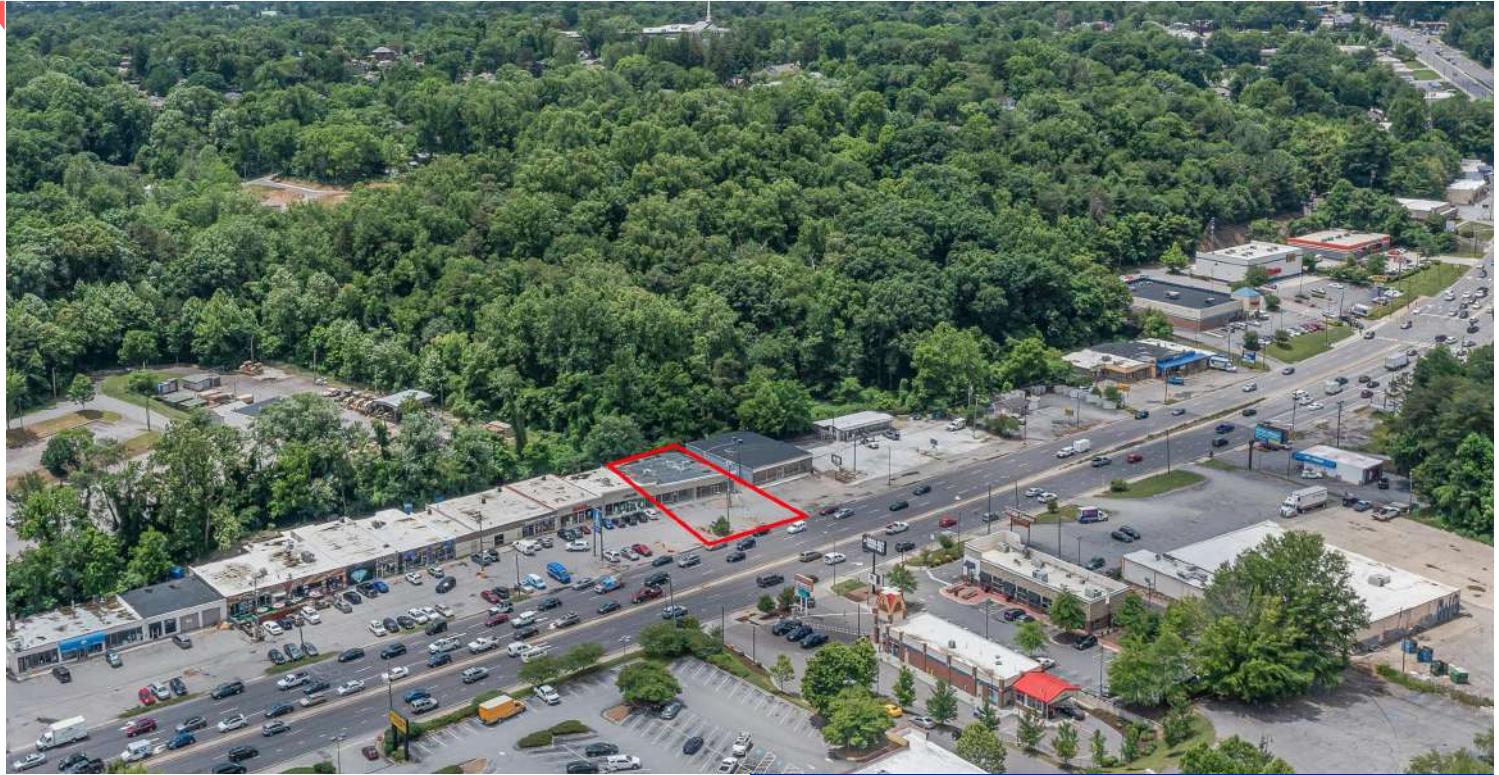


FOR LEASE

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

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.

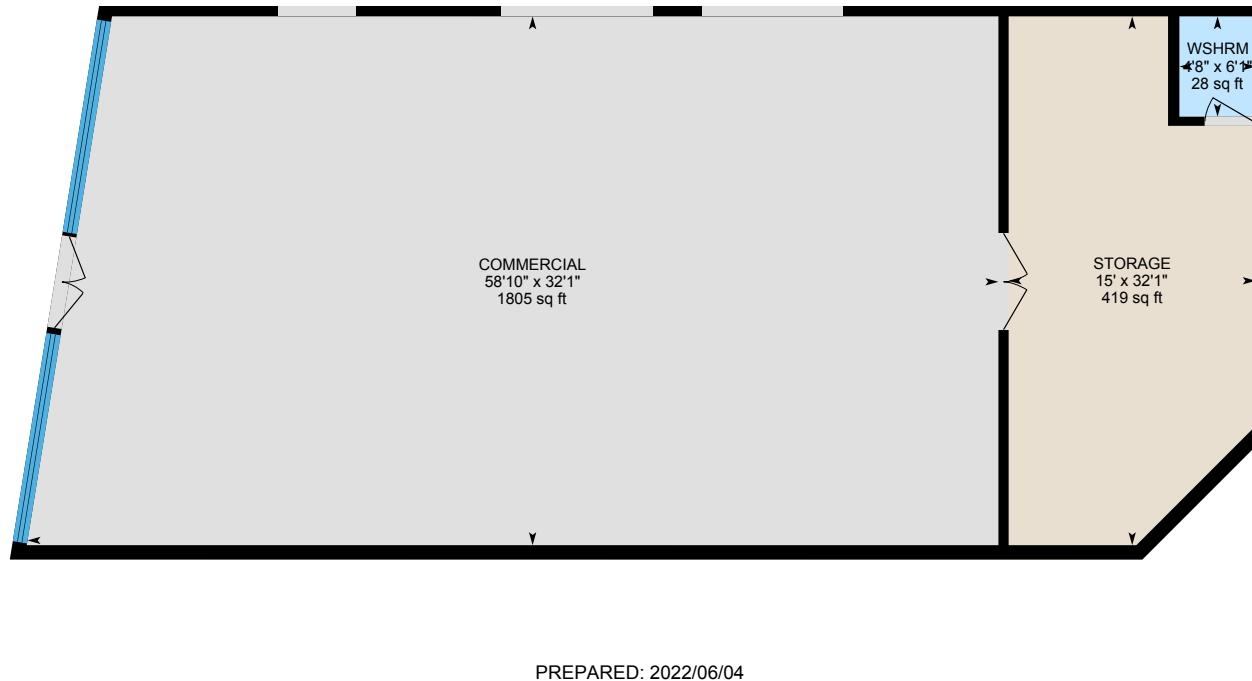
1076 PATTON AVE. ASHEVILLE, NC 28806

AVAILABLE FOR IMMEDIATE OCCUPANCY



1076 Patton Ave. Asheville, NC 28806

Net Leasable Area = 2,252 SF



0 6 12 ft

PREPARED: 2022/06/04

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

| 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 |
| TOTAL | \$674.46 | \$8,093.55 | | NNN Cost per SF TOTAL = \$0.92 /SF |
| 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 |

1074 Patton Ave. Asheville, NC 28806
Buncombe County, North Carolina, 0.54 AC +/-

CARLA &
COMPANY
Real Estate Services



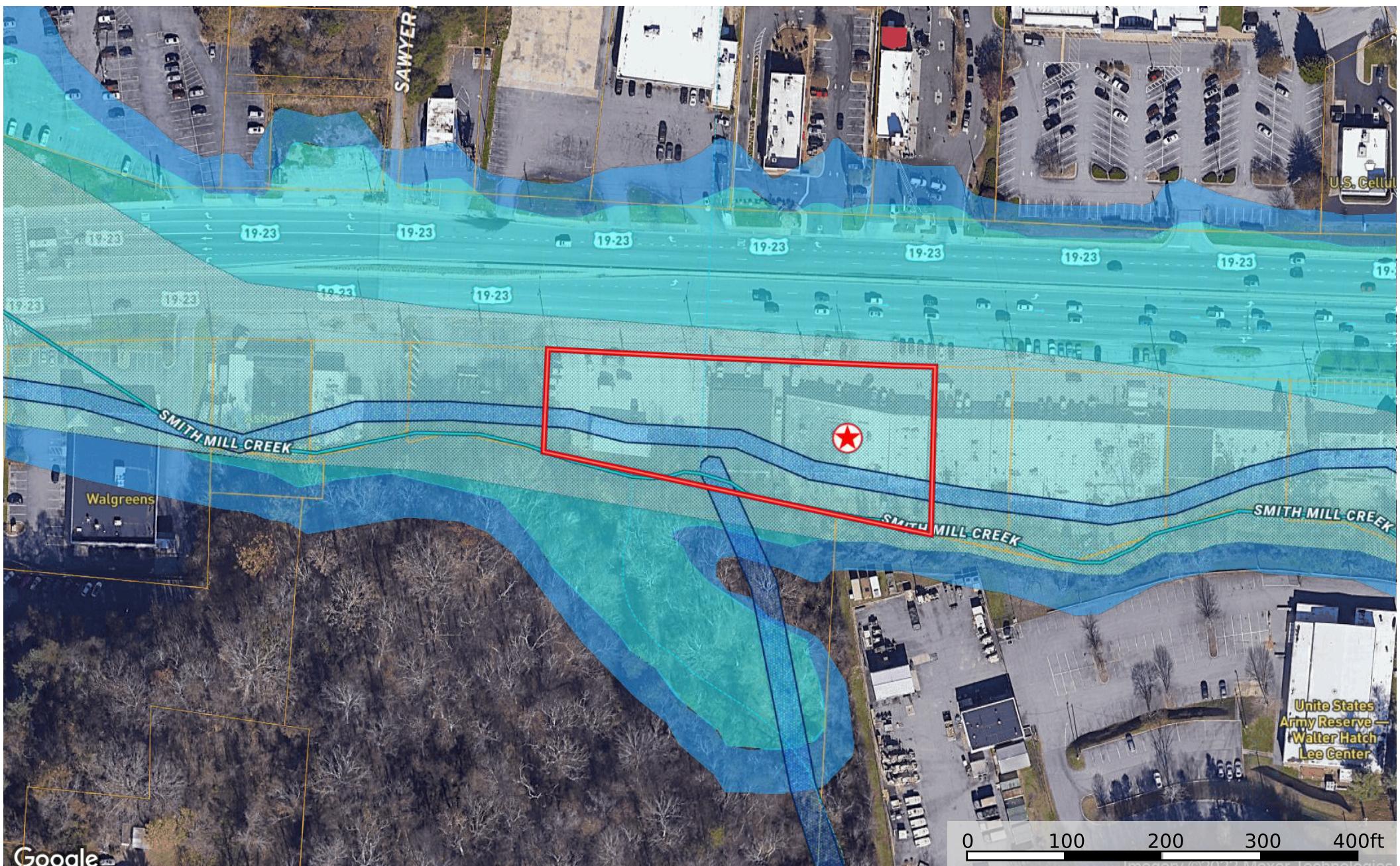
Proposed Site Boundary

Carla & Company Real Estate Services
P: 828-222-3685 www.carla-co.com

1020 Merrimon Ave. Suite 103 Asheville, NC 28804



The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Proposed Site Boundary 100 Year Floodplain 500 Year Floodplain Floodway Special Unmapped/ Not Included Wetlands Riparian Stream, Intermittent River/Creek Water Body

Traffic Count Map - Close Up

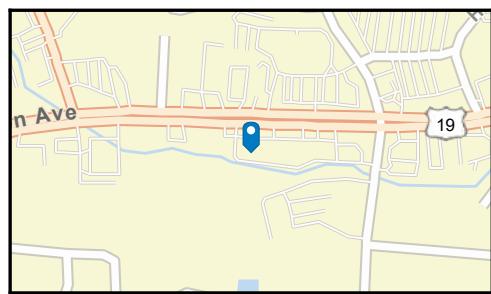
1074 Patton Ave, Asheville, North Carolina, 28806

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

Traffic Count Map

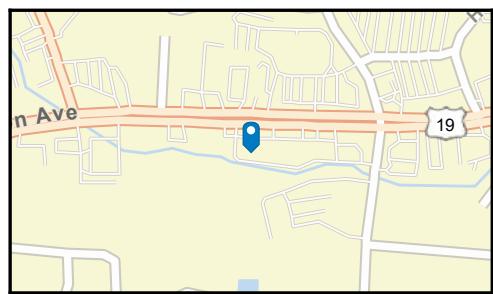
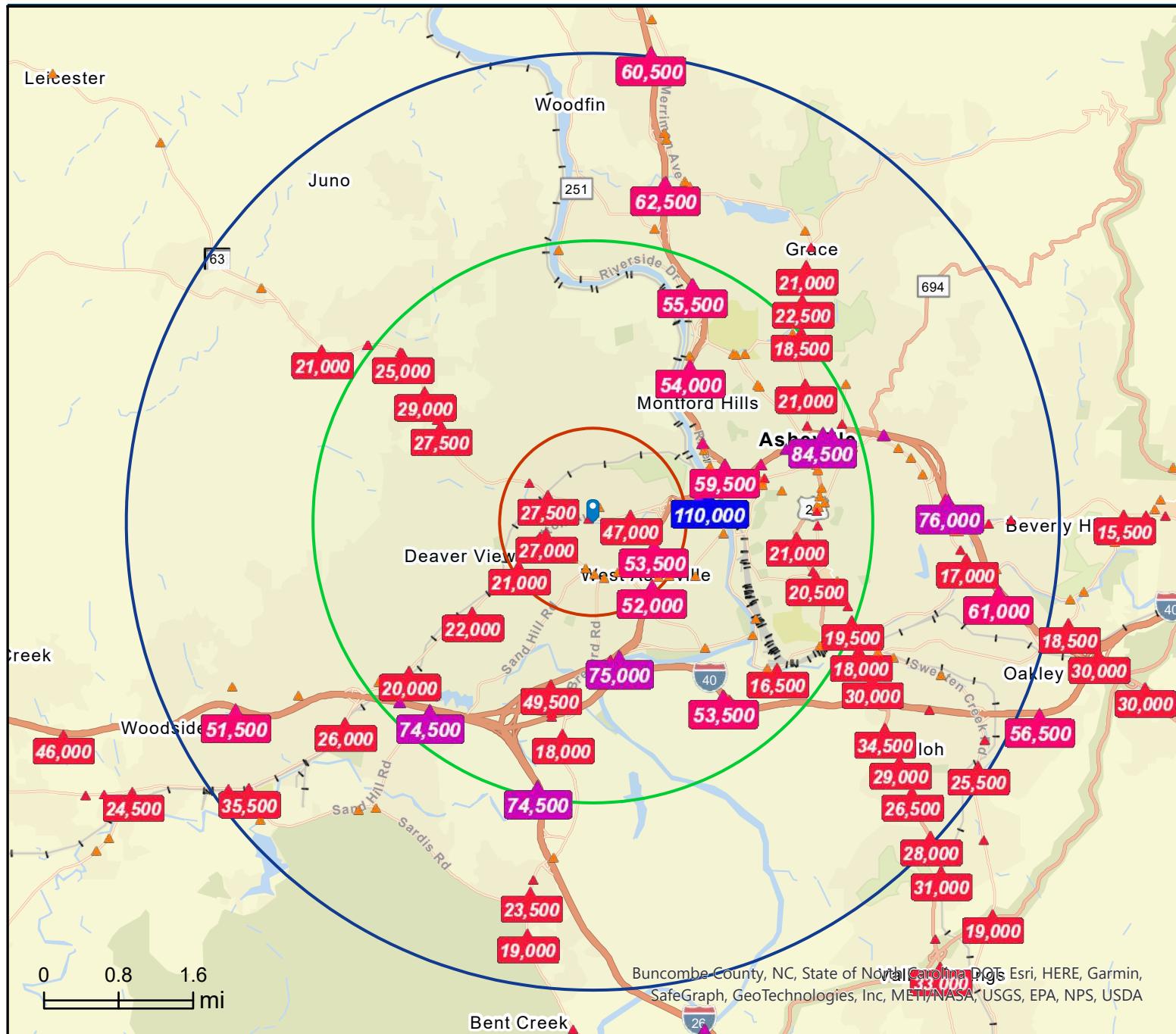
1074 Patton Ave, Asheville, North Carolina, 28806

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.58634

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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

Executive Summary - Call Outs

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

Prepared by Esri

1074 Patton Ave, Asheville, North Carolina, 28806

Latitude: 35.58634

Ring of 1 mile

Longitude: -82.59424

1074 Patton Ave, Asheville, North Carolina, 28806



Emerald City

Dominant Tapestry Segment

KEY FACTS



7,339
Total Population



758
Businesses



\$272,533
Median Home Value



9,343
Daytime Population



38.1
Median Age



0.9%
2010-2021 Pop Growth Rate



\$34,110
Per Capita Income

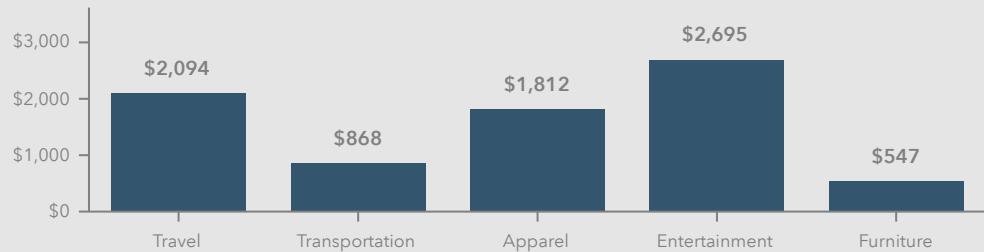


2.2
Avg Household Size



\$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



Retail Market Potential

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

 Prepared by Esri
 Latitude: 35.58634
 Longitude: -82.59424

| 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 |
| Apparel (Adults) | | | |
| 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 |
| Automobiles (Households) | | | |
| HH owns/leases any vehicle | 2,888 | 87.5% | 101 |
| HH bought/leased new vehicle last 12 months | 281 | 8.5% | 94 |
| Automotive Aftermarket (Adults) | | | |
| 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 |
| Beverages (Adults) | | | |
| 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 |
| Cameras (Adults) | | | |
| 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 |
| Cell Phones (Adults/Households) | | | |
| 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 |
| Computers (Households) | | | |
| 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.

Retail Market Potential

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

 Prepared by Esri
 Latitude: 35.58634
 Longitude: -82.59424

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|---|----------------------------------|-----------------------|-----|
| Convenience Stores (Adults) | | | |
| 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 |
| Entertainment (Adults) | | | |
| 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 |
| Financial (Adults) | | | |
| 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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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.

Retail Market Potential

1074 Patton Ave, Asheville, North Carolina, 28806

Ring: 1 mile radius

Prepared by Esri

Latitude: 35.58634

Longitude: -82.59424

| Product/Consumer Behavior | Expected Number of Adults/HHs | Percent of Adults/HHs | MPI |
|--|-------------------------------|-----------------------|-----|
| Grocery (Adults) | | | |
| 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 |
| Health (Adults) | | | |
| 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 |
| Home (Households) | | | |
| 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 |
| Insurance (Adults/Households) | | | |
| 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 |
| Pets (Households) | | | |
| 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 |
| Psychographics (Adults) | | | |
| 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 |
| Reading (Adults) | | | |
| 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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Retail Market Potential

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

 Prepared by Esri
 Latitude: 35.58634
 Longitude: -82.59424

| Product/Consumer Behavior | Expected Number of Adults or HHs | Percent of Adults/HHs | MPI |
|---|----------------------------------|-----------------------|-----|
| Restaurants (Adults) | | | |
| 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 |
| Television & Electronics (Adults/Households) | | | |
| 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 |
| Travel (Adults) | | | |
| 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 |

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.

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Retail Demand Outlook

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

 Prepared by Esri
 Latitude: 35.58634
 Longitude: -82.59424

| Top Tapestry Segments | Percent | Demographic Summary | 2021 | 2026 |
|---|----------------|----------------------------|--------------------------|------------------------|
| | | | | Projected |
| | | Consumer Spending | Forecasted Demand | Spending Growth |
| Apparel and Services | | | | |
| 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 | 2026 | |
| | | Consumer Spending | Forecasted Demand | |
| Computer | | | | |
| 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 |
| Entertainment & Recreation | | | | |
| Fees and Admissions | | \$8,891,105 | \$10,577,832 | \$1,686,727 |
| Membership Fees for Clubs (2) | | \$2,027,889 | \$2,411,189 | \$383,300 |
| Fees for Participant Sports, excl. Trips | | \$689,346 | \$819,532 | \$130,186 |
| Tickets to Theatre/Operas/Concerts | | \$324,511 | \$386,043 | \$61,532 |
| Tickets to Movies | | \$218,718 | \$259,996 | \$41,278 |
| Tickets to Parks or Museums | | \$166,397 | \$197,930 | \$31,533 |
| Admission to Sporting Events, excl. Trips | | \$94,981 | \$113,008 | \$18,027 |
| Fees for Recreational Lessons | | \$170,697 | \$202,933 | \$32,236 |
| Dating Services | | \$359,806 | \$427,668 | \$67,862 |
| TV/Video/Audio | | \$3,433 | \$4,078 | \$645 |
| Cable and Satellite Television Services | | \$3,275,915 | \$3,898,459 | \$622,544 |
| Televisions | | \$2,176,031 | \$2,590,002 | \$413,971 |
| Satellite Dishes | | \$332,259 | \$395,330 | \$63,071 |
| VCRs, Video Cameras, and DVD Players | | \$5,085 | \$6,045 | \$960 |
| Miscellaneous Video Equipment | | \$14,334 | \$17,052 | \$2,718 |
| Video Cassettes and DVDs | | \$42,101 | \$50,067 | \$7,966 |
| Video Game Hardware/Accessories | | \$24,351 | \$28,972 | \$4,621 |
| Video Game Software | | \$86,998 | \$103,485 | \$16,487 |
| Rental/Streaming/Downloaded Video | | \$52,054 | \$61,914 | \$9,860 |
| Installation of Televisions | | \$220,833 | \$262,700 | \$41,867 |
| Audio (3) | | \$2,042 | \$2,429 | \$387 |
| Rental and Repair of TV/Radio/Sound Equipment | | \$312,068 | \$371,220 | \$59,152 |
| Pets | | \$7,759 | \$9,241 | \$1,482 |
| Toys/Games/Crafts/Hobbies (4) | | \$1,943,882 | \$2,313,333 | \$369,451 |
| Recreational Vehicles and Fees (5) | | \$341,347 | \$406,115 | \$64,768 |
| Sports/Recreation/Exercise Equipment (6) | | \$266,999 | \$317,685 | \$50,686 |
| Photo Equipment and Supplies (7) | | \$522,840 | \$622,084 | \$99,244 |
| Reading (8) | | \$137,641 | \$163,657 | \$26,016 |
| Catered Affairs (9) | | \$293,171 | \$348,600 | \$55,429 |
| Food | | \$82,313 | \$97,766 | \$15,453 |
| Food at Home | | \$25,793,015 | \$30,689,793 | \$4,896,778 |
| Bakery and Cereal Products | | \$15,097,614 | \$17,965,101 | \$2,867,487 |
| Meats, Poultry, Fish, and Eggs | | \$1,917,096 | \$2,281,194 | \$364,098 |
| Dairy Products | | \$3,217,452 | \$3,828,574 | \$611,122 |
| Fruits and Vegetables | | \$1,504,976 | \$1,790,640 | \$285,664 |
| Snacks and Other Food at Home (10) | | \$2,924,795 | \$3,480,017 | \$555,222 |
| Food Away from Home | | \$5,533,295 | \$6,584,676 | \$1,051,381 |
| Alcoholic Beverages | | \$10,695,401 | \$12,724,691 | \$2,029,290 |
| | | \$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 |
|--|---------------------------|---------------------------|------------------------------|
| Financial | | | |
| 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 |
| Health | | | |
| 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 |
| Home | | | |
| 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 |
| Household Furnishings and Equipment | | | |
| 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 |
| Household Operations | | | |
| 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 |
| Insurance | | | |
| 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 |
| Transportation | | | |
| 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 |
| Travel | | | |
| 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.

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Retail Demand Outlook

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

Prepared by Esri
 Latitude: 35.58634
 Longitude: -82.59424

(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

Longitude: -82.59424

KEY FACTS

7,339

Population



Average Household Size

38.1

Median Age

\$54,943

Median Household Income

EDUCATION

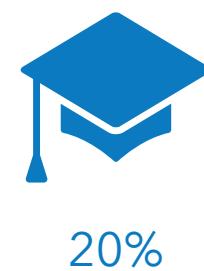
5%

No High School Diploma



15%

High School Graduate



20%

Some College



59%

Bachelor's/Grad/Pr of Degree

BUSINESS



758

Total Businesses

7,026

Total Employees

EMPLOYMENT



61.4%

White Collar



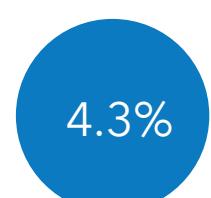
18.5%

Blue Collar



20.1%

Services



4.3%

Unemployment Rate

INCOME



\$54,943

Median Household Income

\$34,110

Per Capita Income

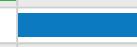
\$86,580

Median Net Worth

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

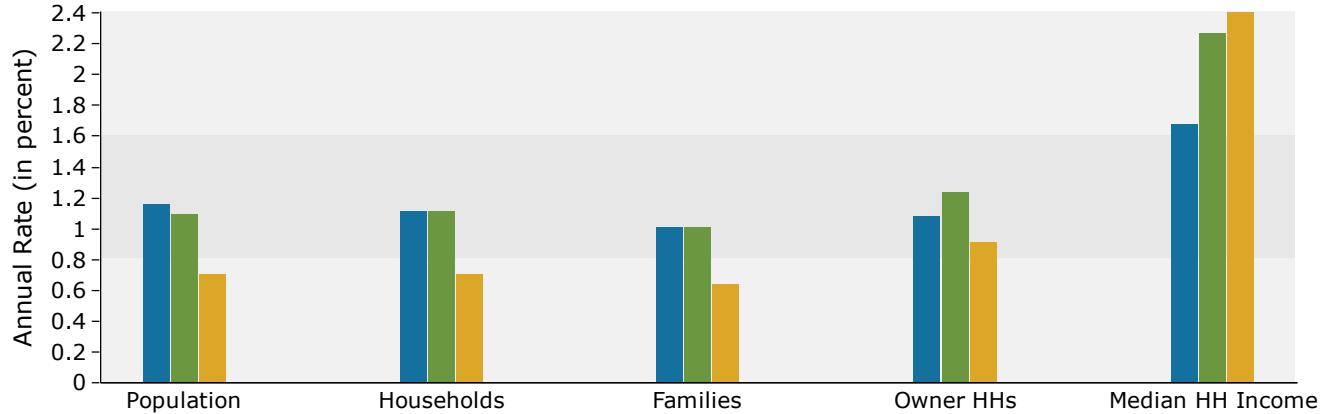
| Summary | Census 2010 | 2021 | 2026 | |
|-------------------------------|-------------|---------|----------|---------|
| Population | 6,648 | 7,339 | 7,774 | |
| Households | 3,005 | 3,299 | 3,487 | |
| Families | 1,493 | 1,592 | 1,674 | |
| Average Household Size | 2.17 | 2.19 | 2.20 | |
| Owner Occupied 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 | Number | Percent | Number | Percent |
| <\$15,000 | 326 | 9.9% | 297 | 8.5% |
| \$15,000 - \$24,999 | 424 | 12.9% | 394 | 11.3% |
| \$25,000 - \$34,999 | 345 | 10.5% | 331 | 9.5% |
| \$35,000 - \$49,999 | 355 | 10.8% | 344 | 9.9% |
| \$50,000 - \$74,999 | 719 | 21.8% | 766 | 22.0% |
| \$75,000 - \$99,999 | 419 | 12.7% | 475 | 13.6% |
| \$100,000 - \$149,999 | 351 | 10.6% | 433 | 12.4% |
| \$150,000 - \$199,999 | 162 | 4.9% | 209 | 6.0% |
| \$200,000+ | 199 | 6.0% | 238 | 6.8% |
| 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 | |
| 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 | |
| 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.

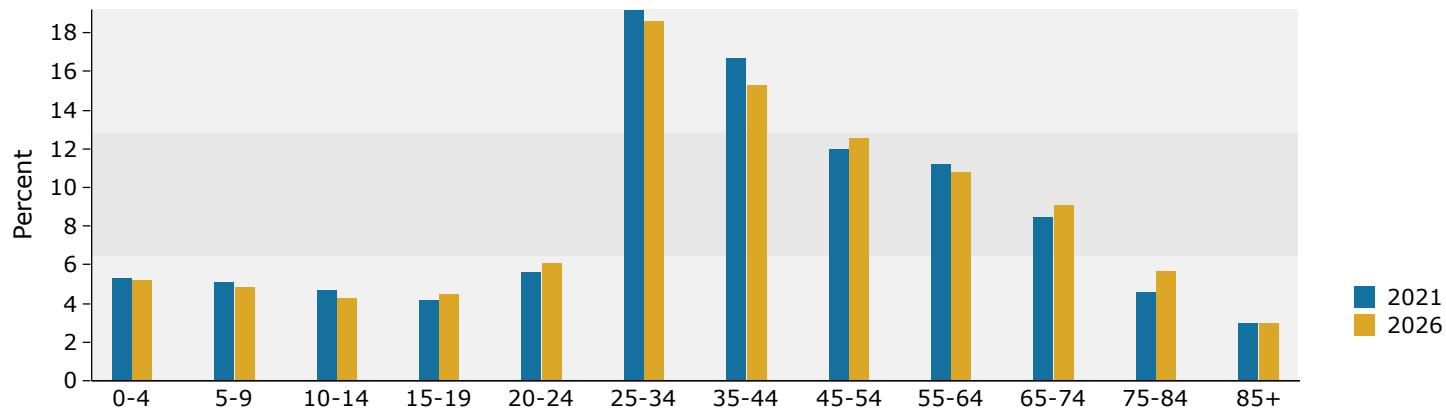
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

June 14, 2022

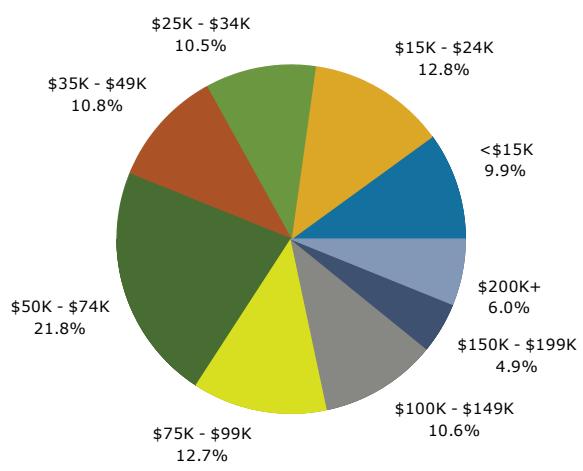
Trends 2021-2026



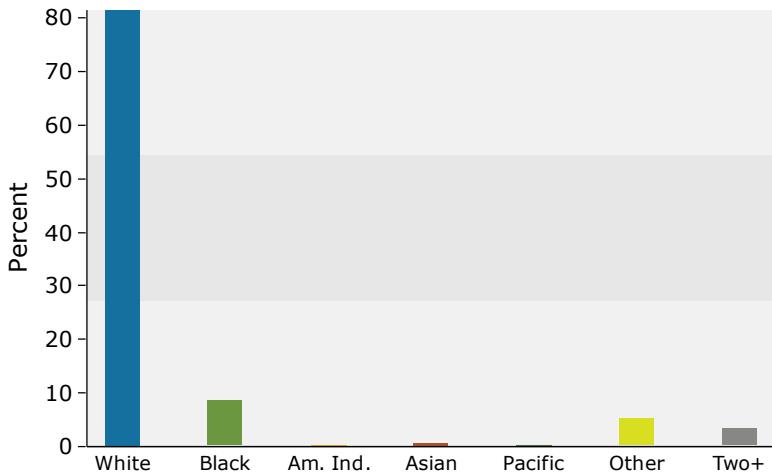
Population by Age



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.



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Forward Thinking. Client Focused.