

OFFICE BUILDING FOR LEASE

950 HENDERSONVILLE ROAD, ASHEVILLE, NC 28803

Presented By

EMILY DRESBACK

828.548.0090 x105 emily.dresback@deweypa.com **DEWEY PROPERTY ADVISORS**

1 Page Avenue Asheville, NC 28801 828.548.0090 deweypa.com

EXECUTIVE SUMMARY





OFFERING SUMMARY

| Sublease Rate: | \$18.00 SF/yr (NNN) |
|----------------|----------------------------|
| Building Size: | 7,500 SF |
| Available SF: | |
| Lot Size: | 1.15 Acres |
| Year Built: | 1992 |
| Zoning: | HB |
| Market: | Asheville |
| Submarket: | S. Asheville / Royal Pines |
| Traffic Count: | 30,000 |
| | |

PROPERTY OVERVIEW

A great find in a premium location. The building is available for sublease until 9/30/2027. Space would be well suited for general, professional or medical offices. The freestanding building is constructed of attractive brick and glass. Abundant parking available. Located in a respectable professional area of Asheville with easy access to restaurants, retail and local thoroughfares. Approximately 40 surface parking spaces.

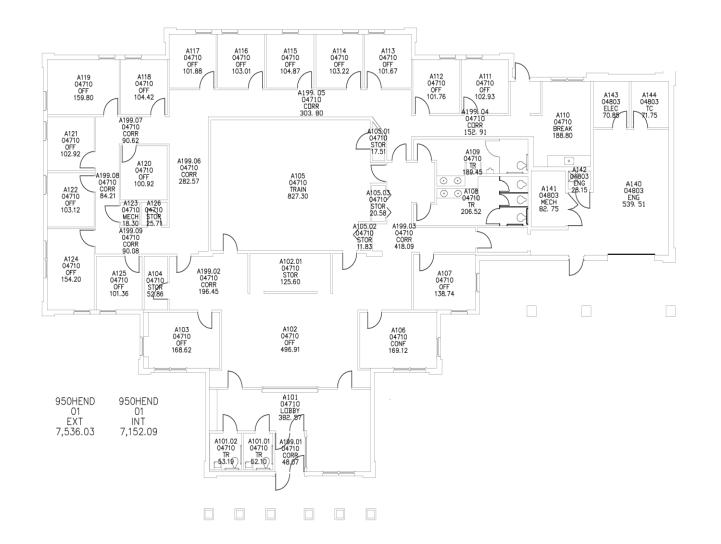
PROPERTY HIGHLIGHTS



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Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

FLOOR PLAN





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RETAILER MAP

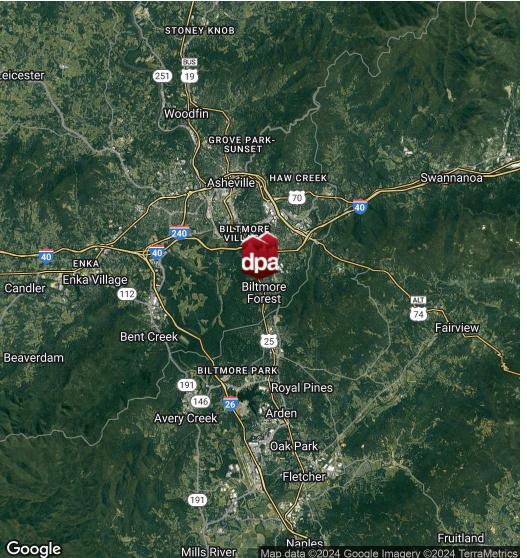




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LOCATION MAPS





LOCATION OVERVIEW

Located just 1.7 miles south of I-40 on Hendersonville Road across from Biltmore Forest.

Traffic counts exceed 30.000 CPD.

Google

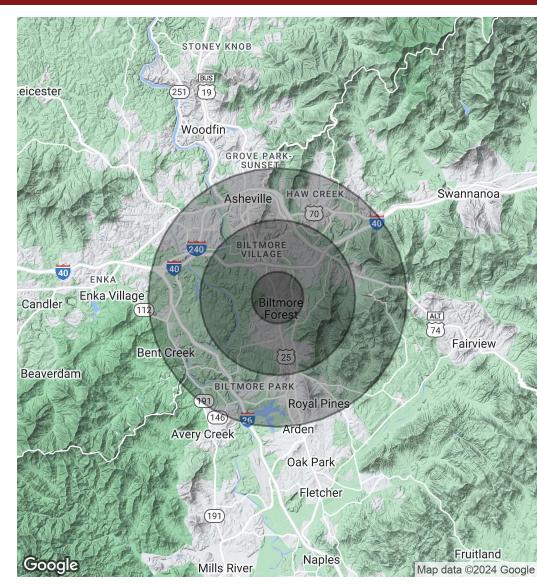


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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|------------------------|--------------------------|--------------------------|
| Total Population | 2,878 | 25,583 | 73,398 |
| Average age | 37.7 | 40.8 | 40.8 |
| Average age (Male) | 37.9 | 39.2 | 39.5 |
| Average age (Female) | 37.3 | 42.0 | 42.0 |
| | | | |
| | | | |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| HOUSEHOLDS & INCOME Total households | 1 MILE 1,236 | 3 MILES 11,620 | 5 MILES 33,933 |
| | | | |
| Total households | 1,236 | 11,620 | 33,933 |

* Demographic data derived from 2020 ACS - US Census





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