



RETAIL PROPERTY FOR LEASE

## OVERLOOK VILLAGE

80 SOUTH TUNNEL ROAD, ASHEVILLE, NC 28805



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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Overlook Village is a community center yet has a regional draw and is located across from the Asheville Mall. Easy access with multiple signalized points and shared access with Whole Foods. Prominent national retailers in the immediate area include Belk, Best Buy, Lowe's Home Improvement, Home Depot, Target, Haverty's Furniture, Walmart and many others.

## PROPERTY HIGHLIGHTS

- Prime location along Asheville's main retail corridor with high visibility. This Tunnel Road address is located within the traffic patterns of I-240, Hwy 70, and I-40 ensuring easy access for Asheville's residents and nearby communities.
- Adjacent to Whole Foods and the Asheville Mall, enhancing foot traffic.
- Surrounded by major national retailers like Target, Best Buy, Haverty's Furniture and Lowe's, creating a strong retail synergy.
- Convenient access with three entry points, including two signalized intersections for smooth traffic flow.

## OFFERING SUMMARY

<b>Lease Rate:</b>	Contact Broker
<b>Available SF:</b>	5,020 SF
<b>Building Size:</b>	153,820 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Unit 120</b>	Call Broker	5,020 SF

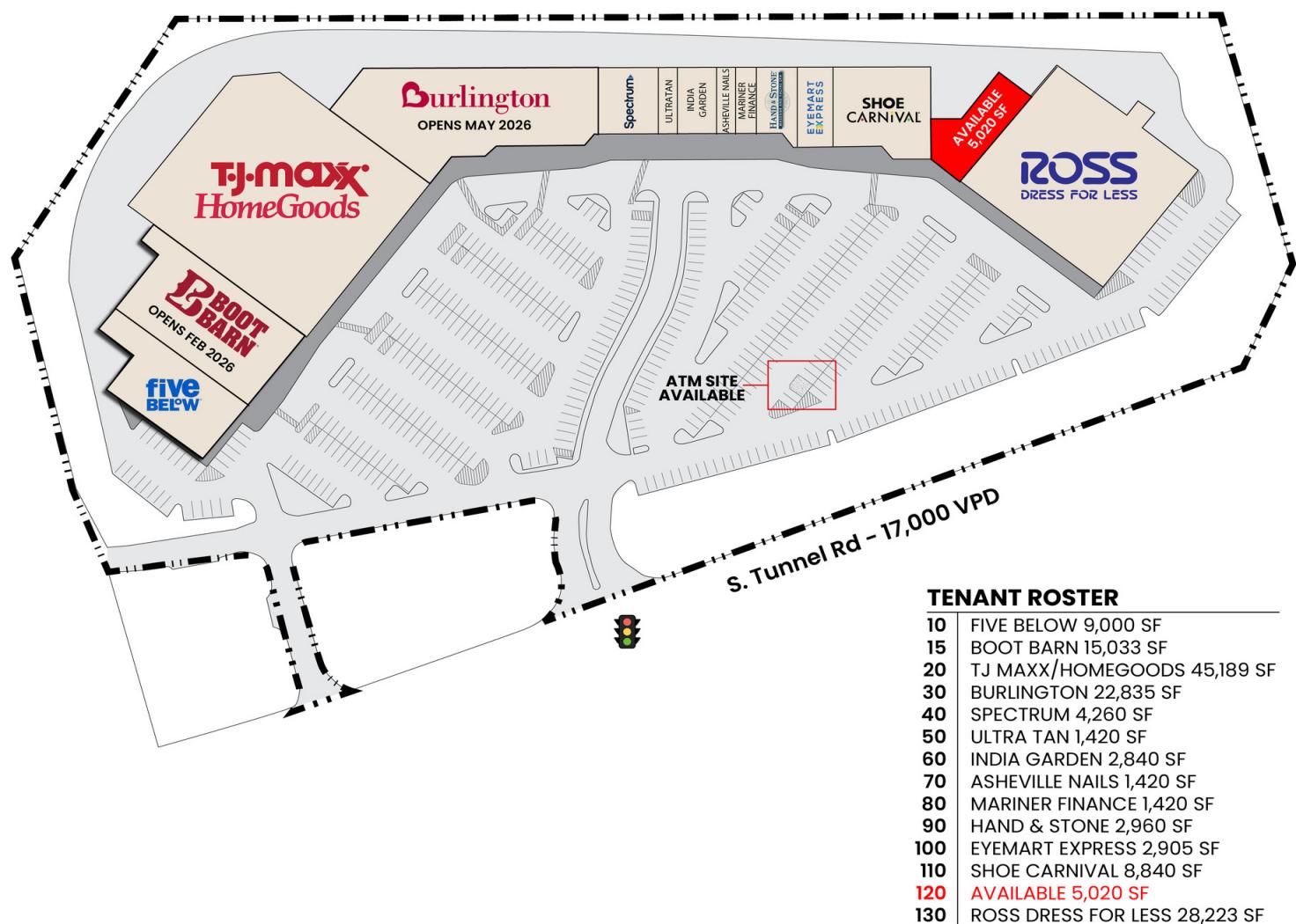
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	22,584	41,657	96,135
<b>Total Population</b>	47,127	91,361	217,810
<b>Average HH Income</b>	\$96,808	\$105,568	\$103,984
<b>Daytime Population</b>	69,024	118,064	242,372

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## SITE PLAN

de DIVARIS  
REAL ESTATE, INC.



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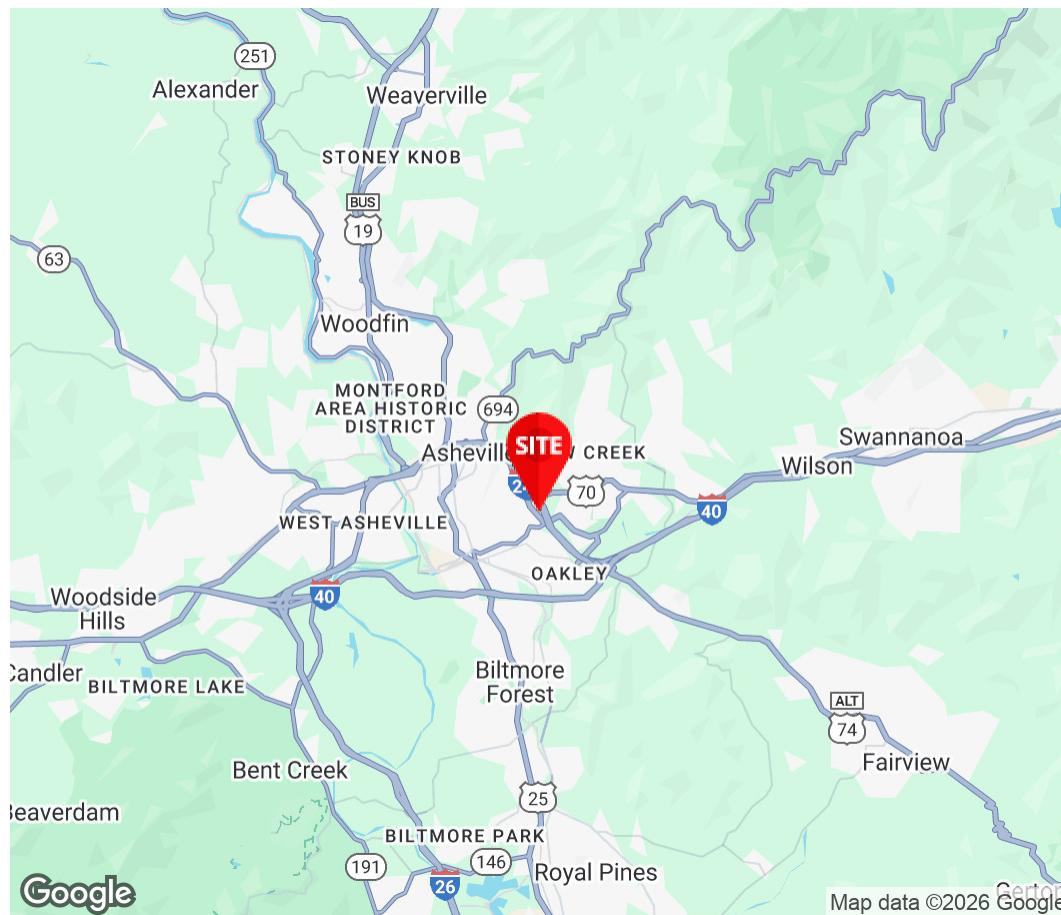
## LOCAL RETAIL

**de** DIVARIS  
REAL ESTATE, INC.





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