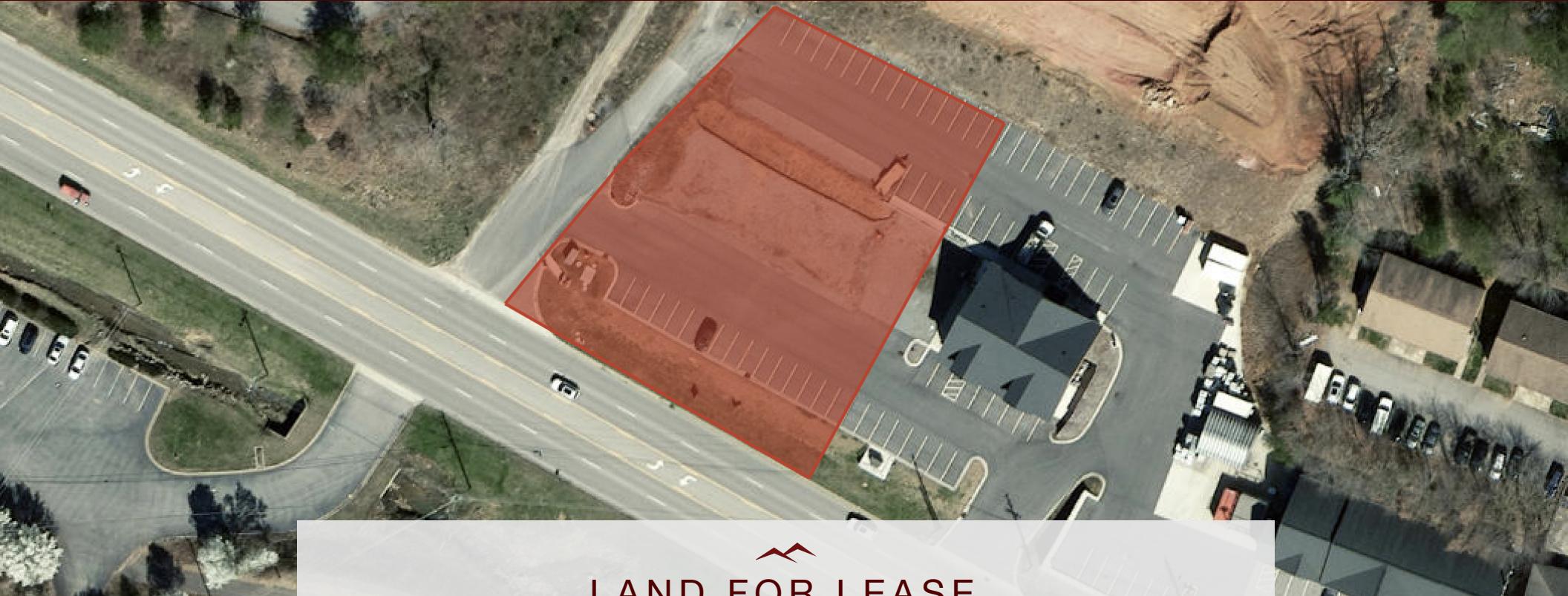




GROUND LEASE OR BUILD-TO-SUITE OPPORTUNITY ON CHARLOTTE HWY



CHARLOTTE HWY, ASHEVILLE, NC 28803

Presented By

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.8 Acres
Zoning:	NS - Neighborhood Service District

PROPERTY OVERVIEW

0.8 Acre Retail Pad in Booming Reynolds District of Asheville

This strategically positioned development site, located adjacent to 208 Charlotte Highway, Asheville, NC 28803, offers a rare build-to-suit or ground lease opportunity along the rapidly growing Charlotte Highway corridor, one of Asheville's fastest growing residential corridors. All utilities are available. Surrounded by top schools, new housing developments, and established retailers, the property benefits from strong daily traffic counts (26,500 VPD), and consistent residential and commercial growth in the immediate area.

Immediate neighbors to the site include Ingles, Dunkin', Sonic, and AC Reynolds Middle and High School.

This corridor continues to attract new mixed-use and service-oriented development, making this an ideal location for users or developers seeking to establish a presence in one of Asheville's most active suburban growth areas.



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Prime location along the high-growth Charlotte Highway (US-74A) corridor with a rapidly expanding residential base
- Pad is delivered with all utilities on site and stormwater systems in place
- Ideal for retail, QSR, medical, financial, automotive, or neighborhood services
- Flexible build-to-suit or ground lease structure
- Close proximity to Ingles, Dunkin' Donuts, Cultivated Cocktails, Piazza and other established retail amenities
- Convenient drive-time (7 Minutes) access to downtown Asheville and 1.5 Miles from the Blue Ridge Parkway
- Excellent visibility on Hwy 74-A (26,500 VPD)
- 2 Miles from I-40 Ramp (31,500 VPD)



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RETAILER MAP



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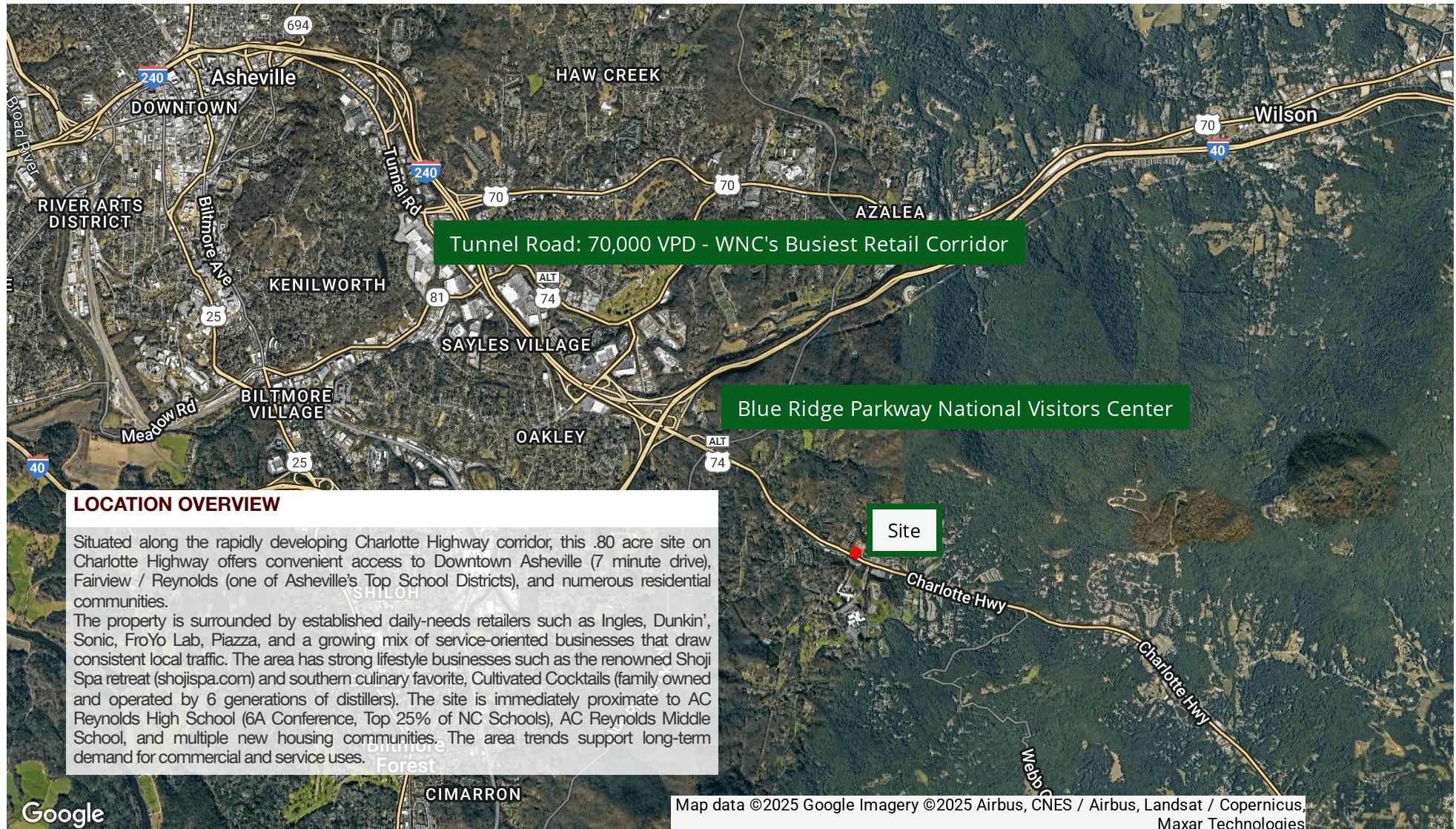
EXISTING AND FUTURE DEVELOPMENTS



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REGIONAL MAP



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ESRI HOUSING MARKET SUMMARY

Housing Market Summary

208 Charlotte Hwy, Asheville, North Carolina, 28803
Ring band of 1 - 3 miles



\$371,609

Median Home Value

The median home value for the area is **0.3% higher** than the national median of **\$370,578**.

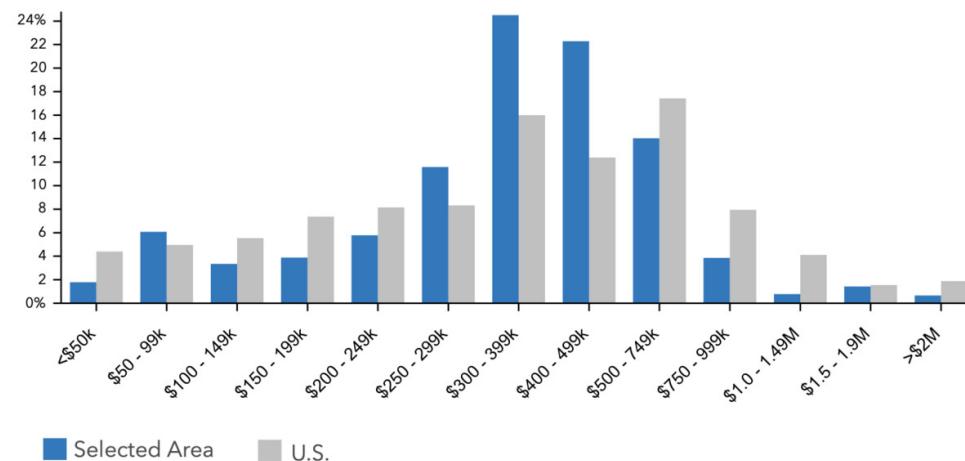
Housing Affordability Index

73

Housing in this area is **8.2% lower** than the U.S. overall. The housing affordability index for the U.S. is **79**.

Households by Home Value

Compares the distribution of home values for the selected area to the United States.



33.8%

Income / Mortgage



The percent of income for mortgage is **16.0% higher** than the national rate of **28.4%**.

58.0%

Home Ownership



The percentage of homes that are owner occupied is **10.6% lower** than the national value of **64.2%**.

2.19

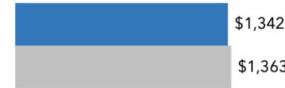
Avg Household Size



The average household size for the area is **16.4% lower** than the national average of **2.55**.

\$1,342

Median Rent



The median monthly contract rent for the area is **1.6% lower** than the national average of **\$1,363**.



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