

# FOR LEASE

1076 PATTON AVE. ASHEVILLE, NC 28806



AVAILABLE FOR IMMEDIATE OCCUPANCY



Convenient & spacious retail or office space available for immediate occupancy! Highly visible and located on a major commercial corridor connecting West Asheville and Downtown with peak visibility and 43,500 vehicles per day. Located in a popular shopping center in the Highway Business District, the zoning allows for many uses including retail, office, showroom, studio, workshop and more. Formerly a furniture store, the space features an open floor plan with 2,252 SF, a delivery doors, office area, large signage opportunity, city water & sewer and central heat/AC. The property is located less than 1 mile from the interstate with 150 FT of road frontage, ample parking and is easily accessible with multiple curb cuts. The City of Asheville is planning a new 10 FT sidewalk & light poles along Patton Ave. Major traffic generators in the area include Gold's Gym, Walgreens & Ingles along with many retail, restaurant and office users surrounding the site. Property is located in the flood plain. Offered at \$19/SF NNN lease.

SPACE SIZE

2,252 SF

LEASE RATE

\$19/SF NNN

SUITABLE USE

RETAIL/OFFICE

## PROPERTY FEATURES

- Located on a Major Commercial Corridor with Peak Visibility and 43,500 Vehicles Per Day
- Delivery Door, Office/Storage Area, Large Signage Opportunity & Open Floor Plan
- Easy Access with Multiple Curb Cuts

**STACY WHEELER** Broker

0 828.222.3685 | M 423.504.8167

stacy@carla-co.com

1020 Merrimon Avenue, Suite 103 | Asheville, NC 28804

www.carla-co.com

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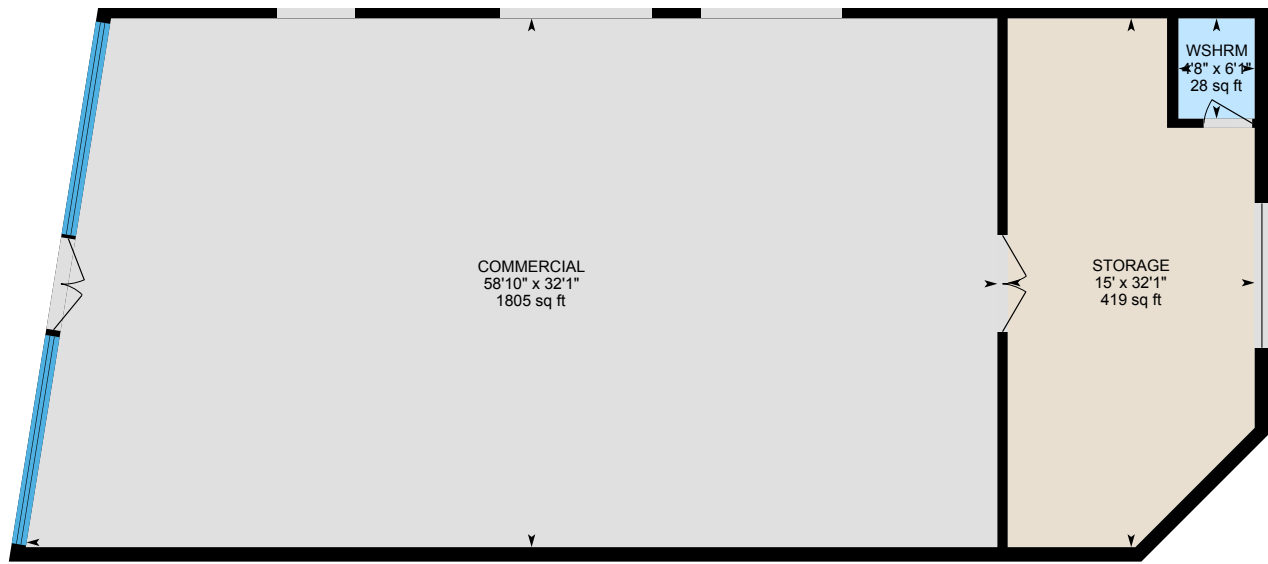
1076 PATTON AVE. ASHEVILLE, NC 28806

AVAILABLE FOR IMMEDIATE OCCUPANCY



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Net Leasable Area = 2,252 SF

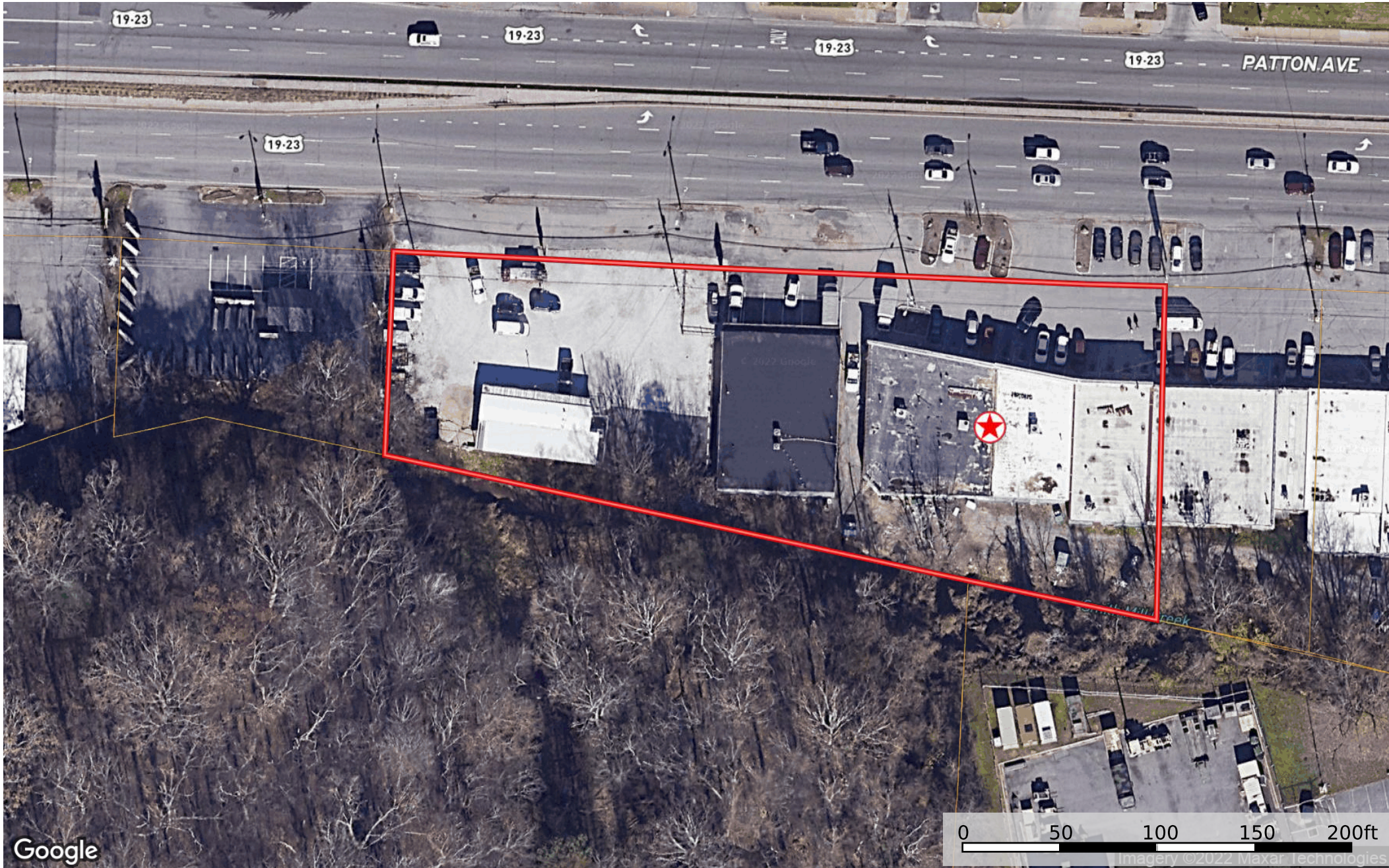


PREPARED: 2022/06/04



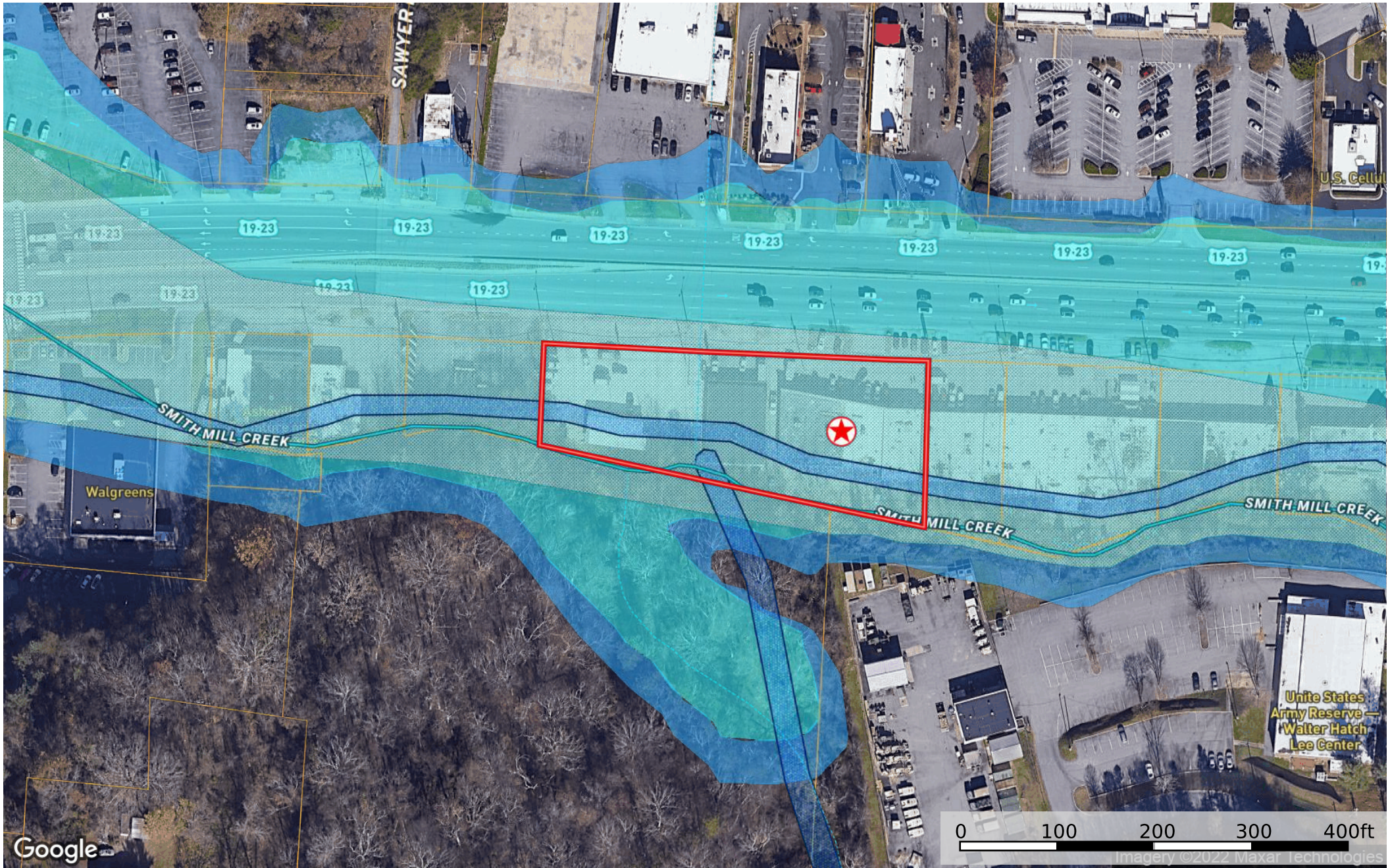
1074 and 1076 Patton Ave. - NNN BREAKDOWN				
NNN ITEM	MONTHLY COST	ANNUAL COST	NOTES	
Property Insurance (1072 - 1076 Patton Ave)	\$135.33	\$1,624.00	Includes 1072 Patton Ave (Cricket). Using the total of 6,702 SF based on Buncombe County property card). Premium will change due to Tenant's Use	Cost per SF = \$0.24/SF
Tax Bill	\$539.13	\$6,469.55	Includes a total of 9,502 SF (per Buncombe County property card)	Cost per SF = \$0.68/SF
<b>TOTAL</b>	<b>\$674.46</b>	<b>\$8,093.55</b>		<b>NNN Cost per SF TOTAL = \$0.92 /SF</b>
Unit #	Square Footage	Price per SF	TOTAL NNN EXPENSES - Annual	TOTAL NNN EXPENSES - Month
1074	2,106	\$0.92/SF	\$1,937.52	\$161.46
1076	2,252	\$0.92/SF	\$2,071.84	\$172.65





Proposed Site Boundary



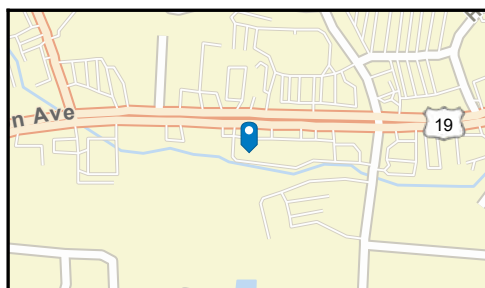




## Traffic Count Map - Close Up

1074 Patton Ave, Asheville, North Carolina, 28806  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.58634  
Longitude: -82.59424



**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



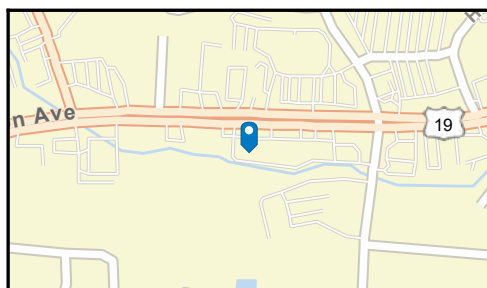
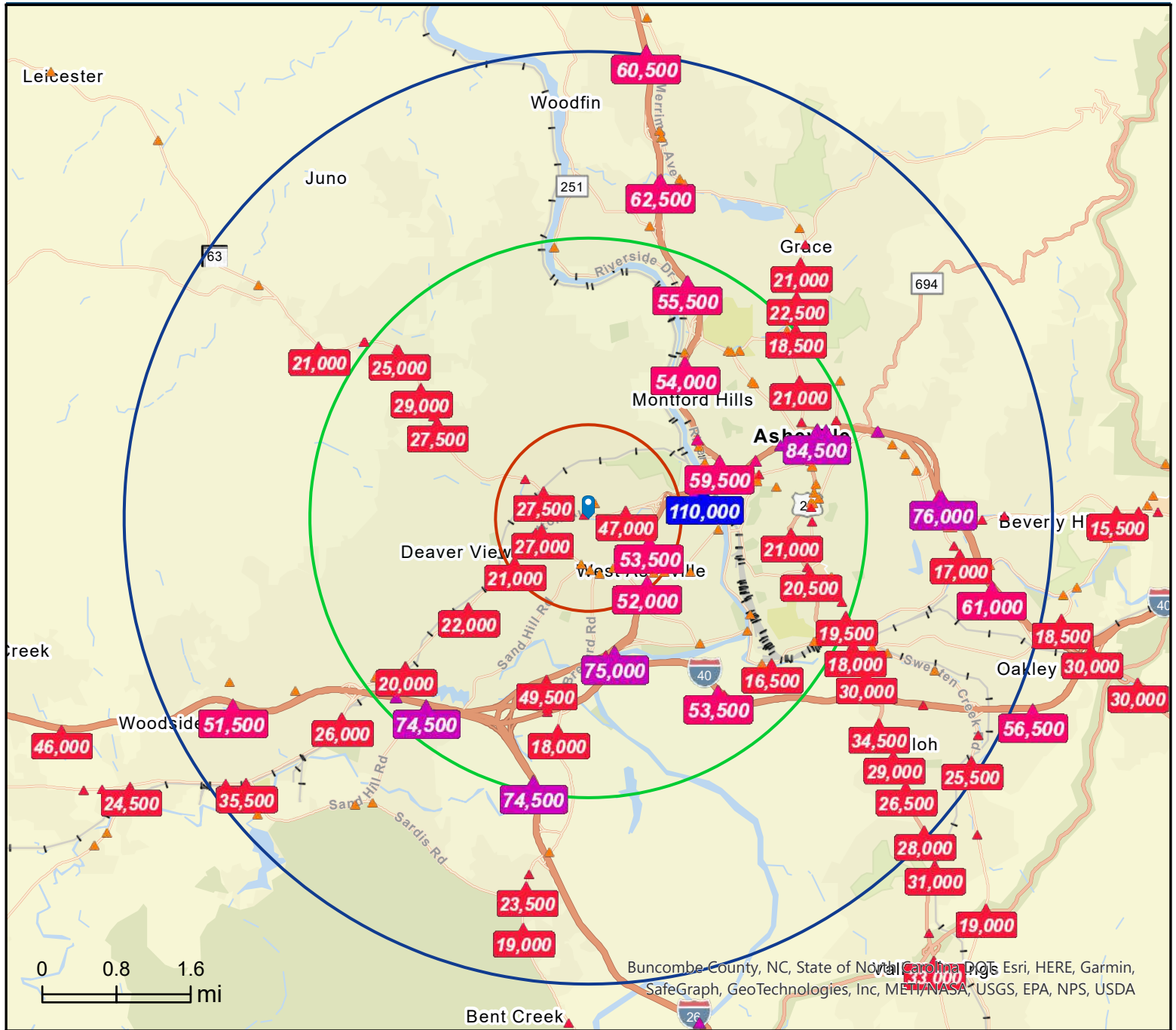
Source: ©2022 Kalibrate Technologies (Q1 2022).

June 14, 2022

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June 14, 2022



# Executive Summary - Call Outs

1074 Patton Ave, Asheville, North Carolina, 28806 (1 mile)  
1074 Patton Ave, Asheville, North Carolina, 28806  
Ring of 1 mile

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Latitude: 35.58634  
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1074 Patton Ave, Asheville, North Carolina, 28806

## Emerald City

Dominant Tapestry Segment

### KEY FACTS

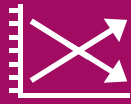
  
7,339  
Total Population

  
\$272,533  
Median Home Value

  
758  
Businesses

  
9,343  
Daytime Population

  
38.1  
Median Age

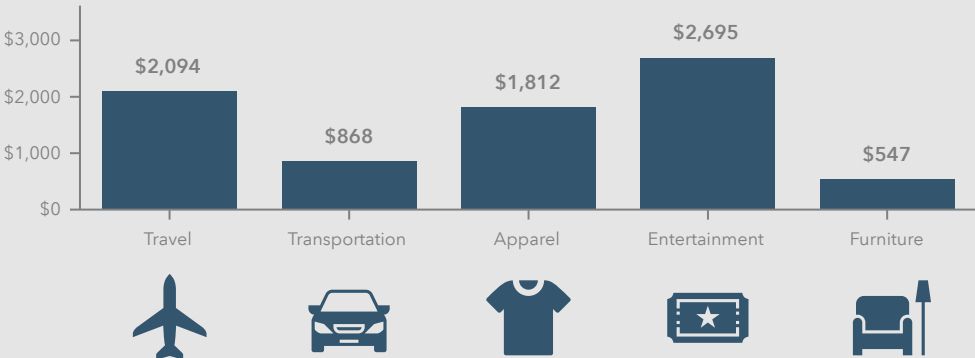
  
0.9%  
2010-2021 Pop Growth Rate

  
\$34,110  
Per Capita Income

  
2.2  
Avg Household Size

  
\$54,943  
Median Household Income

### KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2022 Esri  
Spending facts are average annual dollars per household

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## Retail Market Potential

1074 Patton Ave, Asheville, North Carolina, 28806  
 Ring: 1 mile radius

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Demographic Summary		2021	2026
Population		7,339	7,774
Population 18+		6,048	6,450
Households		3,299	3,487
Median Household Income		\$54,943	\$59,702

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought any men's clothing in last 12 months	3,084	51.0%	104
Bought any women's clothing in last 12 months	2,762	45.7%	101
Bought any shoes in last 12 months	3,277	54.2%	101
Bought costume jewelry in last 12 months	989	16.4%	102
Bought any fine jewelry in last 12 months	1,136	18.8%	102
Bought a watch in last 12 months	899	14.9%	102
<b>Automobiles (Households)</b>			
HH owns/leases any vehicle	2,888	87.5%	101
HH bought/leased new vehicle last 12 months	281	8.5%	94
<b>Automotive Aftermarket (Adults)</b>			
Bought gasoline in last 6 months	5,298	87.6%	103
Bought/changed motor oil in last 12 months	2,905	48.0%	106
Had tune-up in last 12 months	1,529	25.3%	105
<b>Beverages (Adults)</b>			
Drank bottled water/seltzer in last 6 months	4,324	71.5%	101
Drank non-diet (regular) in last 6 months	2,454	40.6%	96
Drank beer/ale in last 6 months	2,810	46.5%	112
<b>Cameras (Adults)</b>			
Own digital point & shoot camera/camcorder	409	6.8%	84
Own digital SLR camera/camcorder	443	7.3%	92
Printed digital photos in last 12 months	1,362	22.5%	102
<b>Cell Phones (Adults/Households)</b>			
Bought cell phone in last 12 months	1,983	32.8%	102
Have a smartphone	5,536	91.5%	102
Have a smartphone: Android phone (any brand)	2,278	37.7%	93
Have a smartphone: Apple iPhone	3,195	52.8%	110
Number of cell phones in household: 1	1,283	38.9%	129
Number of cell phones in household: 2	1,167	35.4%	93
Number of cell phones in household: 3+	779	23.6%	80
HH has cell phone only (no landline telephone)	2,400	72.7%	113
<b>Computers (Households)</b>			
HH owns a computer	2,637	79.9%	107
HH owns desktop computer	1,161	35.2%	101
HH owns laptop/notebook	2,091	63.4%	108
HH owns any Apple/Mac brand computer	700	21.2%	106
HH owns any PC/non-Apple brand computer	2,159	65.4%	108
HH purchased most recent computer in a store	1,247	37.8%	108
HH purchased most recent computer online	547	16.6%	105
HH spent \$1-\$499 on most recent home computer	570	17.3%	121
HH spent \$500-\$999 on most recent home computer	586	17.8%	107
HH spent \$1,000-\$1,499 on most recent home computer	354	10.7%	104
HH spent \$1,500-\$1,999 on most recent home computer	176	5.3%	108
HH spent \$2,000+ on most recent home computer	135	4.1%	93

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.



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Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 months	3,788	62.6%	102
Bought brewed coffee at convenience store in last 30 days	780	12.9%	103
Bought cigarettes at convenience store in last 30 days	635	10.5%	115
Bought gas at convenience store in last 30 days	2,131	35.2%	96
Spent at convenience store in last 30 days: \$1-19	452	7.5%	107
Spent at convenience store in last 30 days: \$20-\$39	625	10.3%	111
Spent at convenience store in last 30 days: \$40-\$50	432	7.1%	88
Spent at convenience store in last 30 days: \$51-\$99	328	5.4%	98
Spent at convenience store in last 30 days: \$100+	1,382	22.9%	104
<b>Entertainment (Adults)</b>			
Attended a movie in last 6 months	3,558	58.8%	99
Went to live theater in last 12 months	769	12.7%	103
Went to a bar/night club in last 12 months	1,316	21.8%	123
Dined out in last 12 months	3,138	51.9%	102
Gambled at a casino in last 12 months	746	12.3%	93
Visited a theme park in last 12 months	1,079	17.8%	96
Viewed movie (video-on-demand) in last 30 days	893	14.8%	99
Viewed TV show (video-on-demand) in last 30 days	527	8.7%	86
Watched any pay-per-view TV in last 12 months	430	7.1%	96
Downloaded a movie over the Internet in last 30 days	822	13.6%	145
Downloaded any individual song in last 6 months	1,410	23.3%	126
Used internet to watch a movie online in the last 30 days	2,406	39.8%	123
Used internet to watch a TV program online in last 30 days	1,557	25.7%	122
Played a video/electronic game (console) in last 12 months	677	11.2%	118
Played a video/electronic game (portable) in last 12 months	257	4.2%	88
<b>Financial (Adults)</b>			
Have home mortgage (1st)	2,026	33.5%	103
Used ATM/cash machine in last 12 months	3,415	56.5%	105
Own any stock	403	6.7%	80
Own U.S. savings bond	359	5.9%	122
Own shares in mutual fund (stock)	529	8.7%	109
Own shares in mutual fund (bonds)	304	5.0%	96
Have interest checking account	1,760	29.1%	97
Have non-interest checking account	1,964	32.5%	106
Have savings account	3,541	58.5%	98
Have 401K retirement savings plan	1,182	19.5%	112
Own/used any credit/debit card in last 12 months	5,118	84.6%	102
Avg monthly credit card expenditures: \$1-110	576	9.5%	84
Avg monthly credit card expenditures: \$111-\$225	463	7.7%	105
Avg monthly credit card expenditures: \$226-\$450	553	9.1%	125
Avg monthly credit card expenditures: \$451-\$700	470	7.8%	114
Avg monthly credit card expenditures: \$701-\$1,000	405	6.7%	106
Avg monthly credit card expenditures: \$1001-2000	490	8.1%	102
Avg monthly credit card expenditures: \$2001+	379	6.3%	92
Did banking online in last 12 months	2,933	48.5%	112
Did banking on mobile device in last 12 months	2,286	37.8%	118
Paid bills online in last 12 months	3,702	61.2%	112

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
HH used beef (fresh/frozen) in last 6 months	2,129	64.5%	95
HH used bread in last 6 months	3,026	91.7%	98
HH used chicken (fresh or frozen) in last 6 months	2,101	63.7%	96
HH used turkey (fresh or frozen) in last 6 months	438	13.3%	95
HH used fish/seafood (fresh or frozen) in last 6 months	1,701	51.6%	94
HH used fresh fruit/vegetables in last 6 months	2,709	82.1%	97
HH used fresh milk in last 6 months	2,639	80.0%	96
HH used organic food in last 6 months	782	23.7%	99
<b>Health (Adults)</b>			
Exercise at home 2+ times per week	2,014	33.3%	111
Exercise at club 2+ times per week	890	14.7%	102
Visited a doctor in last 12 months	4,581	75.7%	98
Used vitamin/dietary supplement in last 6 months	3,214	53.1%	97
<b>Home (Households)</b>			
HH did any home improvement in last 12 months	1,029	31.2%	109
HH used any maid/professional cleaning service in last 12 months	517	15.7%	102
HH purchased low ticket HH furnishings in last 12 months	721	21.9%	122
HH purchased big ticket HH furnishings in last 12 months	867	26.3%	114
HH bought any small kitchen appliance in last 12 months	906	27.5%	117
HH bought any large kitchen appliance in last 12 months	465	14.1%	105
<b>Insurance (Adults/Households)</b>			
Currently carry life insurance	2,730	45.1%	102
Carry medical/hospital/accident insurance	4,612	76.3%	102
Carry homeowner/personal property insurance	2,782	46.0%	94
Carry renter's insurance	676	11.2%	121
HH has auto insurance: 1 vehicle in household covered	1,208	36.6%	126
HH has auto insurance: 2 vehicles in household covered	873	26.5%	96
HH has auto insurance: 3+ vehicles in household covered	588	17.8%	78
<b>Pets (Households)</b>			
Household owns any pet	1,736	52.6%	99
Household owns any cat	828	25.1%	109
Household owns any dog	1,240	37.6%	93
<b>Psychographics (Adults)</b>			
Buying American is important to me	2,030	33.6%	93
Usually buy items on credit rather than wait	833	13.8%	101
Usually buy based on quality - not price	1,225	20.3%	108
Price is usually more important than brand name	1,720	28.4%	97
Usually use coupons for brands I buy often	977	16.2%	103
Am interested in how to help the environment	1,410	23.3%	111
Usually pay more for environ safe product	985	16.3%	109
Usually value green products over convenience	840	13.9%	119
Likely to buy a brand that supports a charity	2,237	37.0%	104
<b>Reading (Adults)</b>			
Bought digital book in last 12 months	1,015	16.8%	118
Bought hardcover book in last 12 months	1,277	21.1%	102
Bought paperback book in last 12 month	1,801	29.8%	105
Read any daily newspaper (paper version)	1,144	18.9%	129
Read any digital newspaper in last 30 days	3,193	52.8%	118
Read any magazine (paper/electronic version) in last 6 months	5,572	92.1%	102

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Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to family restaurant/steak house in last 6 months	4,488	74.2%	102
Went to family restaurant/steak house: 4+ times a month	1,597	26.4%	107
Went to fast food/drive-in restaurant in last 6 months	5,455	90.2%	100
Went to fast food/drive-in restaurant 9+ times/month	2,368	39.2%	103
Fast food restaurant last 6 months: eat in	1,971	32.6%	100
Fast food restaurant last 6 months: home delivery	582	9.6%	108
Fast food restaurant last 6 months: take-out/drive-thru	2,949	48.8%	102
Fast food restaurant last 6 months: take-out/walk-in	1,108	18.3%	89
<b>Television &amp; Electronics (Adults/Households)</b>			
Own any tablet	3,055	50.5%	99
Own any e-reader	695	11.5%	112
Own e-reader/tablet: iPad	1,949	32.2%	105
HH has Internet connectable TV	1,290	39.1%	107
Own any portable MP3 player	963	15.9%	109
HH owns 1 TV	834	25.3%	120
HH owns 2 TVs	1,009	30.6%	115
HH owns 3 TVs	566	17.2%	81
HH owns 4+ TVs	446	13.5%	77
HH subscribes to cable TV	1,291	39.1%	98
HH subscribes to fiber optic	133	4.0%	69
HH owns portable GPS navigation device	546	16.6%	86
HH purchased video game system in last 12 months	217	6.6%	80
HH owns any Internet video device for TV	1,191	36.1%	108
<b>Travel (Adults)</b>			
Took domestic trip in continental US last 12 months	3,576	59.1%	110
Took 3+ domestic non-business trips in last 12 months	790	13.1%	103
Spent on domestic vacations in last 12 months: \$1-999	833	13.8%	130
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	467	7.7%	120
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	331	5.5%	136
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	309	5.1%	118
Spent on domestic vacations in last 12 months: \$3,000+	373	6.2%	87
Domestic travel in last 12 months: used general travel website	440	7.3%	108
Took foreign trip (including Alaska and Hawaii) in last 3 years	1,960	32.4%	106
Took 3+ foreign trips by plane in last 3 years	386	6.4%	96
Spent on foreign vacations in last 12 months: \$1-999	354	5.9%	108
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	283	4.7%	104
Spent on foreign vacations in last 12 months: \$3,000+	471	7.8%	109
Foreign travel in last 3 years: used general travel website	356	5.9%	94
Nights spent in hotel/motel in last 12 months: any	3,134	51.8%	111
Took cruise of more than one day in last 3 years	596	9.9%	101
Member of any frequent flyer program	1,431	23.7%	115
Member of any hotel rewards program	1,454	24.0%	113

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## Retail Demand Outlook

1074 Patton Ave, Asheville, North Carolina, 28806  
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Top Tapestry Segments	Percent	Demographic Summary	2021	2026
Emerald City (8B)	57.8%	Population	7,339	7,774
Old and Newcomers (8F)	24.7%	Households	3,299	3,487
Down the Road (10D)	12.3%	Families	1,592	1,674
Front Porches (8E)	4.1%	Median Age	38.1	38.9
Metro Fusion (11C)	0.6%	Median Household Income	\$54,943	\$59,702
		2021 Consumer Spending	2026 Forecasted Demand	Projected Spending Growth
<b>Apparel and Services</b>		\$5,978,157	\$7,111,457	\$1,133,300
Men's		\$1,179,732	\$1,403,283	\$223,551
Women's		\$2,067,314	\$2,459,425	\$392,111
Children's		\$866,009	\$1,030,427	\$164,418
Footwear		\$1,415,662	\$1,683,854	\$268,192
Watches & Jewelry		\$354,369	\$421,432	\$67,063
Apparel Products and Services (1)		\$142,135	\$169,017	\$26,882
<b>Computer</b>				
Computers and Hardware for Home Use		\$477,153	\$567,511	\$90,358
Portable Memory		\$12,045	\$14,326	\$2,281
Computer Software		\$28,478	\$33,854	\$5,376
Computer Accessories		\$54,340	\$64,648	\$10,308
<b>Entertainment &amp; Recreation</b>		\$8,891,105	\$10,577,832	\$1,686,727
Fees and Admissions		\$2,027,889	\$2,411,189	\$383,300
Membership Fees for Clubs (2)		\$689,346	\$819,532	\$130,186
Fees for Participant Sports, excl. Trips		\$324,511	\$386,043	\$61,532
Tickets to Theatre/Operas/Concerts		\$218,718	\$259,996	\$41,278
Tickets to Movies		\$166,397	\$197,930	\$31,533
Tickets to Parks or Museums		\$94,981	\$113,008	\$18,027
Admission to Sporting Events, excl. Trips		\$170,697	\$202,933	\$32,236
Fees for Recreational Lessons		\$359,806	\$427,668	\$67,862
Dating Services		\$3,433	\$4,078	\$645
TV/Video/Audio		\$3,275,915	\$3,898,459	\$622,544
Cable and Satellite Television Services		\$2,176,031	\$2,590,002	\$413,971
Televisions		\$332,259	\$395,330	\$63,071
Satellite Dishes		\$5,085	\$6,045	\$960
VCRs, Video Cameras, and DVD Players		\$14,334	\$17,052	\$2,718
Miscellaneous Video Equipment		\$42,101	\$50,067	\$7,966
Video Cassettes and DVDs		\$24,351	\$28,972	\$4,621
Video Game Hardware/Accessories		\$86,998	\$103,485	\$16,487
Video Game Software		\$52,054	\$61,914	\$9,860
Rental/Streaming/Downloaded Video		\$220,833	\$262,700	\$41,867
Installation of Televisions		\$2,042	\$2,429	\$387
Audio (3)		\$312,068	\$371,220	\$59,152
Rental and Repair of TV/Radio/Sound Equipment		\$7,759	\$9,241	\$1,482
Pets		\$1,943,882	\$2,313,333	\$369,451
Toys/Games/Crafts/Hobbies (4)		\$341,347	\$406,115	\$64,768
Recreational Vehicles and Fees (5)		\$266,999	\$317,685	\$50,686
Sports/Recreation/Exercise Equipment (6)		\$522,840	\$622,084	\$99,244
Photo Equipment and Supplies (7)		\$137,641	\$163,657	\$26,016
Reading (8)		\$293,171	\$348,600	\$55,429
Catered Affairs (9)		\$82,313	\$97,766	\$15,453
<b>Food</b>		\$25,793,015	\$30,689,793	\$4,896,778
Food at Home		\$15,097,614	\$17,965,101	\$2,867,487
Bakery and Cereal Products		\$1,917,096	\$2,281,194	\$364,098
Meats, Poultry, Fish, and Eggs		\$3,217,452	\$3,828,574	\$611,122
Dairy Products		\$1,504,976	\$1,790,640	\$285,664
Fruits and Vegetables		\$2,924,795	\$3,480,017	\$555,222
Snacks and Other Food at Home (10)		\$5,533,295	\$6,584,676	\$1,051,381
Food Away from Home		\$10,695,401	\$12,724,691	\$2,029,290
Alcoholic Beverages		\$1,735,981	\$2,064,634	\$328,653

**Data Note:** The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

## Retail Demand Outlook

1074 Patton Ave, Asheville, North Carolina, 28806  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 35.58634  
Longitude: -82.59424

	2021 Consumer Spending	2026 Forecasted Demand	Projected Spending Growth
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	\$75,098,753	\$89,304,412	\$14,205,659
Value of Retirement Plans	\$260,998,335	\$310,409,378	\$49,411,043
Value of Other Financial Assets	\$21,914,996	\$26,071,360	\$4,156,364
Vehicle Loan Amount excluding Interest	\$8,351,658	\$9,941,253	\$1,589,595
Value of Credit Card Debt	\$7,665,841	\$9,118,980	\$1,453,139
<b>Health</b>			
Nonprescription Drugs	\$426,653	\$507,844	\$81,191
Prescription Drugs	\$905,405	\$1,078,064	\$172,659
Eyeglasses and Contact Lenses	\$261,903	\$311,604	\$49,701
<b>Home</b>			
Mortgage Payment and Basics (11)	\$26,779,129	\$31,864,188	\$5,085,059
Maintenance and Remodeling Services	\$7,324,307	\$8,714,767	\$1,390,460
Maintenance and Remodeling Materials (12)	\$1,553,449	\$1,850,130	\$296,681
Utilities, Fuel, and Public Services	\$13,738,290	\$16,351,346	\$2,613,056
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	\$287,283	\$341,710	\$54,427
Furniture	\$1,804,180	\$2,146,445	\$342,265
Rugs	\$84,392	\$100,395	\$16,003
Major Appliances (14)	\$1,020,036	\$1,214,205	\$194,169
Housewares (15)	\$247,977	\$295,079	\$47,102
Small Appliances	\$152,312	\$181,204	\$28,892
Luggage	\$49,297	\$58,646	\$9,349
Telephones and Accessories	\$274,572	\$326,644	\$52,072
<b>Household Operations</b>			
Child Care	\$1,468,651	\$1,745,795	\$277,144
Lawn and Garden (16)	\$1,266,562	\$1,507,760	\$241,198
Moving/Storage/Freight Express	\$222,963	\$265,237	\$42,274
Housekeeping Supplies (17)	\$2,136,132	\$2,542,519	\$406,387
<b>Insurance</b>			
Owners and Renters Insurance	\$1,616,472	\$1,924,934	\$308,462
Vehicle Insurance	\$5,313,912	\$6,324,677	\$1,010,765
Life/Other Insurance	\$1,563,718	\$1,860,756	\$297,038
Health Insurance	\$11,200,968	\$13,330,810	\$2,129,842
Personal Care Products (18)	\$1,401,997	\$1,668,153	\$266,156
School Books and Supplies (19)	\$372,285	\$442,937	\$70,652
Smoking Products	\$1,115,477	\$1,327,834	\$212,357
<b>Transportation</b>			
Payments on Vehicles excluding Leases	\$7,279,027	\$8,665,762	\$1,386,735
Gasoline and Motor Oil	\$6,722,166	\$8,001,097	\$1,278,931
Vehicle Maintenance and Repairs	\$3,161,447	\$3,762,427	\$600,980
<b>Travel</b>			
Airline Fares	\$1,741,701	\$2,071,023	\$329,322
Lodging on Trips	\$1,891,263	\$2,249,621	\$358,358
Auto/Truck Rental on Trips	\$156,668	\$186,345	\$29,677
Food and Drink on Trips	\$1,643,535	\$1,954,925	\$311,390

**Data Note:** The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

**Data Note:** The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

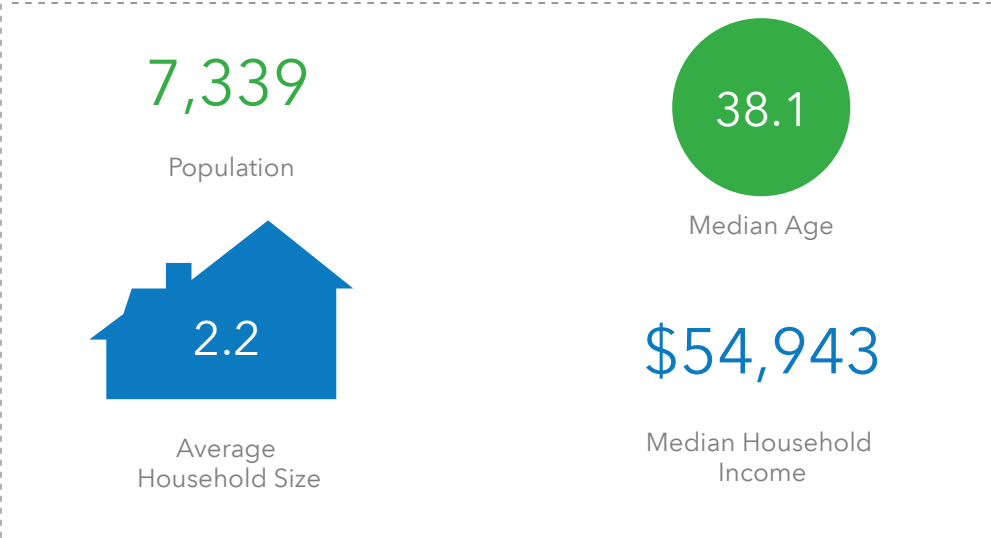
**Source:** Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Key Facts

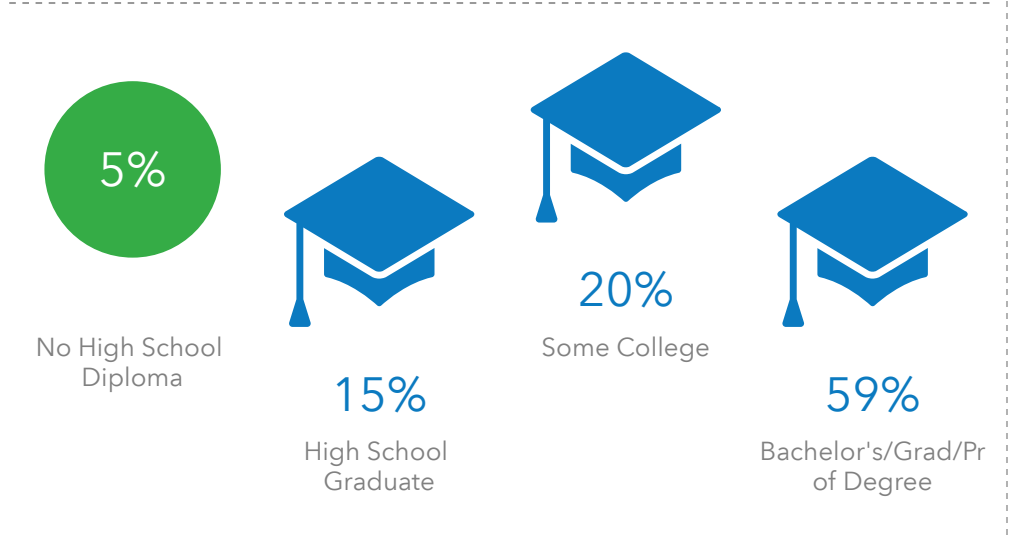
1074 Patton Ave, Asheville, North Carolina, 28806 (1 mile)  
1074 Patton Ave, Asheville, North Carolina, 28806  
Ring of 1 mile

Prepared by Esri  
Latitude: 35.58634  
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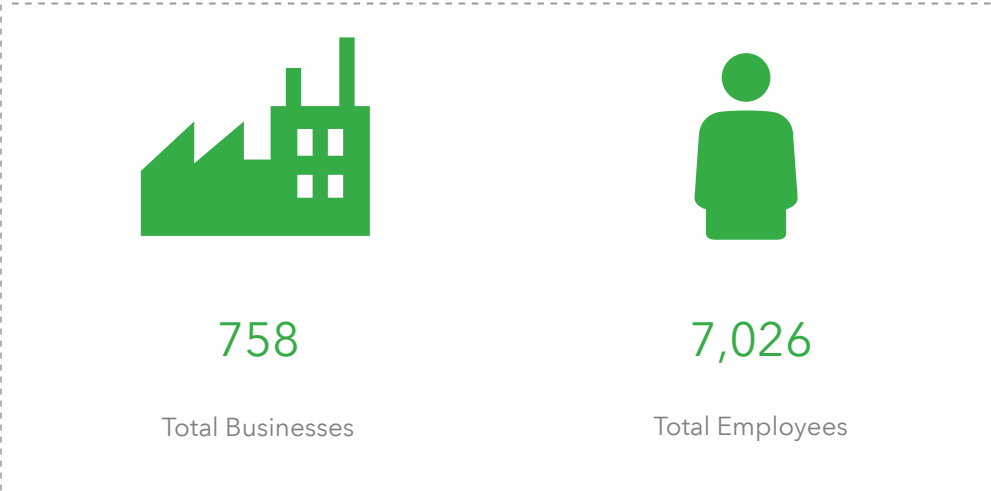
KEY FACTS



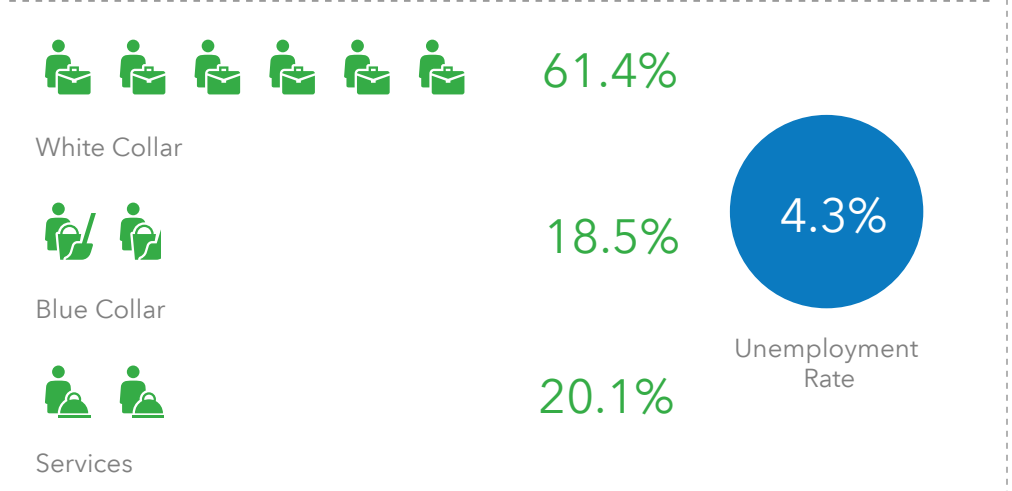
EDUCATION



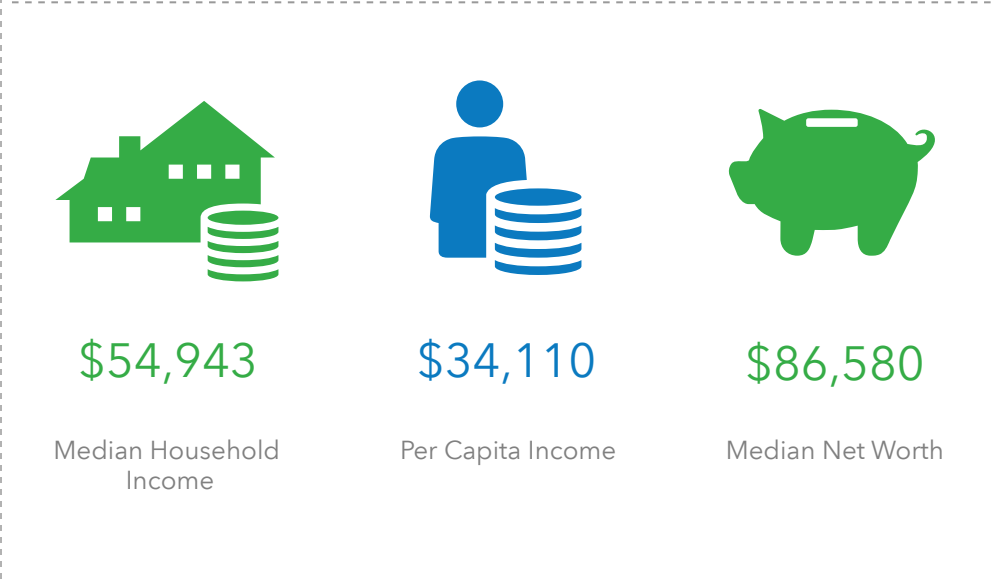
BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (21.8%)  
The smallest group: \$150,000 - \$199,999 (4.9%)

Indicator ▲	Value	Diff		
<\$15,000	9.9%	+0.9%		
\$15,000 - \$24,999	12.9%	+0.9%		
\$25,000 - \$34,999	10.5%	0		
\$35,000 - \$49,999	10.8%	-2.3%		
\$50,000 - \$74,999	21.8%	+2.7%		
\$75,000 - \$99,999	12.7%	+0.1%		
\$100,000 - \$149,999	10.6%	-2.2%		
\$150,000 - \$199,999	4.9%	-0.6%		
\$200,000+	6.0%	+0.6%		

Bars show deviation from Buncombe County



## Demographic and Income Profile

1074 Patton Ave, Asheville, North Carolina, 28806  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 35.58634  
 Longitude: -82.59424

Summary	Census 2010		2021	2026
Population	6,648		7,339	7,774
Households	3,005		3,299	3,487
Families	1,493		1,592	1,674
Average Household Size	2.17		2.19	2.20
Owner Occupied Housing Units	1,840		2,017	2,128
Renter Occupied Housing Units	1,165		1,282	1,359
Median Age	36.0		38.1	38.9
Trends: 2021-2026 Annual Rate	Area		State	National
Population	1.16%		1.10%	0.71%
Households	1.11%		1.11%	0.71%
Families	1.01%		1.01%	0.64%
Owner HHs	1.08%		1.24%	0.91%
Median Household Income	1.68%		2.27%	2.41%
Households by Income			2021	2026
			Number	Percent
<\$15,000			326	9.9%
\$15,000 - \$24,999			424	12.9%
\$25,000 - \$34,999			345	10.5%
\$35,000 - \$49,999			355	10.8%
\$50,000 - \$74,999			719	21.8%
\$75,000 - \$99,999			419	12.7%
\$100,000 - \$149,999			351	10.6%
\$150,000 - \$199,999			162	4.9%
\$200,000+			199	6.0%
Median Household Income			\$54,943	\$59,702
Average Household Income			\$77,044	\$86,680
Per Capita Income			\$34,110	\$38,277
Population by Age	Census 2010		2021	2026
	Number	Percent	Number	Percent
0 - 4	415	6.2%	386	5.3%
5 - 9	371	5.6%	372	5.1%
10 - 14	269	4.0%	343	4.7%
15 - 19	268	4.0%	309	4.2%
20 - 24	406	6.1%	409	5.6%
25 - 34	1,474	22.2%	1,412	19.2%
35 - 44	1,055	15.9%	1,226	16.7%
45 - 54	848	12.8%	879	12.0%
55 - 64	670	10.1%	821	11.2%
65 - 74	413	6.2%	625	8.5%
75 - 84	275	4.1%	340	4.6%
85+	183	2.8%	218	3.0%
Race and Ethnicity	Census 2010		2021	2026
	Number	Percent	Number	Percent
White Alone	5,471	82.3%	5,980	81.5%
Black Alone	611	9.2%	629	8.6%
American Indian Alone	16	0.2%	16	0.2%
Asian Alone	36	0.5%	58	0.8%
Pacific Islander Alone	18	0.3%	22	0.3%
Some Other Race Alone	316	4.8%	388	5.3%
Two or More Races	180	2.7%	246	3.4%
Hispanic Origin (Any Race)	647	9.7%	810	11.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

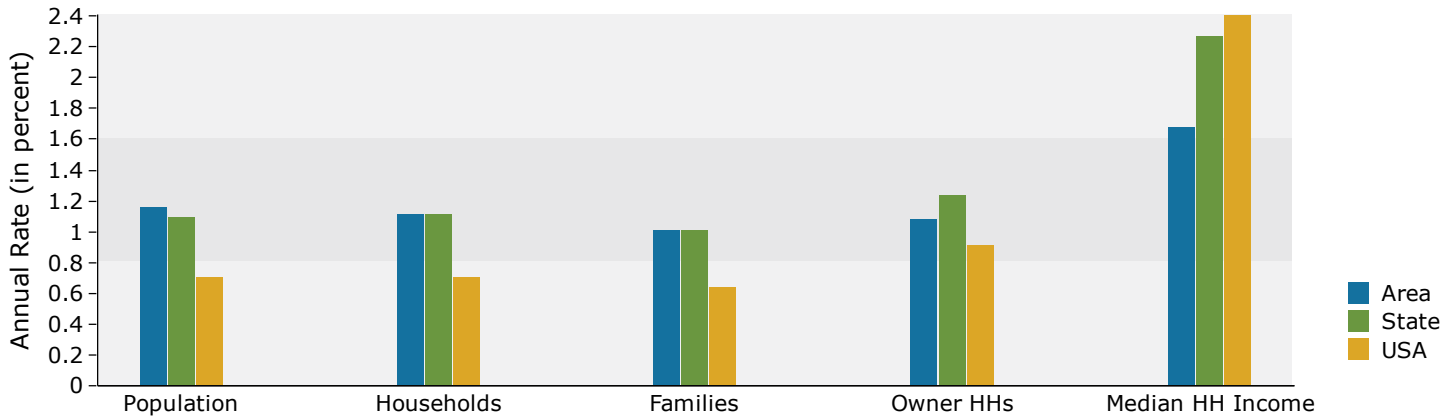
June 14, 2022

## Demographic and Income Profile

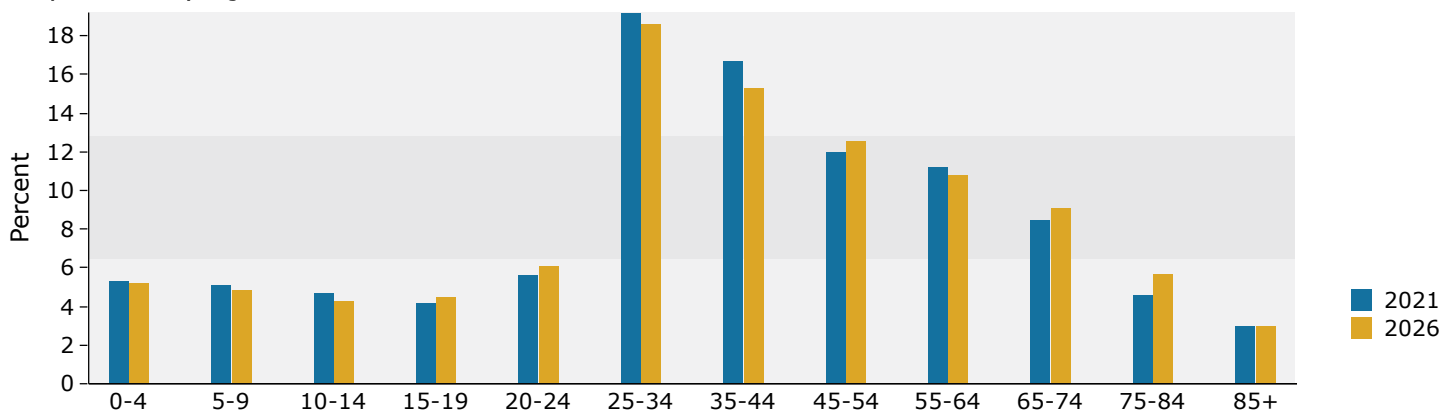
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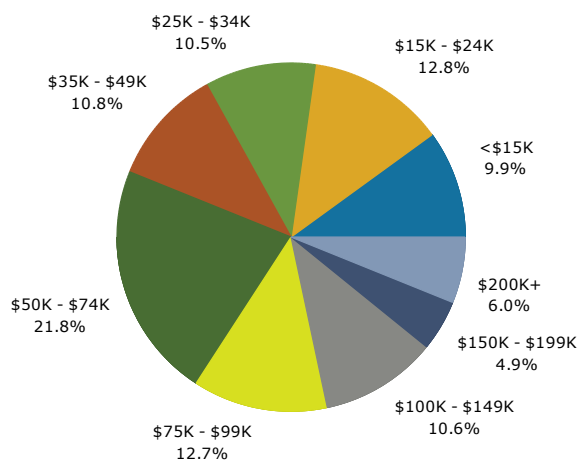
### Trends 2021-2026



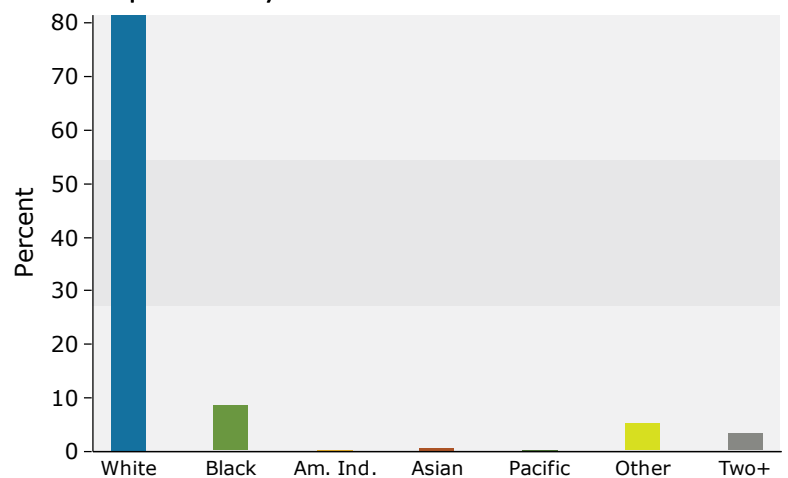
### Population by Age



### 2021 Household Income



### 2021 Population by Race



2021 Percent Hispanic Origin: 11.0%



# ASHEVILLE, NC

THE BEST SMALL CITY IN AMERICA



## KEY STATISTICS

- Asheville Metro Population MSA: 478,920
- Low tax burden: state corporate income tax is 2.5%
- Competitive utility rates: #13 nationally (11.59 cents per kilowatt hour)
- Asheville is a supply constrained market: 3.5% vacancy, below the national average
- Rents average \$20.84/SF
- Attractive returns average 8.26% Cap Rate and 1.8% Annual Rent Growth

## RECOGNITION & AWARDS

- Asheville ranked as 7th fastest growing tech hub in the nation - LinkedIn.com, 2022
- Asheville named one of the Top 50 Small Cities to Start a Business - WalletHub.com, 2022
- North Carolina ranked #1 among "America's Top States for Business" and has the nation's strongest economy - cnbc.com, 2022
- Asheville ranked #1 on Yelp's 2022 Foodie Cities List
- Asheville ranked #10 on a list of "Trending Destinations in the U.S." - Tripadvisor.com, 2022
- Asheville is 4th in "Best Places to Live in North Carolina" - U.S. News and World Report, 2022
- Asheville is 46th in "Best Places to Live in U.S." - U.S. News and World Report, 2022

## TOURISM

- Approximately 14.6% (1 in 7) of all jobs in the county were sustained by tourism
- \$2.2 billion spending by visitors at local businesses
- \$3.3 billion tourism economic impact in total business sales, including indirect and induced impacts.
- \$881 million generated by visitor spending
- 27,938 jobs supported by visitor spending
- \$392 million in tax revenue generated by tourism
- Buncombe County short term rental income reached \$90 million - insideairbnb.com, 2021

## TRANSPORT AND CONNECTIVITY

Our central location & close proximity to major highways (I-40 and I-26), railways, ports and airports make Asheville an ideal production and distribution hub, already chosen by brands looking to expand to the east coast like Sierra Nevada, Oscar Blues and New Belgium, as well as large grocery chains such as Publix, Harris Teeter, Whole Foods and Aldi.

Located just two hours from Charlotte and one hour from Greenville South Carolina, Asheville provides easy access to and from other metropolitan areas.



828.222.3685

[info@carla-co.com](mailto:info@carla-co.com)

1020 Merrimon Ave., Suite 103

Asheville, NC 28804

[www.carla-co.com](http://www.carla-co.com)

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