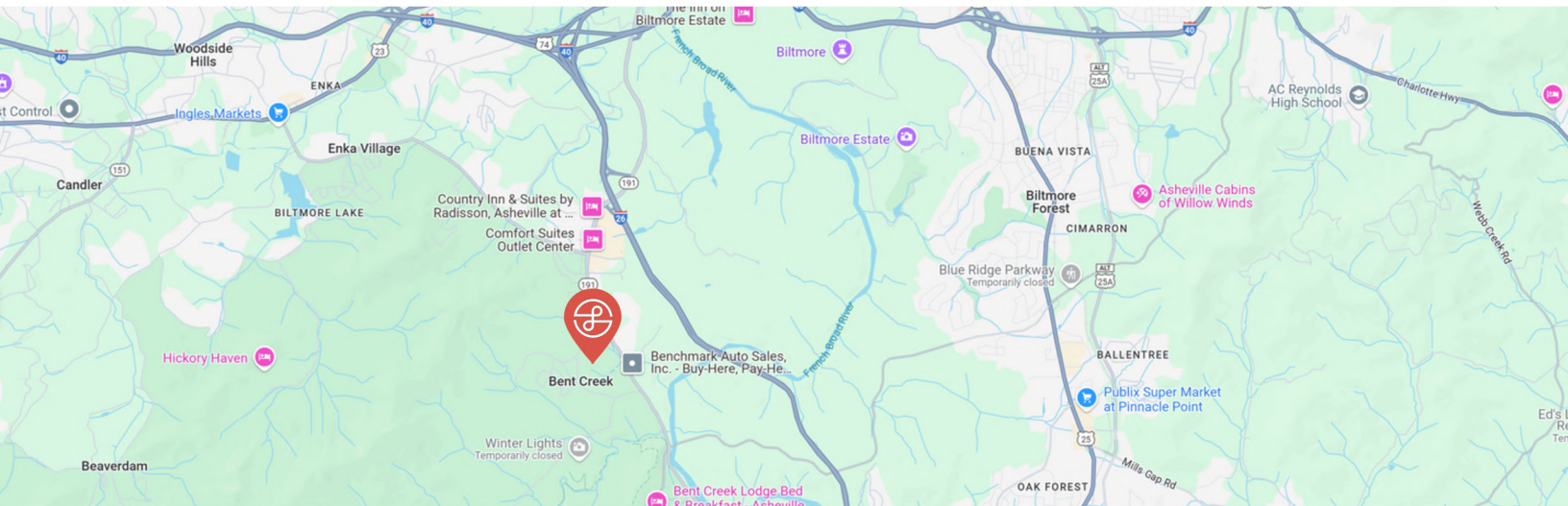
LOCATION INFORMATION

PIN 9626-70-3600

COUNTY Buncombe

ZONING R-3

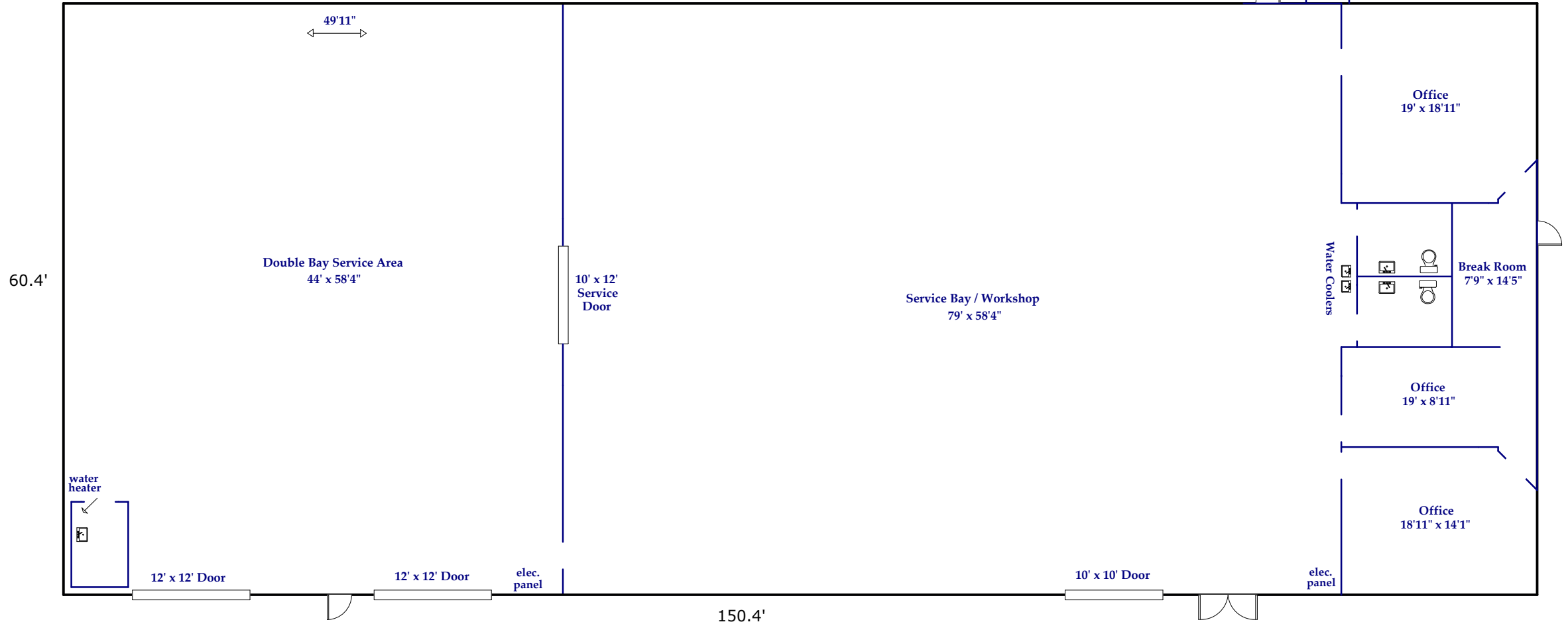
MAJOR ROADS Highway 191, I-26



Scale: 1" = 10'

33 Hidden Acres Drive, Asheville

GROSS BUILDING AREA
9084 Square Feet



ProPlans of the Carolinas, LLC 828-335-5056

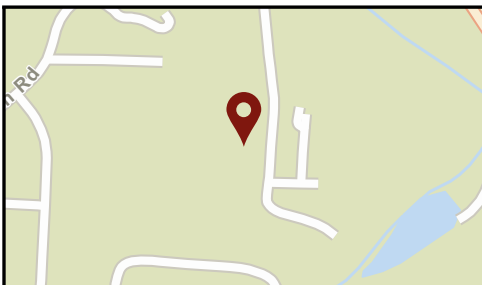
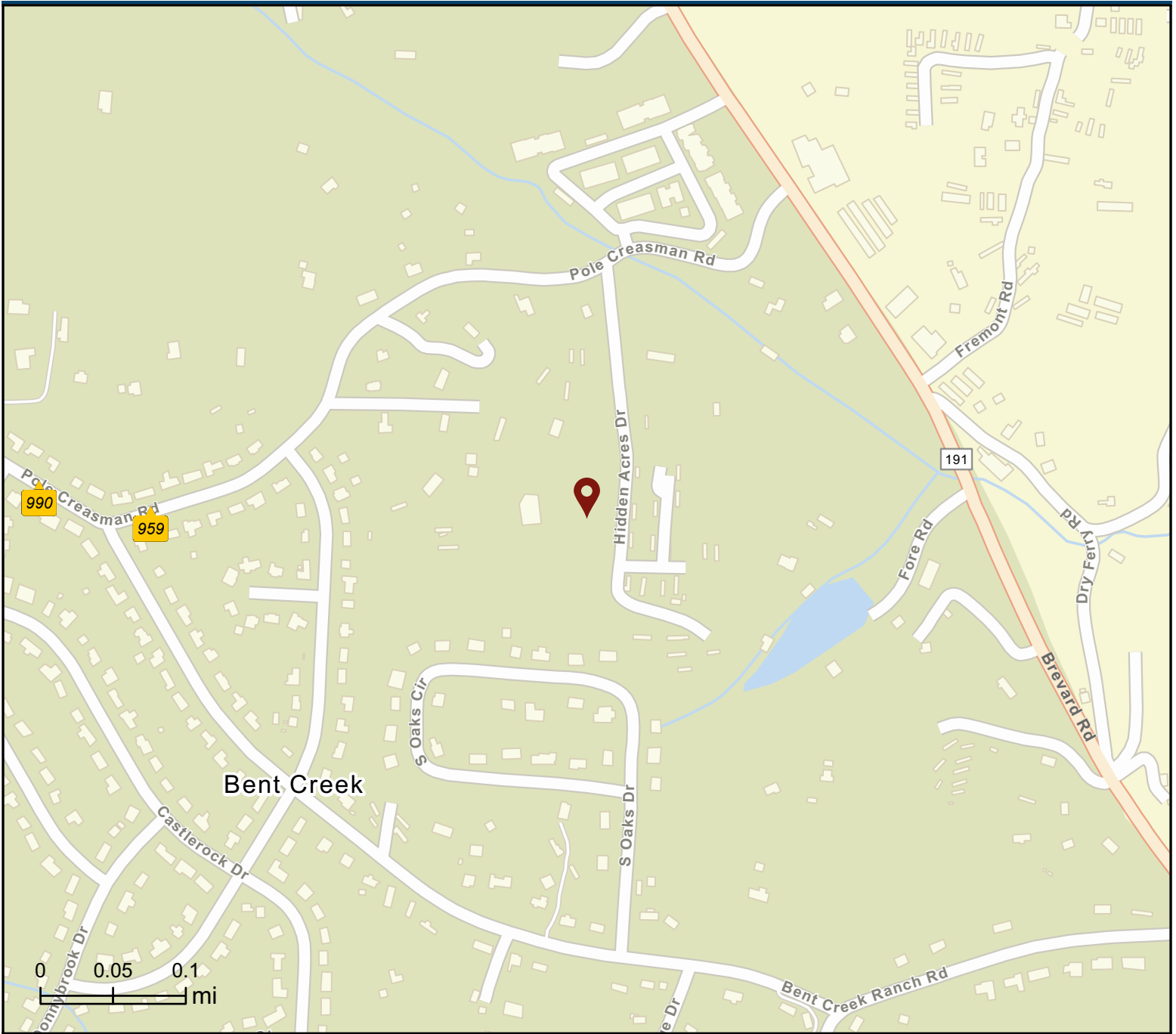
Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC
for Likewise Commercial Real Estate

All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.
Square Footage Calculations determined following ANSI and BOMA Standards and NCREC House Measuring Square Footage Guidelines.

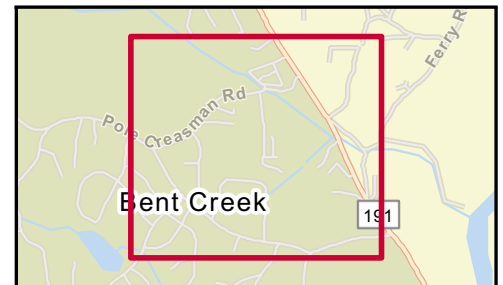
Traffic Count Map - Close Up

33 Hidden Acres Drive, Asheville, North Carolina, 28806
Rings: 5 mile radii

Prepared by Esri
Latitude: 35.51151
Longitude: -82.60528



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

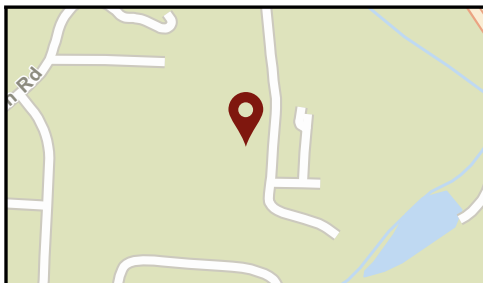
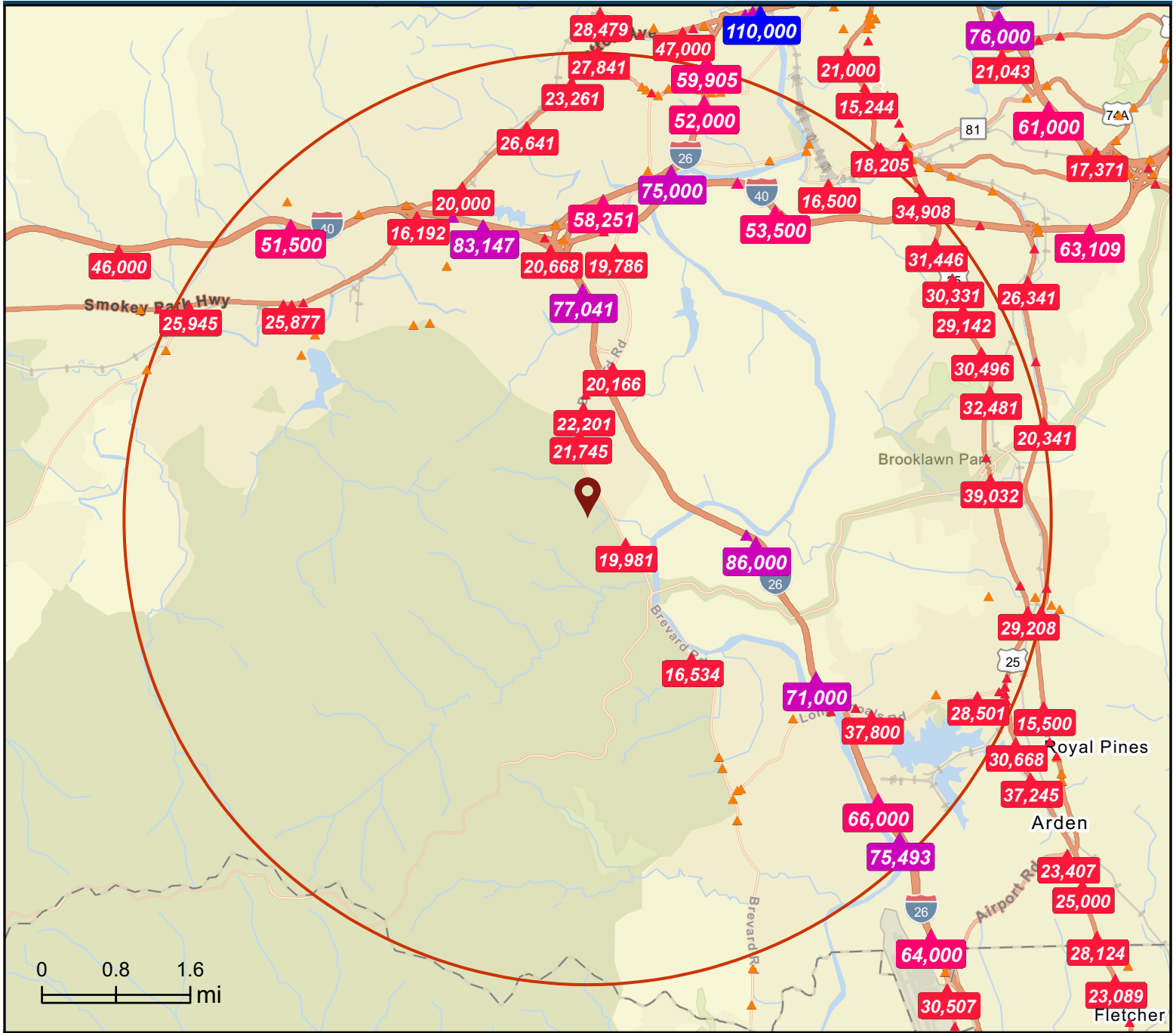


Source: ©2024 Kalibrate Technologies (Q3 2024).

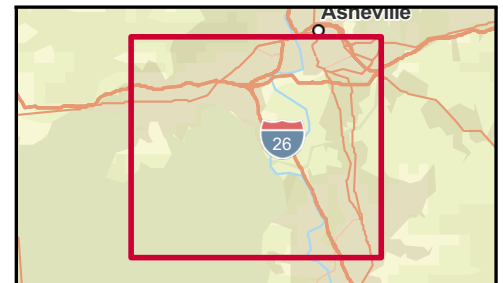
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Source: ©2024 Kalibrate Technologies (Q3 2024).

January 28, 2025

33 Hidden Acres Drive, Asheville, North Carolina, 28806
Ring: 5 mile radius

Emerald City

Dominant Tapestry Segment

KEY FACTS



57,495

Total Population



\$427,665

Median Home Value



3,223

Businesses



68,723

Daytime Population



40.8

Median Age



1.31%

2024-2029
Pop Growth Rate



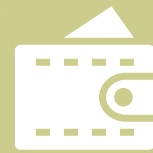
\$48,427

Per Capita Income



2.2

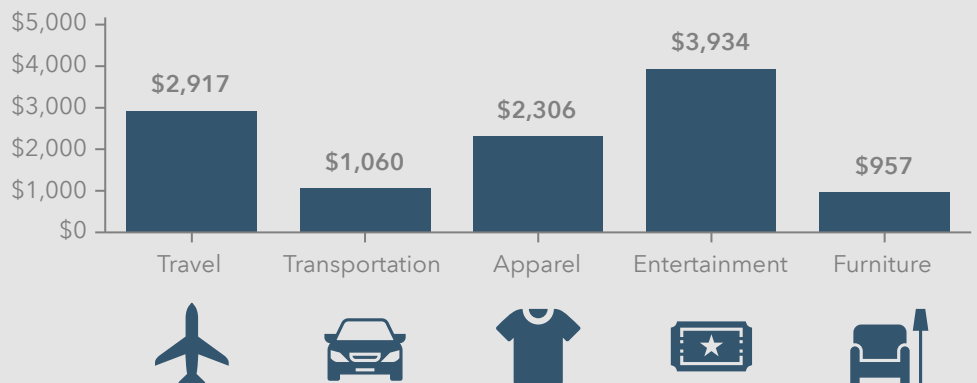
Avg Household Size



\$73,672

Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2025 Esri

Spending facts are average annual dollars per household

Key Facts

33 Hidden Acres Drive, Asheville, North Carolina, 28806
Ring: 5 mile radius

KEY FACTS

57,495

Population



2.2

Average Household Size

40.8

Median Age

\$73,672

Median Household Income

EDUCATION

4.8%

No High School Diploma



18.5%

High School Graduate



23.9%

Some College/
Associate's Degree



52.9%

Bachelor's/Grad/
Prof Degree

BUSINESS



3,223

Total Businesses



35,761

Total Employees

EMPLOYMENT



67.6%

White Collar



16.6%

Blue Collar



15.9%

Services

2.7%

Unemployment Rate

INCOME



\$73,672

Median Household Income



\$48,427

Per Capita Income



\$167,419

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$25,000 - \$34,999 (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	6.5%	-1.4%	<div style="width: 6.5%;"></div>
\$15,000 - \$24,999	6.8%	-0.5%	<div style="width: 6.8%;"></div>
\$25,000 - \$34,999	5.1%	-1.2%	<div style="width: 5.1%;"></div>
\$35,000 - \$49,999	12.5%	-0.4%	<div style="width: 12.5%;"></div>
\$50,000 - \$74,999	19.8%	+0.4%	<div style="width: 19.8%;"></div>
\$75,000 - \$99,999	13.3%	+0.5%	<div style="width: 13.3%;"></div>
\$100,000 - \$149,999	17.1%	+0.2%	<div style="width: 17.1%;"></div>
\$150,000 - \$199,999	7.5%	+0.9%	<div style="width: 7.5%;"></div>
\$200,000+	11.4%	+1.5%	<div style="width: 11.4%;"></div>

Bars show deviation from Buncombe County

Demographic and Income Profile

33 Hidden Acres Drive, Asheville, North Carolina, 28806
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 35.51151
 Longitude: -82.60528

Summary	Census 2010	Census 2020	2024	2029
Population	43,670	54,402	57,495	60,058
Households	19,179	24,298	25,689	26,912
Families	11,293	13,575	14,168	14,811
Average Household Size	2.26	2.21	2.21	2.21
Owner Occupied Housing Units	11,798	13,531	14,324	15,217
Renter Occupied Housing Units	7,381	10,767	11,365	11,695
Median Age	39.0	40.1	40.8	42.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.88%	0.75%	0.38%
Households	0.93%	0.98%	0.64%
Families	0.89%	0.91%	0.56%
Owner HHs	1.22%	1.22%	0.97%
Median Household Income	2.76%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,679	6.5%	1,393	5.2%
\$15,000 - \$24,999	1,746	6.8%	1,406	5.2%
\$25,000 - \$34,999	1,315	5.1%	1,061	3.9%
\$35,000 - \$49,999	3,200	12.5%	2,874	10.7%
\$50,000 - \$74,999	5,095	19.8%	5,069	18.8%
\$75,000 - \$99,999	3,404	13.3%	3,708	13.8%
\$100,000 - \$149,999	4,405	17.1%	5,216	19.4%
\$150,000 - \$199,999	1,915	7.5%	2,531	9.4%
\$200,000+	2,931	11.4%	3,655	13.6%

Median Household Income	\$73,672	\$84,428
Average Household Income	\$108,935	\$125,672
Per Capita Income	\$48,427	\$56,015

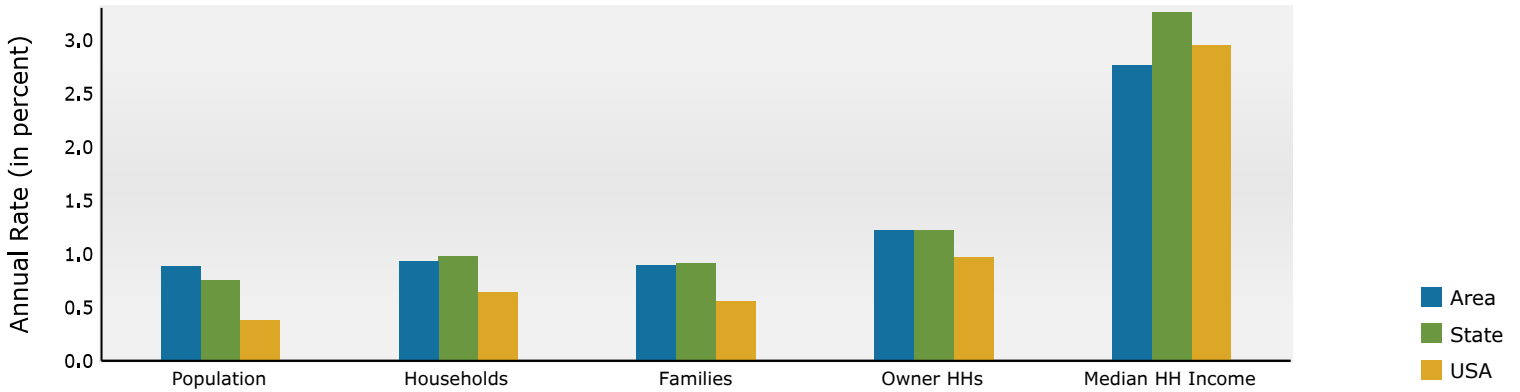
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,708	6.2%	2,614	4.8%	2,708	4.7%	2,726	4.5%
5 - 9	2,611	6.0%	2,823	5.2%	2,911	5.1%	2,836	4.7%
10 - 14	2,492	5.7%	2,956	5.4%	2,899	5.0%	3,083	5.1%
15 - 19	2,349	5.4%	2,766	5.1%	2,918	5.1%	3,004	5.0%
20 - 24	2,420	5.5%	3,137	5.8%	3,174	5.5%	3,204	5.3%
25 - 34	6,586	15.1%	8,699	16.0%	9,058	15.8%	7,916	13.2%
35 - 44	6,392	14.6%	7,849	14.4%	8,574	14.9%	9,495	15.8%
45 - 54	5,895	13.5%	6,738	12.4%	7,413	12.9%	8,140	13.6%
55 - 64	5,205	11.9%	6,382	11.7%	6,399	11.1%	6,749	11.2%
65 - 74	3,505	8.0%	5,973	11.0%	6,179	10.7%	6,472	10.8%
75 - 84	2,315	5.3%	3,260	6.0%	3,903	6.8%	4,738	7.9%
85+	1,191	2.7%	1,206	2.2%	1,361	2.4%	1,695	2.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	37,076	84.9%	43,216	79.4%	45,196	78.6%	46,329	77.1%
Black Alone	3,113	7.1%	3,146	5.8%	3,232	5.6%	3,433	5.7%
American Indian Alone	155	0.4%	243	0.4%	266	0.5%	295	0.5%
Asian Alone	762	1.7%	1,122	2.1%	1,290	2.2%	1,468	2.4%
Pacific Islander Alone	59	0.1%	106	0.2%	124	0.2%	144	0.2%
Some Other Race Alone	1,560	3.6%	2,469	4.5%	2,788	4.8%	3,207	5.3%
Two or More Races	946	2.2%	4,100	7.5%	4,599	8.0%	5,182	8.6%
Hispanic Origin (Any Race)	3,139	7.2%	4,874	9.0%	5,588	9.7%	6,420	10.7%

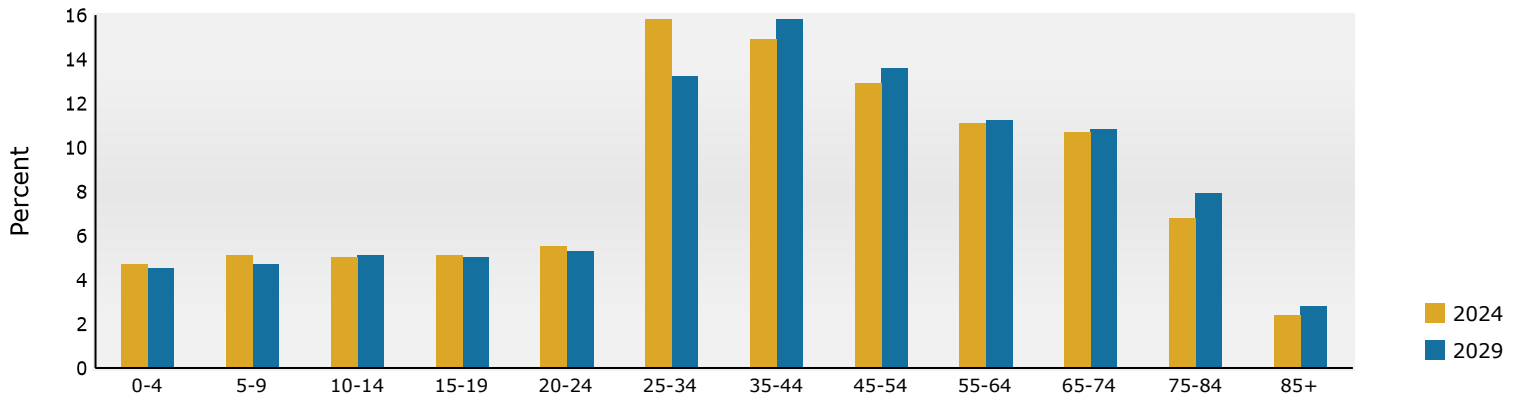
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

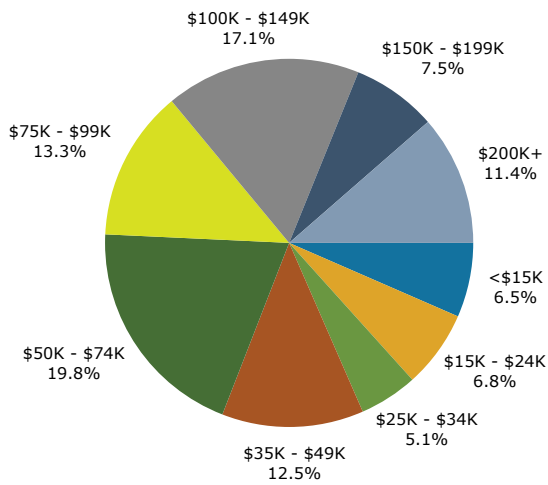
Trends 2024-2029



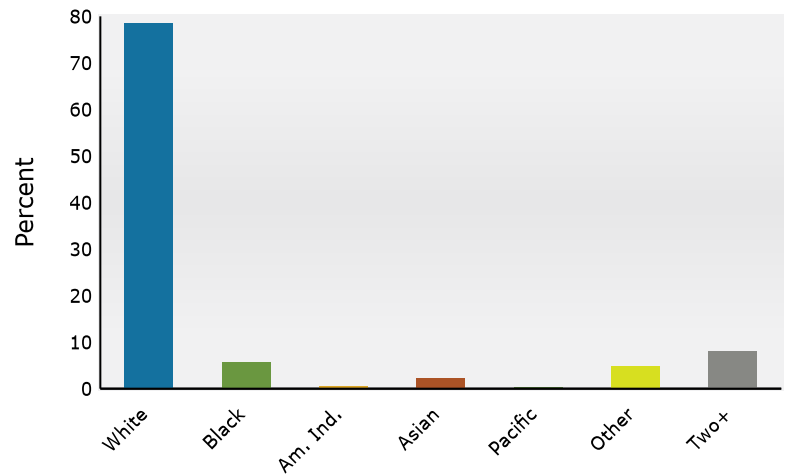
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 9.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Business Summary

33 Hidden Acres Drive, Asheville, North Carolina, 28806
Rings: 5 mile radii

Prepared by Esri
Latitude: 35.51151
Longitude: -82.60528

Data for all businesses in area		5 miles			
Total Businesses:		3,223			
Total Employees:		35,761			
Total Population:		57,495			
Employee/Population Ratio (per 100 Residents)		62			
by NAICS Codes	Businesses		Employees		
	Number	Percent	Number	Percent	
Agriculture, Forestry, Fishing & Hunting	11	0.3%	27	0.1%	
Mining	3	0.1%	9	0.0%	
Utilities	2	0.1%	10	0.0%	
Construction	189	5.9%	1,316	3.7%	
Building Construction	75	2.3%	442	1.2%	
Heavy/Civil Eng Construction	21	0.7%	281	0.8%	
Specialty Trade Contractor	93	2.9%	594	1.7%	
Manufacturing	102	3.2%	2,210	6.2%	
Wholesale Trade	77	2.4%	1,312	3.7%	
Durable Goods	59	1.8%	727	2.0%	
Nondurable Goods	17	0.5%	584	1.6%	
Trade Broker	1	0.0%	2	0.0%	
Retail Trade	437	13.6%	4,693	13.1%	
Motor Vehicle & Parts Dealers	61	1.9%	907	2.5%	
Furniture & Home Furnishings Stores	23	0.7%	130	0.4%	
Electronics & Appliance Stores	7	0.2%	30	0.1%	
Building Material & Garden Equipment & Supplies Dealers	29	0.9%	488	1.4%	
Food & Beverage Stores	66	2.0%	1,185	3.3%	
Health & Personal Care Stores	49	1.5%	264	0.7%	
Gasoline Stations & Fuel Dealers	17	0.5%	103	0.3%	
Clothing, Clothing Accessories, Shoe and Jewelry Stores	41	1.3%	260	0.7%	
Sporting Goods, Hobby, Book, & Music Stores	83	2.6%	454	1.3%	
General Merchandise Stores	61	1.9%	873	2.4%	
Transportation & Warehousing	53	1.6%	396	1.1%	
Truck Transportation	22	0.7%	187	0.5%	
Information	54	1.7%	774	2.2%	
Finance & Insurance	169	5.2%	1,098	3.1%	
Central Bank/Credit Intermediation & Related Activities	60	1.9%	532	1.5%	
Securities & Commodity Contracts	55	1.7%	188	0.5%	
Funds, Trusts & Other Financial Vehicles	54	1.7%	377	1.1%	
Real Estate, Rental & Leasing	187	5.8%	1,295	3.6%	
Professional, Scientific & Tech Services	275	8.5%	1,782	5.0%	
Legal Services	51	1.6%	152	0.4%	
Management of Companies & Enterprises	15	0.5%	50	0.1%	
Administrative, Support & Waste Management Services	112	3.5%	698	1.9%	
Educational Services	81	2.5%	1,908	5.3%	

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

Business Summary

33 Hidden Acres Drive, Asheville, North Carolina, 28806
Rings: 5 mile radii

Prepared by Esri
Latitude: 35.51151
Longitude: -82.60528

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Health Care & Social Assistance	422	13.1%	8,721	24.4%
Ambulatory Health Care	318	9.9%	4,873	13.6%
Hospital	26	0.8%	2,241	6.3%
Nursing/Residential Care	17	0.5%	849	2.4%
Social Assistance	61	1.9%	758	2.1%
Arts, Entertainment & Recreation	73	2.3%	2,320	6.5%
Accommodation & Food Services	270	8.4%	4,483	12.5%
Accommodation	46	1.4%	757	2.1%
Food Services & Drinking Places	224	7.0%	3,725	10.4%
Other Services (except Public Administration)	418	13.0%	2,120	5.9%
Repair & Maintenance	79	2.5%	337	0.9%
Automotive Repair & Maintenance	63	1.9%	285	0.8%
Personal & Laundry Service	151	4.7%	699	1.9%
Civic and Other Orgs	187	5.8%	1,084	3.0%
Public Administration	31	1.0%	515	1.4%
Unclassified Establishments	244	7.6%	24	0.1%
Total	3,223	100.0%	35,761	100.0%

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Business Summary

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Rings: 5 mile radii

Prepared by Esri
Latitude: 35.51151
Longitude: -82.60528

by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	83	2.6%	530	1.5%
Construction	179	5.5%	1,159	3.2%
Manufacturing	88	2.7%	2,154	6.0%
Transportation	76	2.4%	498	1.4%
Communication	21	0.7%	468	1.3%
Utility	6	0.2%	73	0.2%
Wholesale Trade	77	2.4%	1,312	3.7%
Retail Trade Summary	681	21.1%	8,524	23.8%
Home Improvement	31	1.0%	496	1.4%
General Merchandise Stores	16	0.5%	376	1.1%
Food Stores	72	2.2%	1,284	3.6%
Auto Dealers & Gas Stations	75	2.3%	997	2.8%
Apparel & Accessory Stores	39	1.2%	233	0.7%
Furniture & Home Furnishings	41	1.3%	210	0.6%
Eating & Drinking Places	218	6.8%	3,617	10.1%
Miscellaneous Retail	190	5.9%	1,311	3.7%
Finance, Insurance, Real Estate Summary	345	10.7%	2,359	6.6%
Banks, Savings & Lending Institutions	61	1.9%	524	1.5%
Securities Brokers	52	1.6%	168	0.5%
Insurance Carriers & Agents	54	1.7%	377	1.1%
Real Estate, Holding, Other Investment Offices	178	5.5%	1,290	3.6%
Services Summary	1,392	43.2%	18,146	50.7%
Hotels & Lodging	46	1.4%	757	2.1%
Automotive Services	79	2.5%	373	1.0%
Movies & Amusements	90	2.8%	642	1.8%
Health Services	355	11.0%	7,676	21.5%
Legal Services	47	1.5%	144	0.4%
Education Institutions & Libraries	61	1.9%	1,849	5.2%
Other Services	714	22.1%	6,705	18.8%
Government	31	1.0%	515	1.4%
Unclassified Establishments	244	7.6%	24	1.4%
Totals	3,223	100.0%	35,761	100.0%

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