

HISTORIC BILTMORE VILLAGE

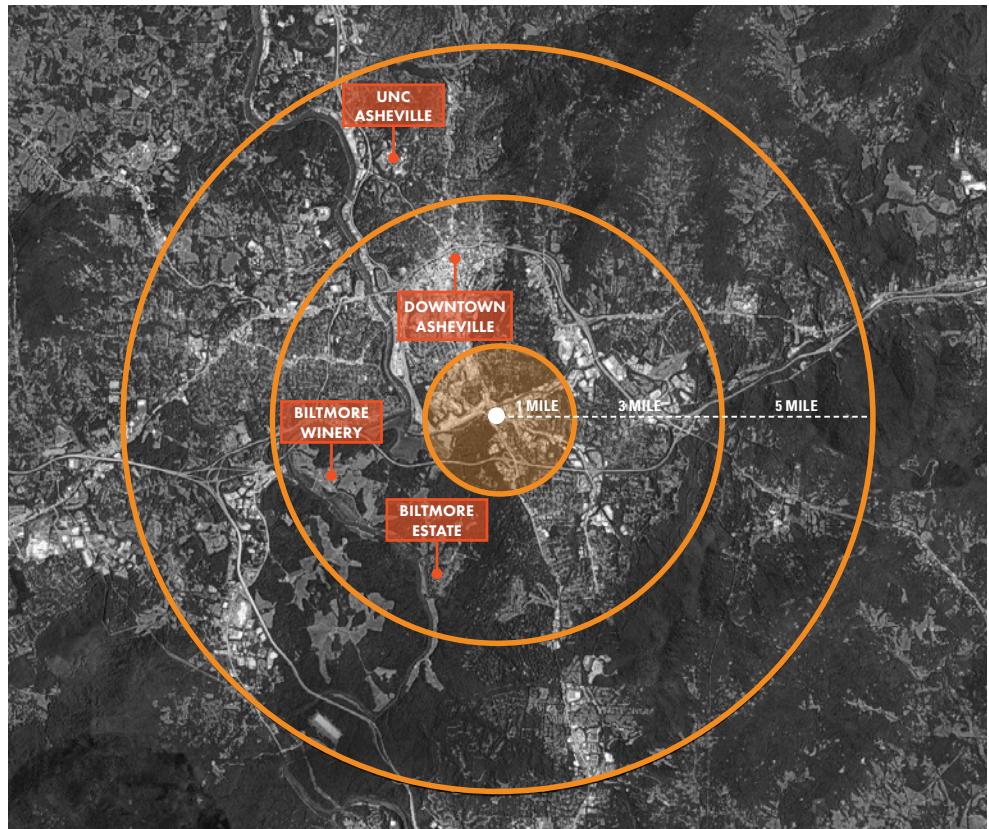
PREMIER OPPORTUNITY
FOR LUXURY RETAIL

FOUNDRY
COMMERCIAL



11 KITCHIN PLACE
ASHEVILLE, NC 28803

±4,312 SF | ±0.46 AC



| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------------------|----------|----------|----------|
| 2024 ESTIMATED POPULATION | 5,127 | 46,125 | 100,141 |
| 2029 PROJECTED POPULATION | 5,202 | 48,429 | 104,278 |
| 2024 ESTIMATED HOUSEHOLDS | 2,479 | 22,571 | 47,296 |
| 2029 PROJECTED HOUSEHOLDS | 2,490 | 23,516 | 48,846 |
| 2024 ESTIMATED AVERAGE HH INCOME | \$88,573 | \$83,896 | \$95,525 |
| 2024 ESTIMATED MEDIAN HH INCOME | \$86,228 | \$74,017 | \$78,059 |
| MEDIAN AGE | 39.4 | 39.5 | 40.0 |
| DAYTIME POPULATION (16+) | 9,485 | 57,628 | 100,685 |

TRAFFIC COUNTS

| | |
|---------------------|------------|
| LODGE STREET | 11,000 VPD |
| HENDERSONVILLE ROAD | 17,500 VPD |

PROPERTY FEATURES

- Rare purchase opportunity in Asheville's historic Biltmore Village
- Former bank branch with 21 on-site dedicated parking spaces for the property as well as street parking
- Heavily foot-trafficked area driven by year-round tourism to the Biltmore Estate
- Area retailers include a strong mix of national and local tenants

BILTMORE VILLAGE RETAILERS

WILLIAMS-SONOMA lululemon  athletica

FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

NOLAN MILLS IV | **919.576.2685**

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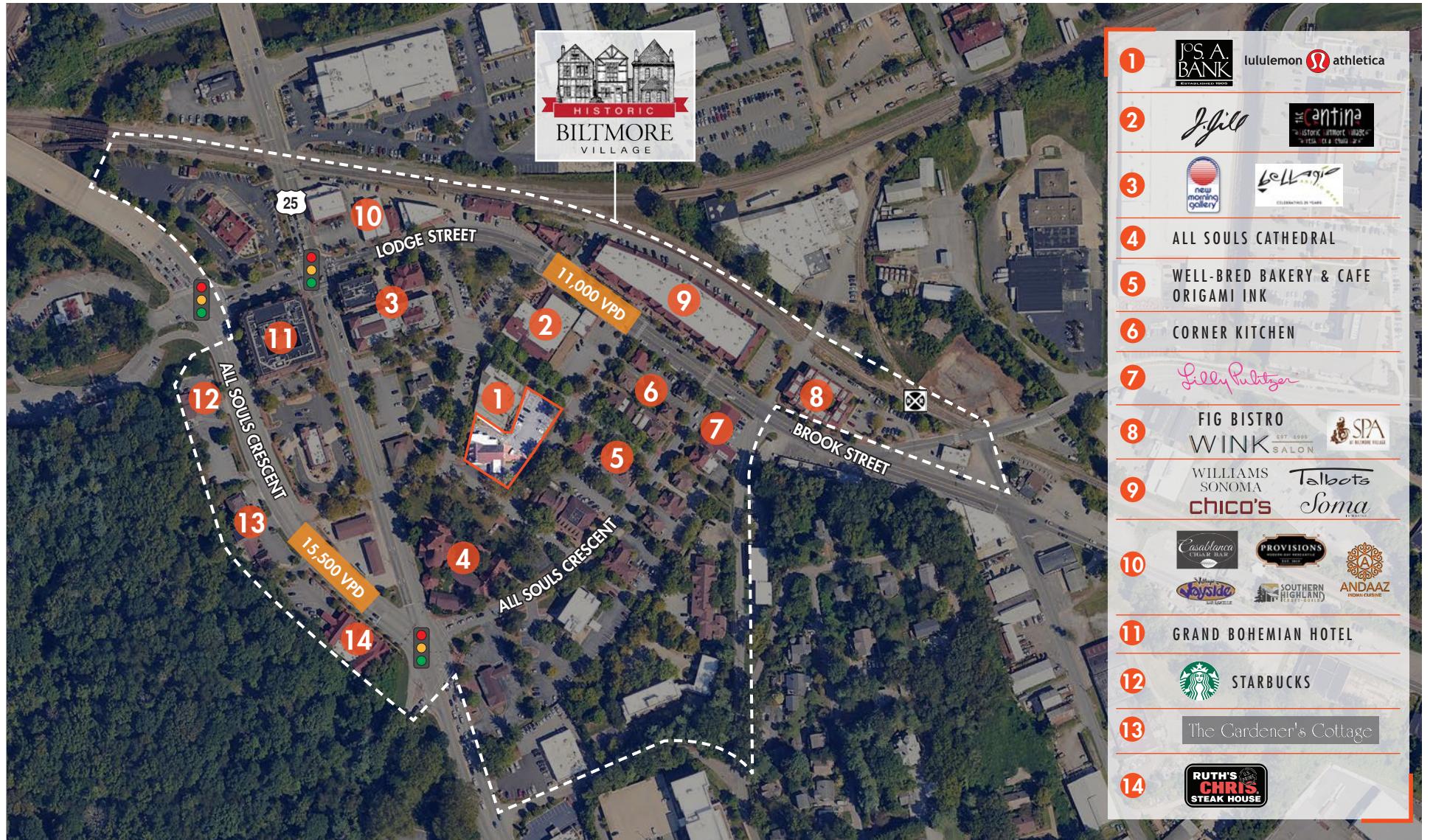
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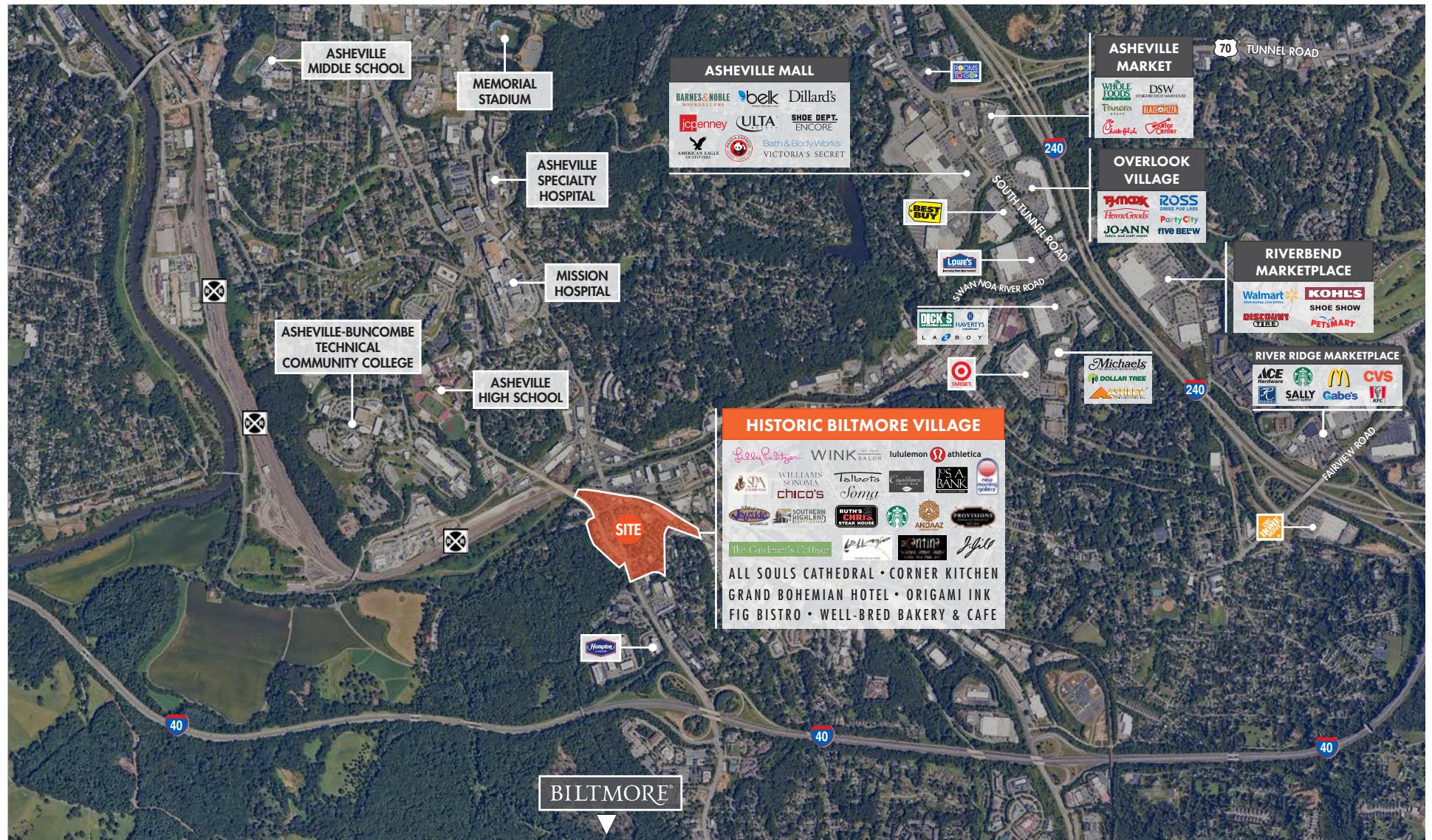
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