



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

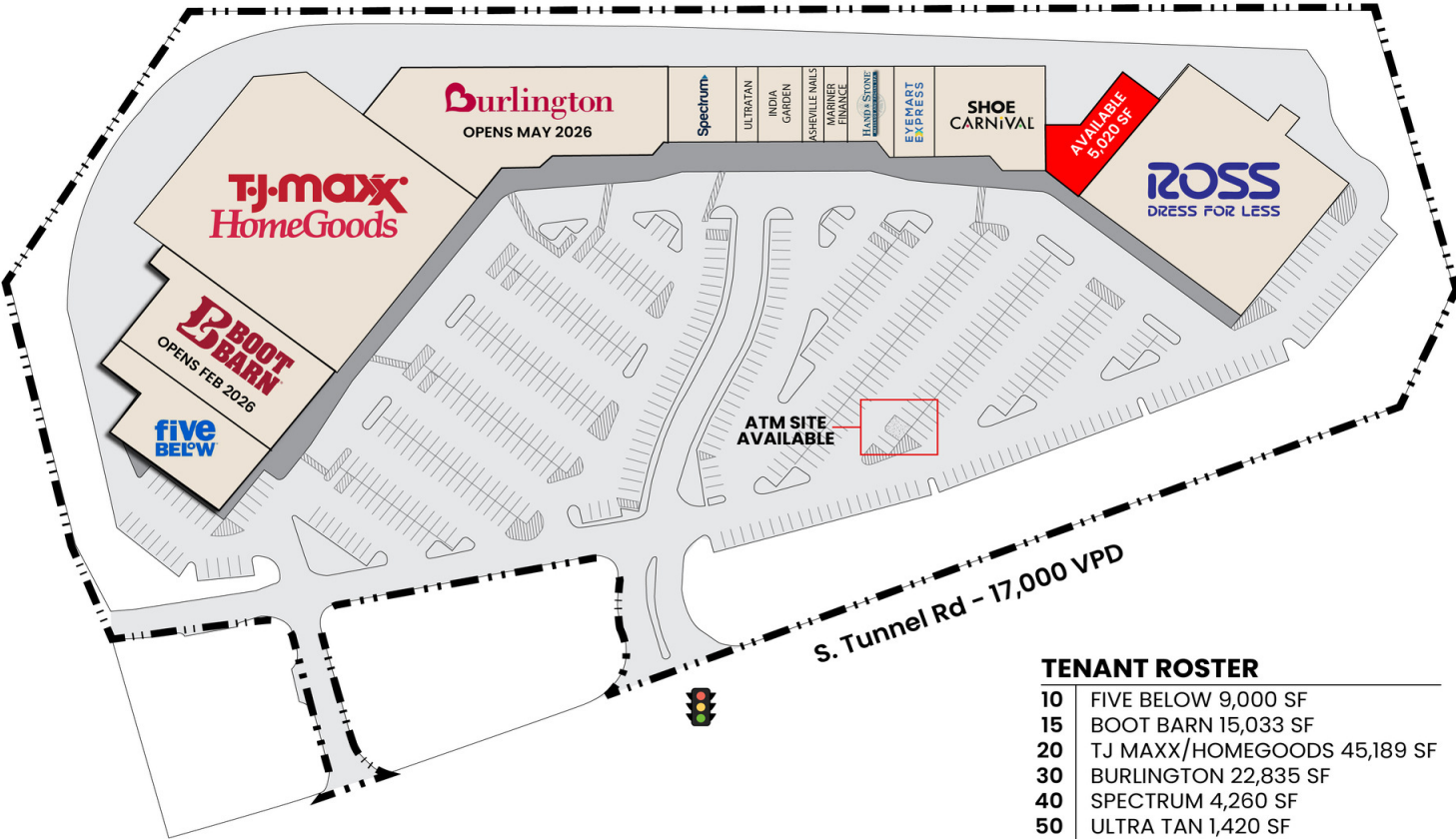
SPACES	LEASE RATE	SPACE SIZE
Unit 120	Call Broker	5,020 SF

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



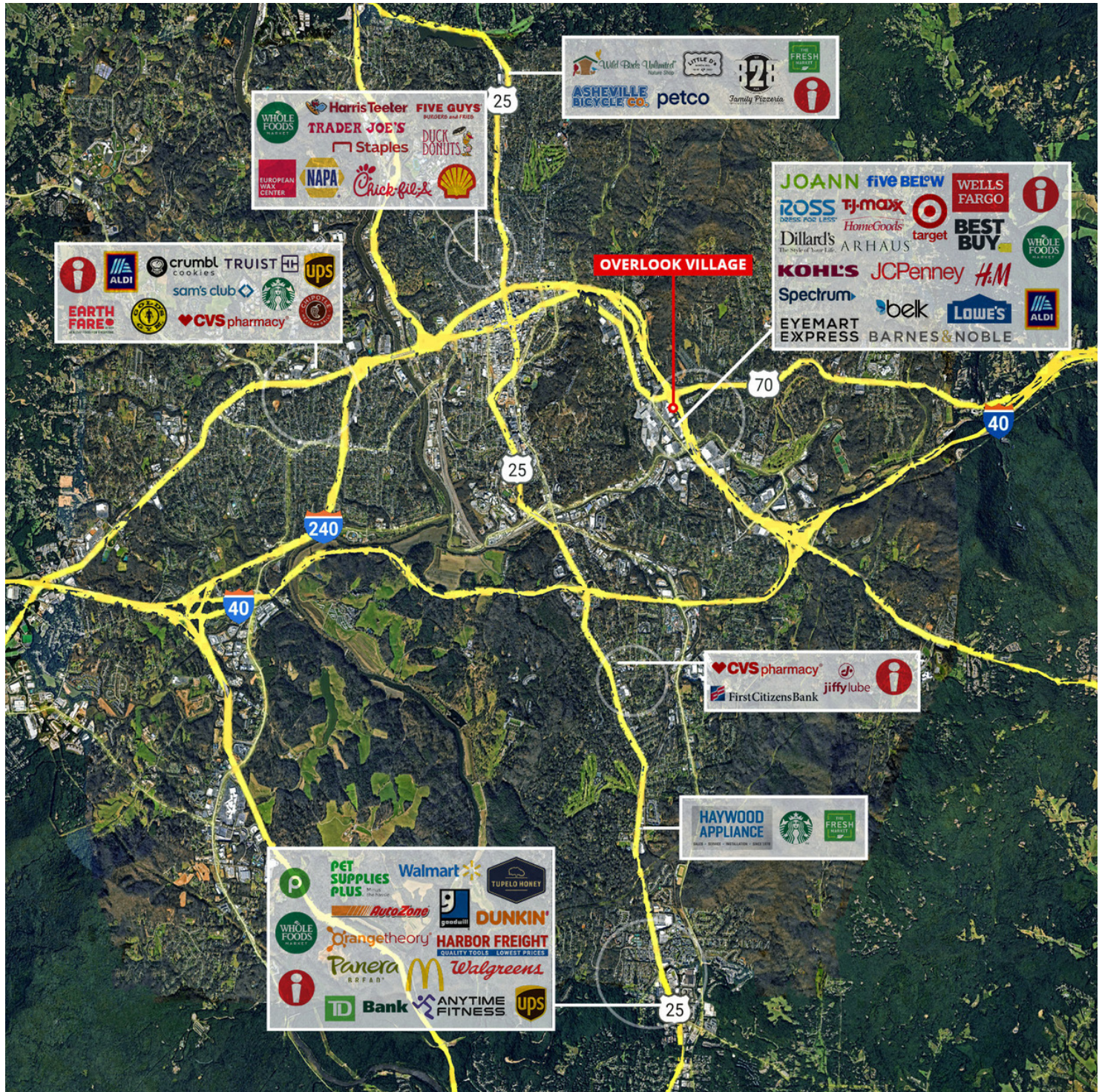
TENANT ROSTER	
10	FIVE BELOW 9,000 SF
15	BOOT BARN 15,033 SF
20	TJ MAXX/HOMEGOODS 45,189 SF
30	BURLINGTON 22,835 SF
40	SPECTRUM 4,260 SF
50	ULTRA TAN 1,420 SF
60	INDIA GARDEN 2,840 SF
70	ASHEVILLE NAILS 1,420 SF
80	MARINER FINANCE 1,420 SF
90	HAND & STONE 2,960 SF
100	EYEMART EXPRESS 2,905 SF
110	SHOE CARNIVAL 8,840 SF
120	AVAILABLE 5,020 SF
130	ROSS DRESS FOR LESS 28,223 SF



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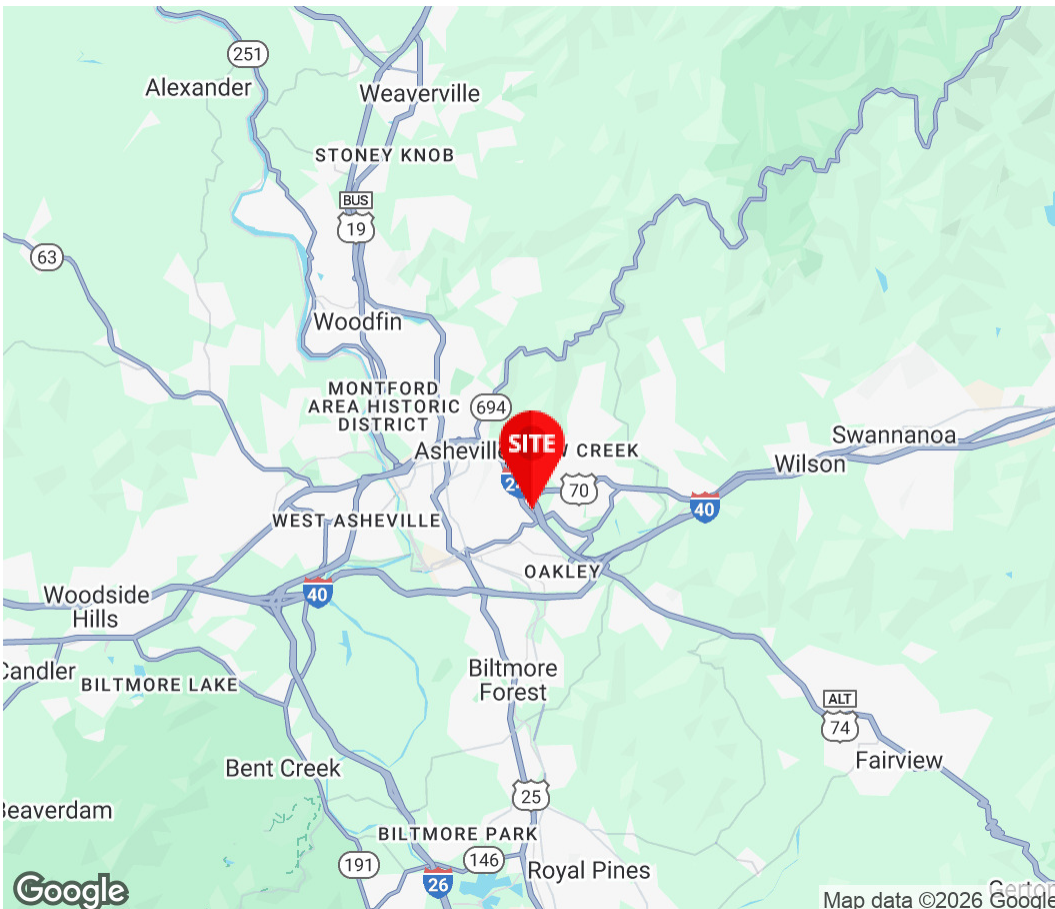
## LOCAL RETAIL







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