

FOR SALE
140 Tunnel Road
Asheville, NC 28805

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$2,490,000

8,081±/SF ON 1.08±ACRES LOCATED ON POPULAR TUNNEL RD



PROPERTY VIDEO LINK



PHOTO CREDIT: GOOGLE MAPS



PROPERTY HIGHLIGHTS

8,081±/sf on 1.08±/ac on popular Tunnel Road

Former retail site of Black Dome Mountain Sports

Site includes easy access, a pylon sign and ample parking

National restaurant chains & hotels are moments away

Minutes away from Downtown Asheville

Close proximity to the Asheville Mall, Ingles & I-240



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

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PHOTO CREDIT: BUNCOMBE GIS

AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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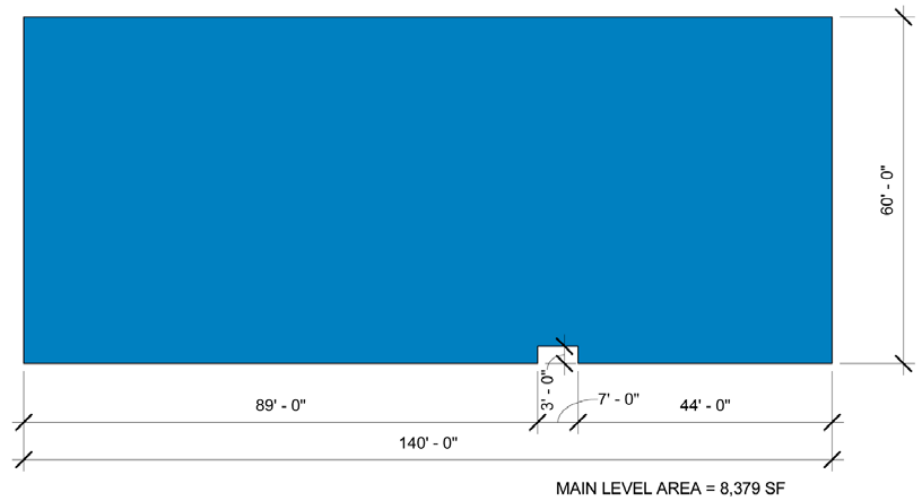
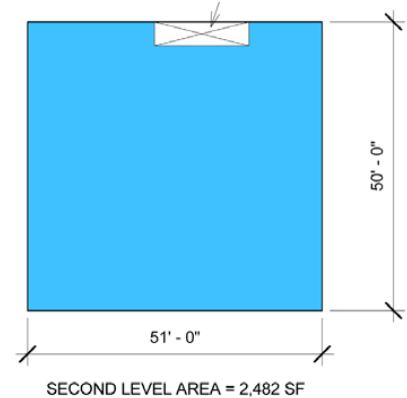


W E S T E R N N O R T H C A R O L I N A ' S T O P C O M M E R C I A L R E A L E S T A T E F I R M

FLOOR PLAN

SK-1

Bldg. Estimated Gross Footage



1 Main and Second Levels - Estimated Gross SF

3/64" = 1'-0"



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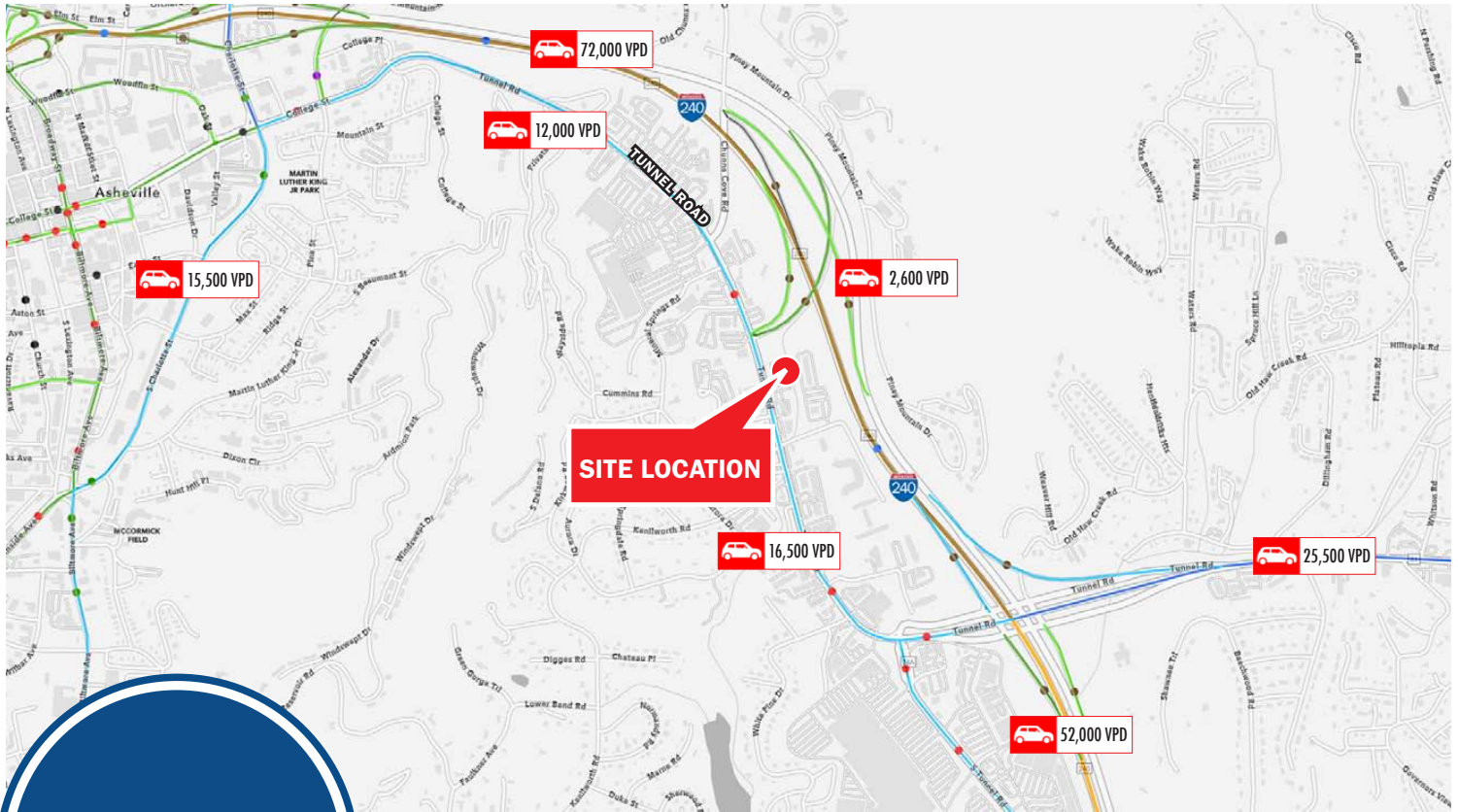
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Tunnel Rd	Mineral Springs Rd NW	16,097	0.15 mi
I-240	Tunnel Rd SE	68,103	0.19 mi
Billy Graham Fwy	Tunnel Rd SE	70,716	0.22 mi
Piney Mtn Dr	Pine Cliff Dr N	77,758	0.22 mi
Tunnel Rd	Chuns Cove Rd SE	12,959	0.39 mi
US 70 / US 74A	Buckstone PI NW	15,831	0.39 mi
Tunnel Rd	White Pine Dr NW	18,828	0.45 mi
Tunnel Rd	Chunns Cove Rd SE	13,000	0.51 mi
Tunnel Rd	S Tunnel Rd W	14,534	0.52 mi



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SURROUNDINGS



MAP CREDIT: NOAA

SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	5,567	49,671
Households	2,878	23,278
Median Age	43	41
Median Household Income	\$57,984	\$59,835
Daytime Employees	5,255	66,524
Population Growth '24 - '29	+3.83%	+3.59%
Household Growth '24 - '29	+3.41%	+3.17%



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