

EXECUTIVE SUMMARY

Office & Warehouse Space
24 Old County Home Road | Asheville, NC 28806



OFFERING SUMMARY

PRICE:	\$1,295,000
LEASE RATE:	16.75/sq ft
LOT SIZE:	0.27 Acres
FRONTAGE:	New Leicester Hwy
ZONING:	CI
PERMITTED USES:	Construction, Surveying, HVAC, Plumbing firm HQ, R&D, Kennel & More

PROPERTY OVERVIEW

Rare flex industrial asset now available! Thoughtfully built-out by owner operator with 2,203 SF of office / conference / storage area, two restrooms, staff amenities, and 3,576 SF of heated and cooled warehouse / production area. CI zoning enables many uses, including construction, surveying, HVAC, or plumbing firm HQ, R&D, outdoor industry design / distribution, business incubator, home furnishing retail, equipment rental, kennel and others. Employees, customers, and deliveries enjoy convenient access via New Leicester Hwy (28,500 VPD traffic count), loading dock with roll-up door, parking on the subject parcel plus seven additional spaces on long-term recorded lease from the neighbor. Shipping containers on-site are negotiable, and there is even a cold plunge and sauna for employee wellness! Contact List Agent now for more information.

PROPERTY HIGHLIGHTS

- 2,203 Sq Ft of Office Space
- 3,576 Sq Ft of Warehouse Space
- 28,500 VPD
- Access to New Leicester Hwy
- Loading Dock with Roll-Up Door



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PROPERTY PHOTOS

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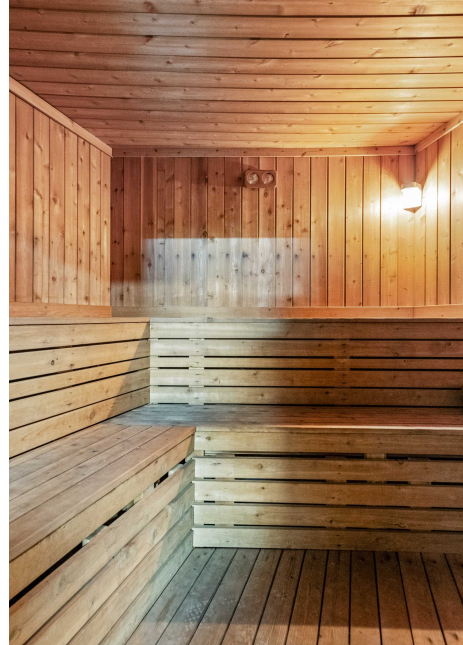


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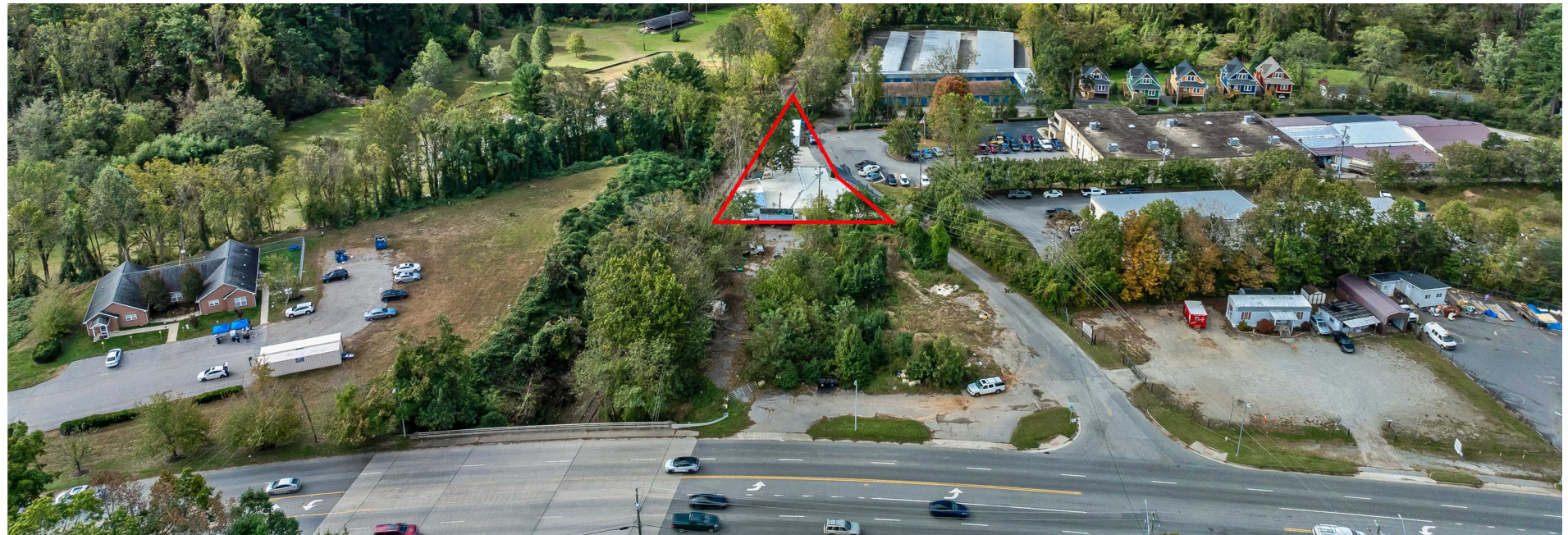


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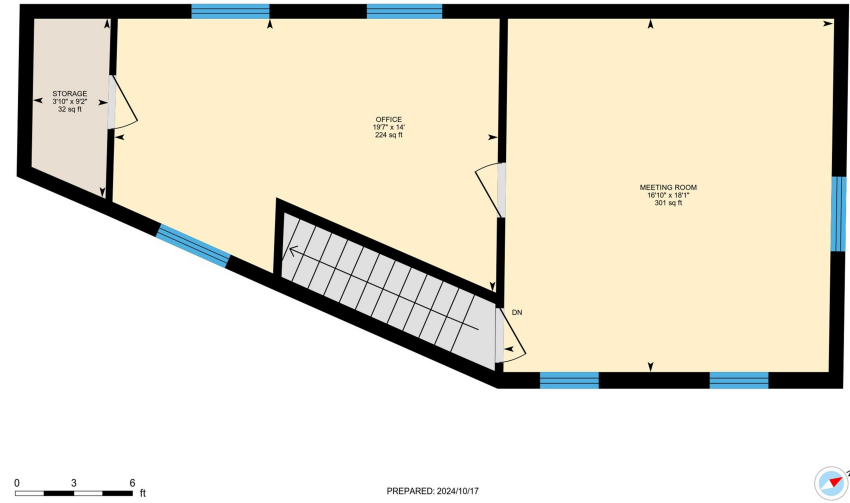
Main Floor Finished Area 1504.57 sq ft
Unfinished Area 3576.24 sq ft



PREPARED: 2024/10/17

24 Old County Home Rd, Asheville, NC

2nd Floor Finished Area 698.56 sq ft



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.

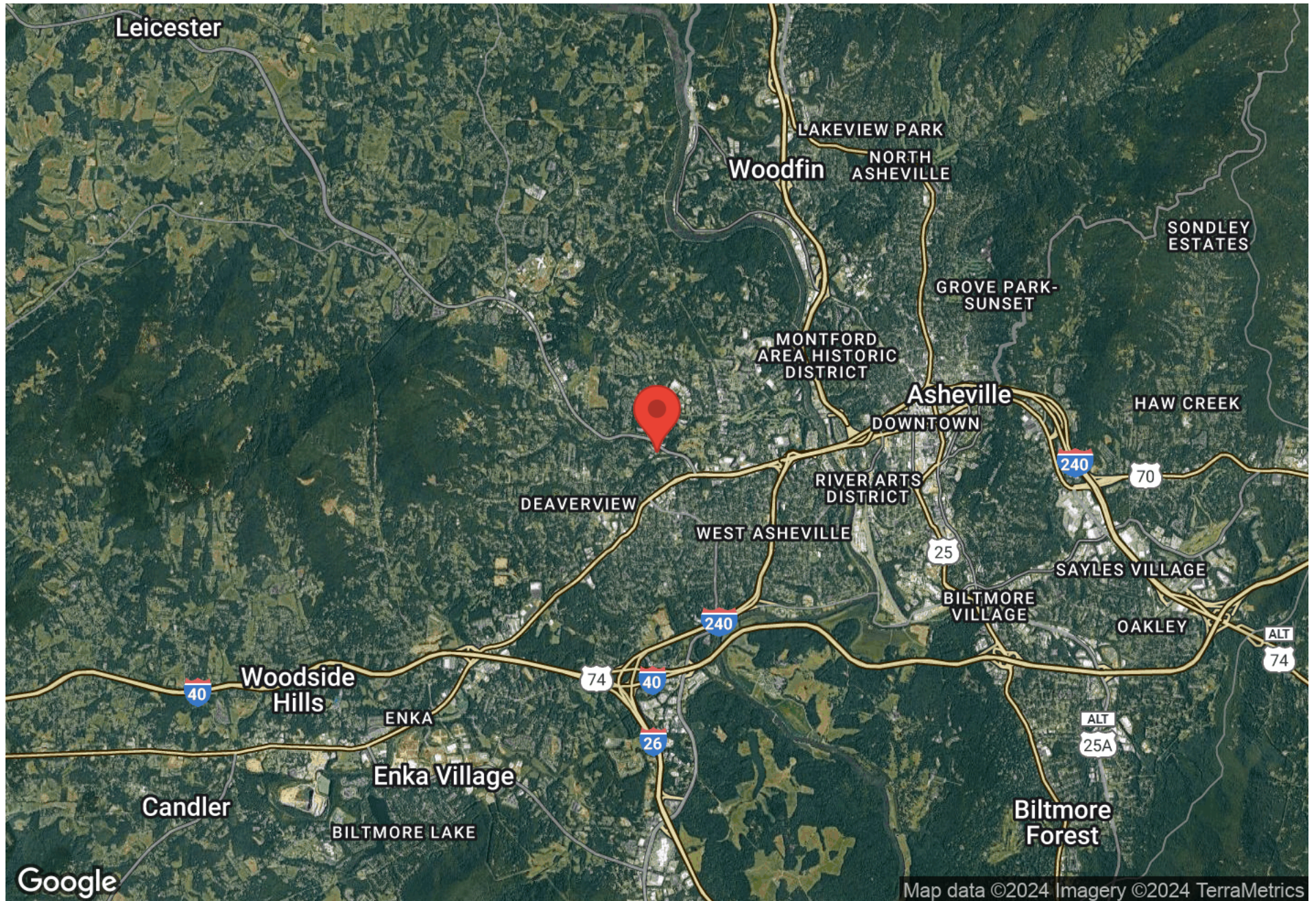
in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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REGIONAL MAP

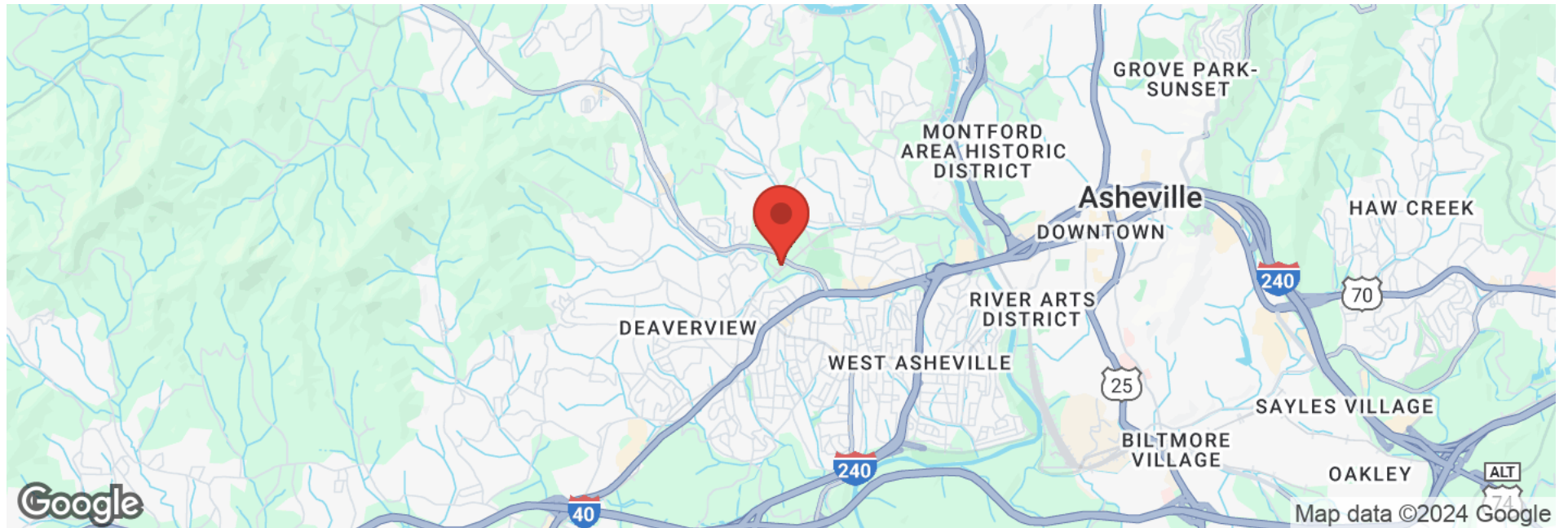
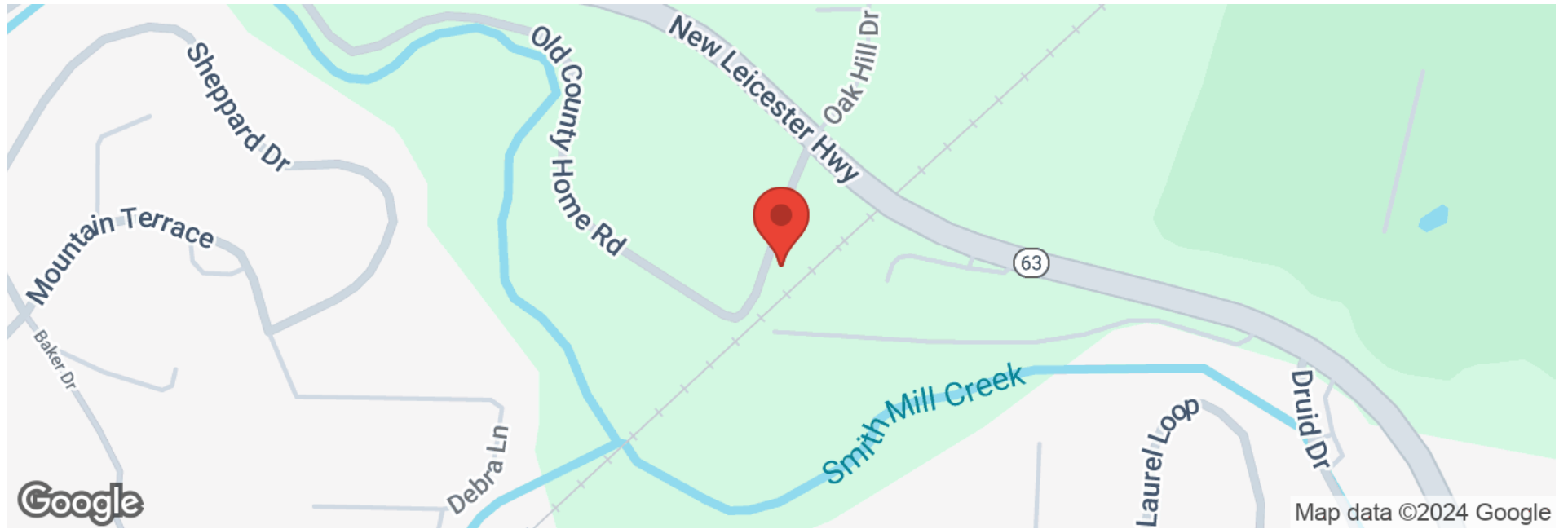
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LOCATION MAPS

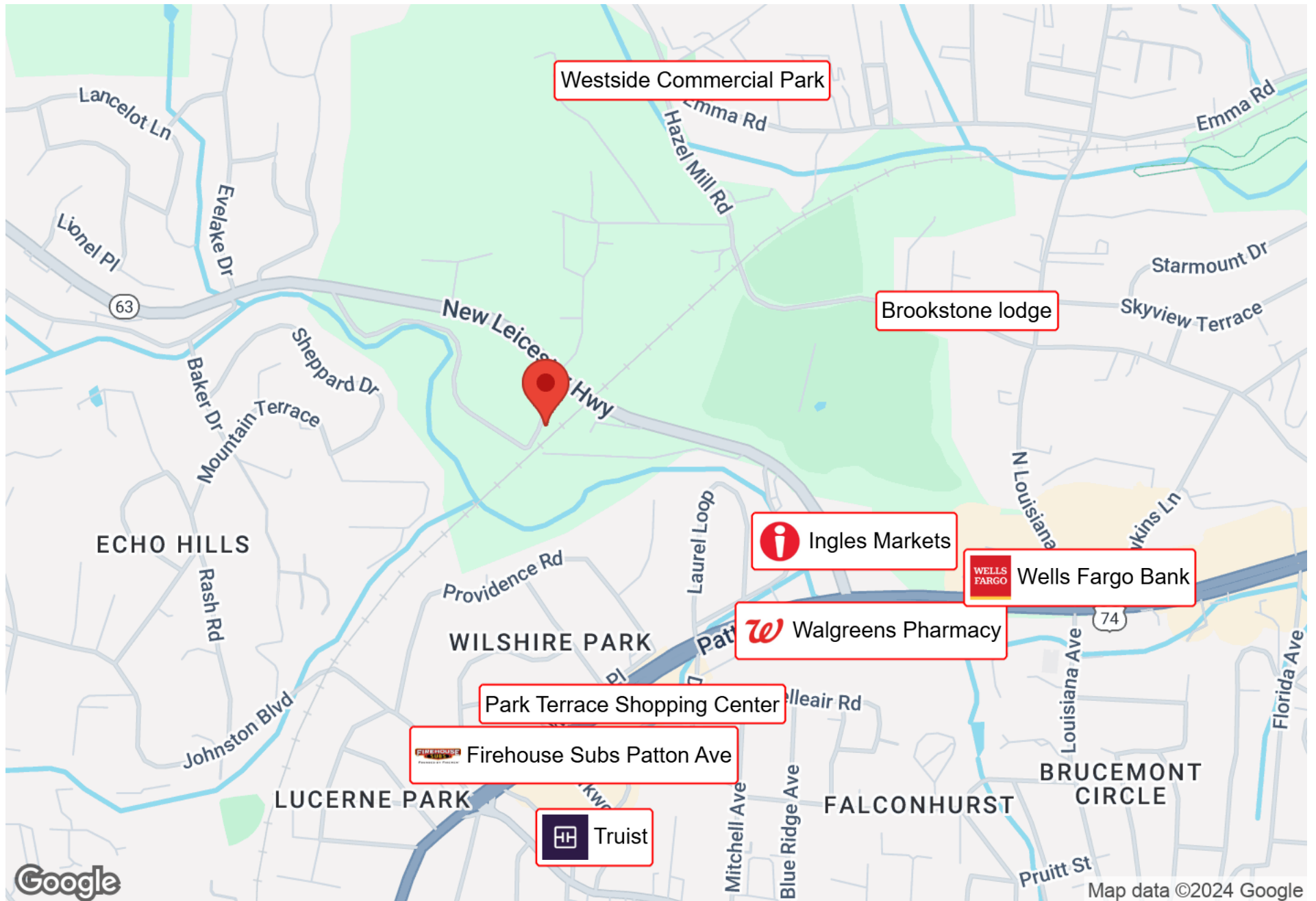
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BUSINESS MAP

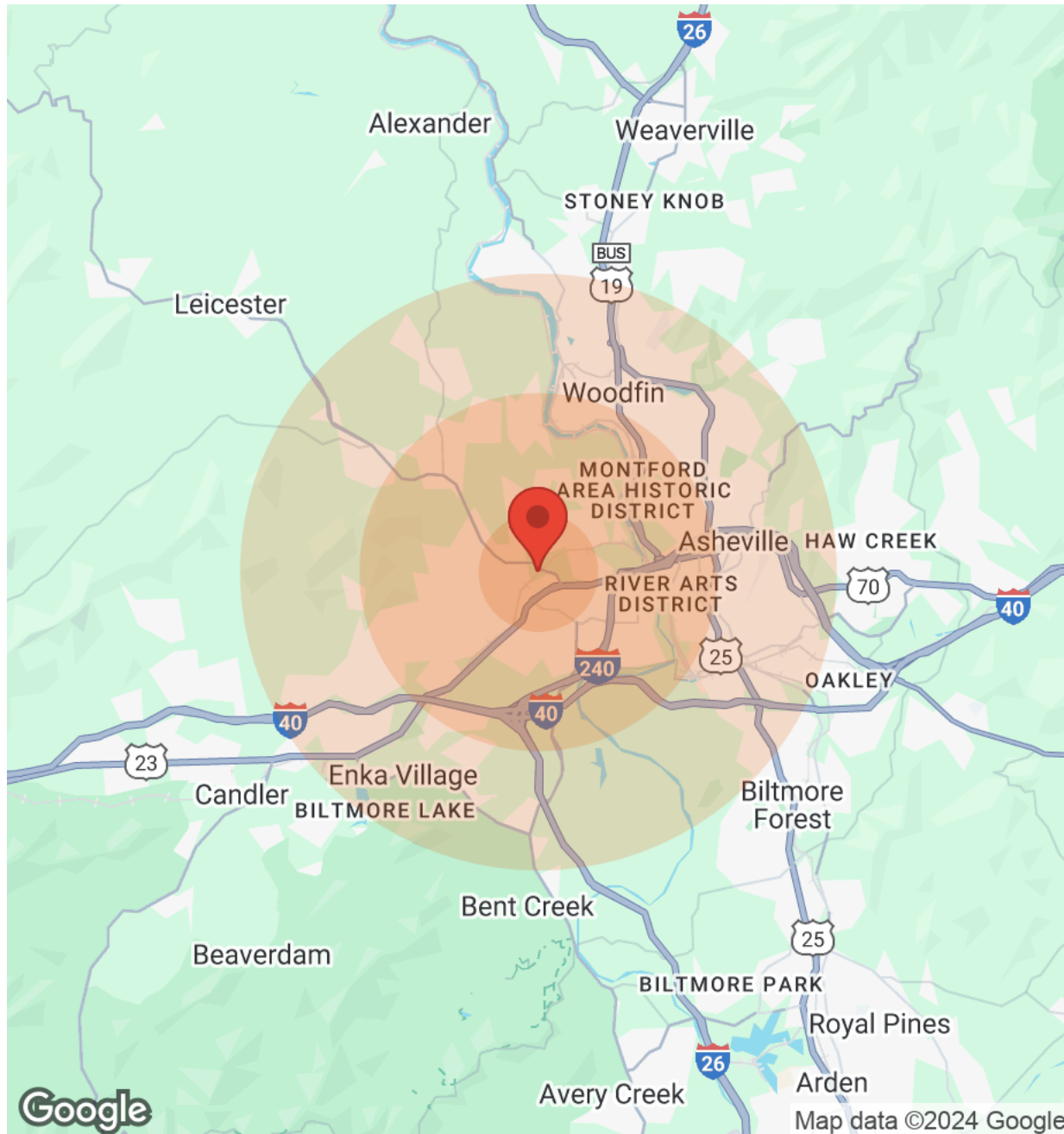
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,990	22,112	42,621
Female	5,244	23,419	46,559
Total Population	10,234	45,531	89,180

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,106	8,260	15,375
Ages 15-24	1,271	5,068	9,804
Ages 25-54	4,089	19,119	35,400
Ages 55-64	1,094	5,412	11,156
Ages 65+	1,674	7,672	17,445

Income	1 Mile	3 Miles	5 Miles
Median	\$26,402	\$32,663	\$37,050
< \$15,000	845	4,253	7,077
\$15,000-\$24,999	804	3,158	5,334
\$25,000-\$34,999	489	2,560	5,037
\$35,000-\$49,999	834	3,076	6,110
\$50,000-\$74,999	796	3,036	6,659
\$75,000-\$99,999	310	1,516	3,637
\$100,000-\$149,999	205	1,003	2,386
\$150,000-\$199,999	N/A	145	810
> \$200,000	20	93	790

Google

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DISCLAIMER

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