



Dewey Property Advisors

# GROVE ARCADE



RETAIL & OFFICE PROPERTY FOR LEASE

## 1 PAGE AVENUE, ASHEVILLE, NC 28801

*Presented By*

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**DEWEY PROPERTY ADVISORS**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Varies
Available SF:	1,210 SF
Lot Size:	1.55 Acres
Year Built:	1927
Building Size:	250,000
Renovated:	2003
Zoning:	CBD
Market:	Asheville
Submarket:	Downtown
Walk Score:	92% Walkability
Nearby Parking Garages:	3 (1,044 Spaces)

### PROPERTY OVERVIEW

Space now available!

The Grove Arcade is a Class-A retail, office, and residential complex located in downtown Asheville. With a Walk-Score of 92 it is the most attractive class A Office location in Downtown with dozens of restaurants within a few minutes walk. Including Chai Pani, Tupelo Honey, Cucina 24, and The Market Place.

### LOCATION OVERVIEW

The Grove Arcade spans a city block on the west side of Downtown Asheville. It is located directly off of I-240 at the cross streets of Battery Park Drive, Page Avenue & O'Henry St. It anchors an area of downtown that includes a handful of Carolina's finest restaurants, retailers as well as other Historic structures including The Battery Park Apartments, Haywood Park Hotel, The Flat Iron Building and Wall Street. It is within 300 yds. of five hotels; Hyatt Place, Indigo Hotel, Haywood Park Hotel, Cambria Suites (Opened December 2017) and Embassy Suites (under construction).

Asheville benefits from tourism with 11 million visitors in 2017, generating \$2.9 billion in economic impact. It is also voted as one of the best cities to live in the US.



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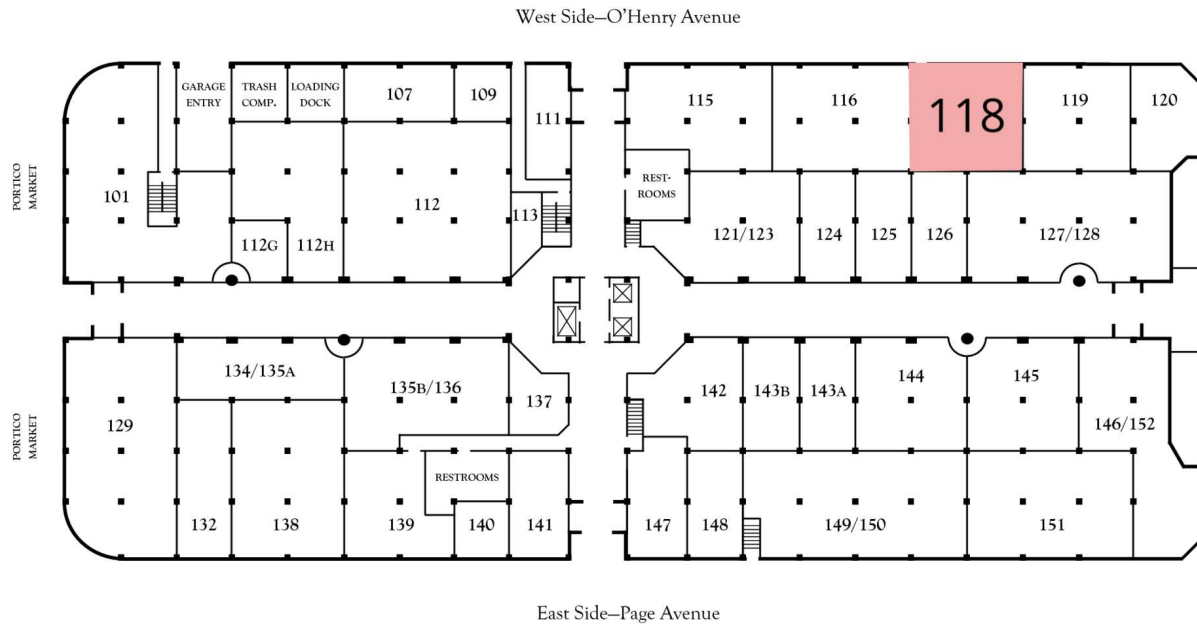
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## AVAILABLE SPACES

**LEASE TYPE** | MG      **TOTAL SPACE** | 1,210 SF      **LEASE TERM** | Negotiable      **LEASE RATE** | \$35.00 SF/yr



AVAILABLE SOON

SUITE	SIZE	TYPE	RATE	DESCRIPTION
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Unit 118	1,210 SF	Modified Gross	\$35.00 SF/yr	Gorgeous boutique retail space on O'Henry Avenue. Large double door entry i
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## ADDITIONAL PHOTOS



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## BUILDING PHOTOS



Building Aerial



1st Floor Retail



3rd Floor Apartments

2nd Floor Office



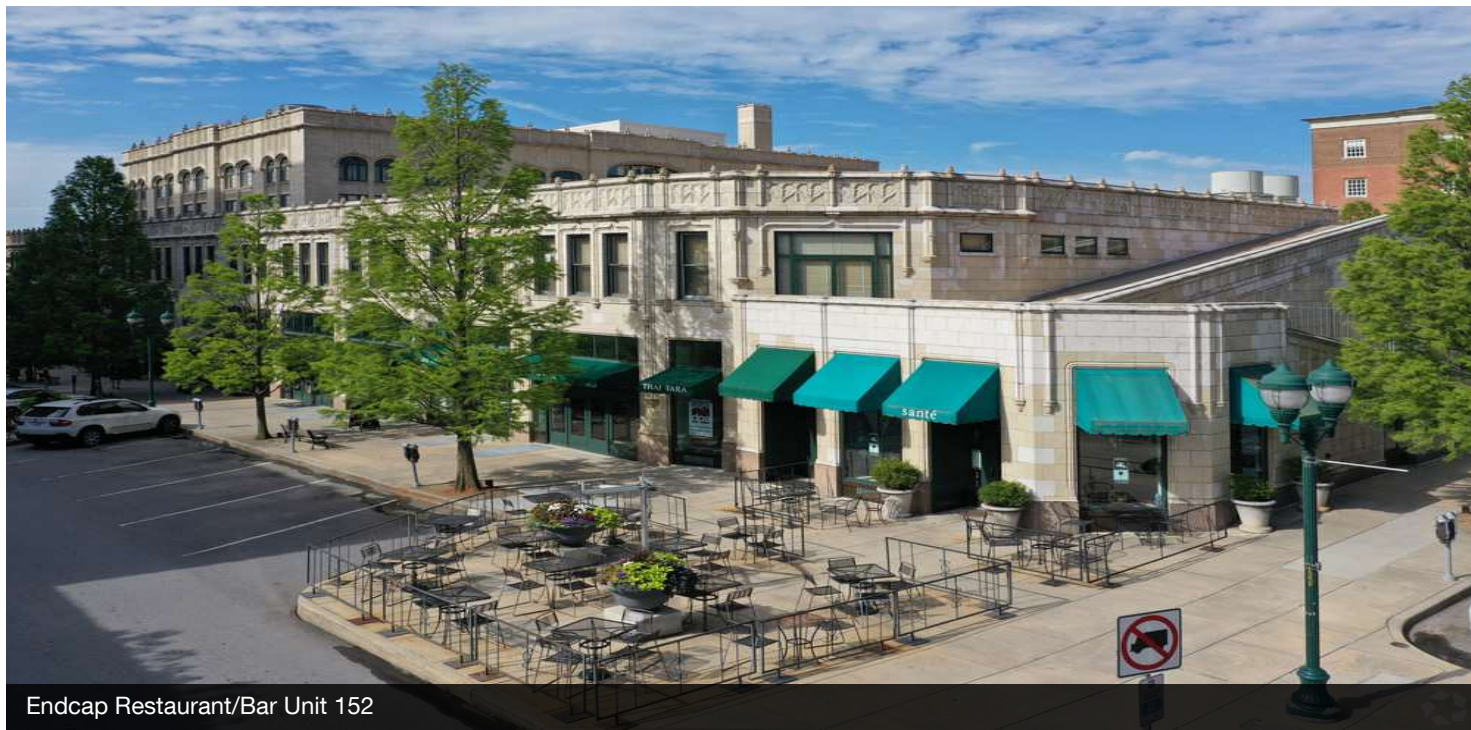
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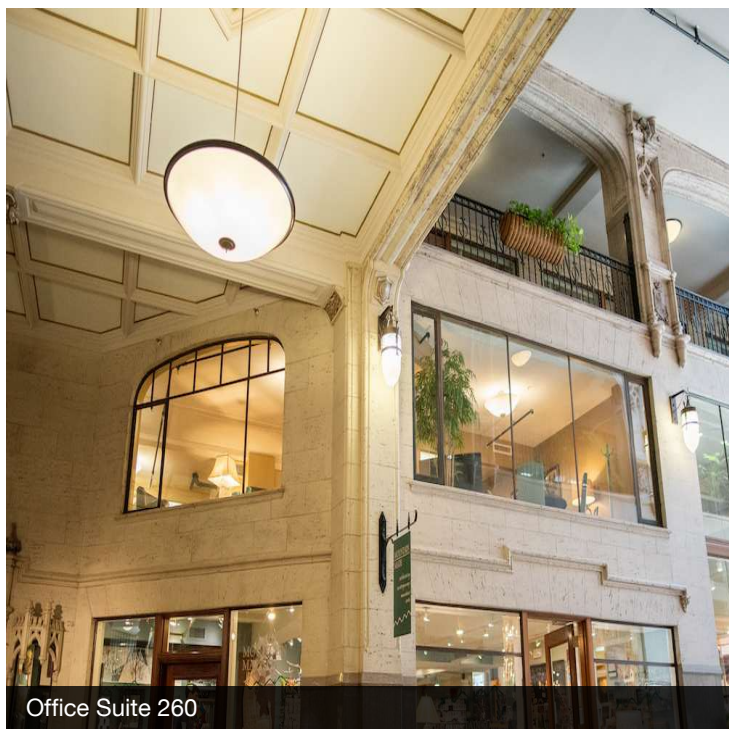
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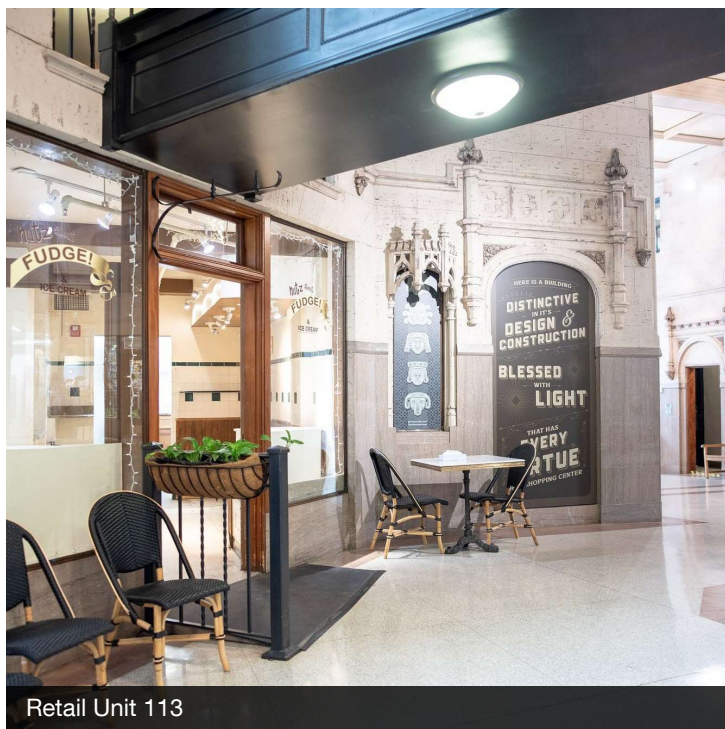
## PHOTOS



Endcap Restaurant/Bar Unit 152



Office Suite 260



Retail Unit 113



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## RETAIL / LOCATOR MAP



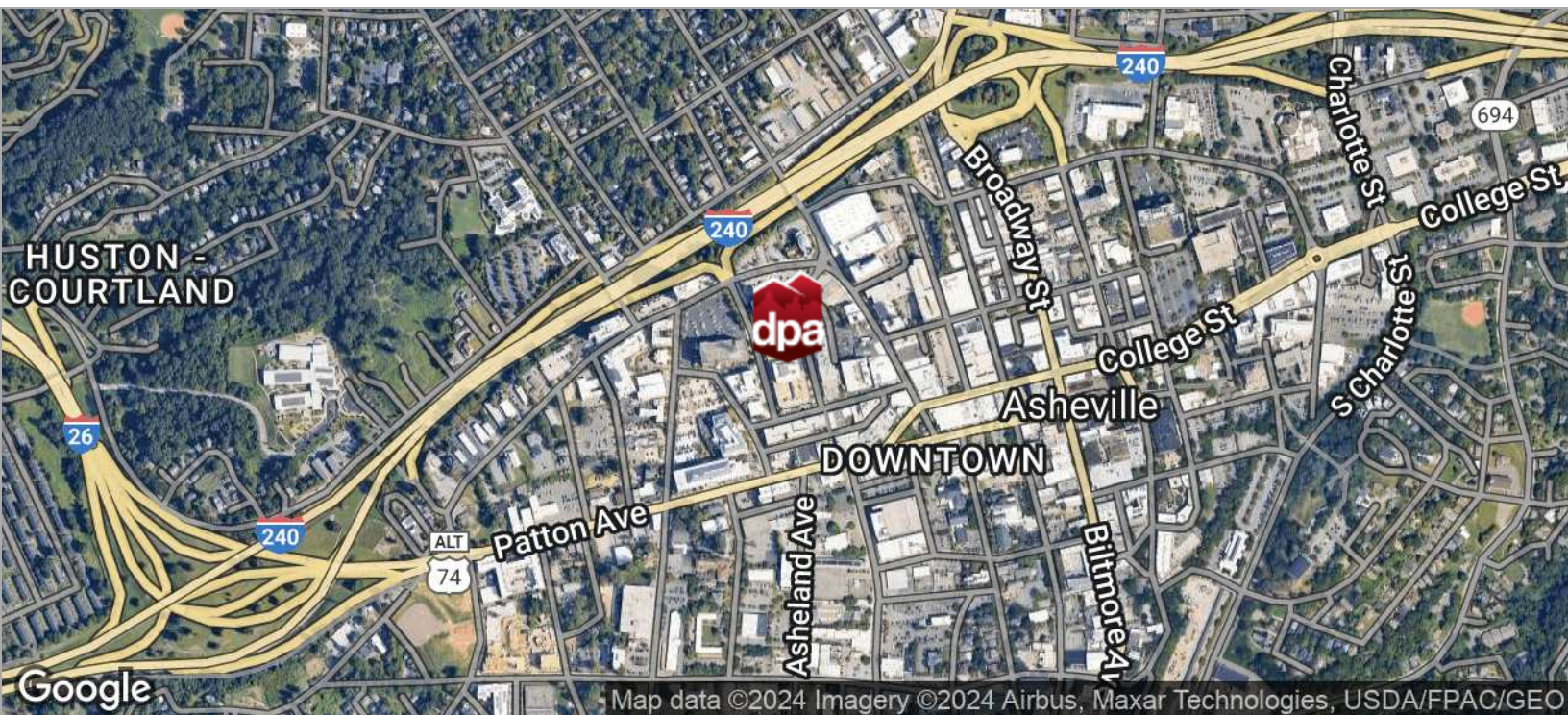
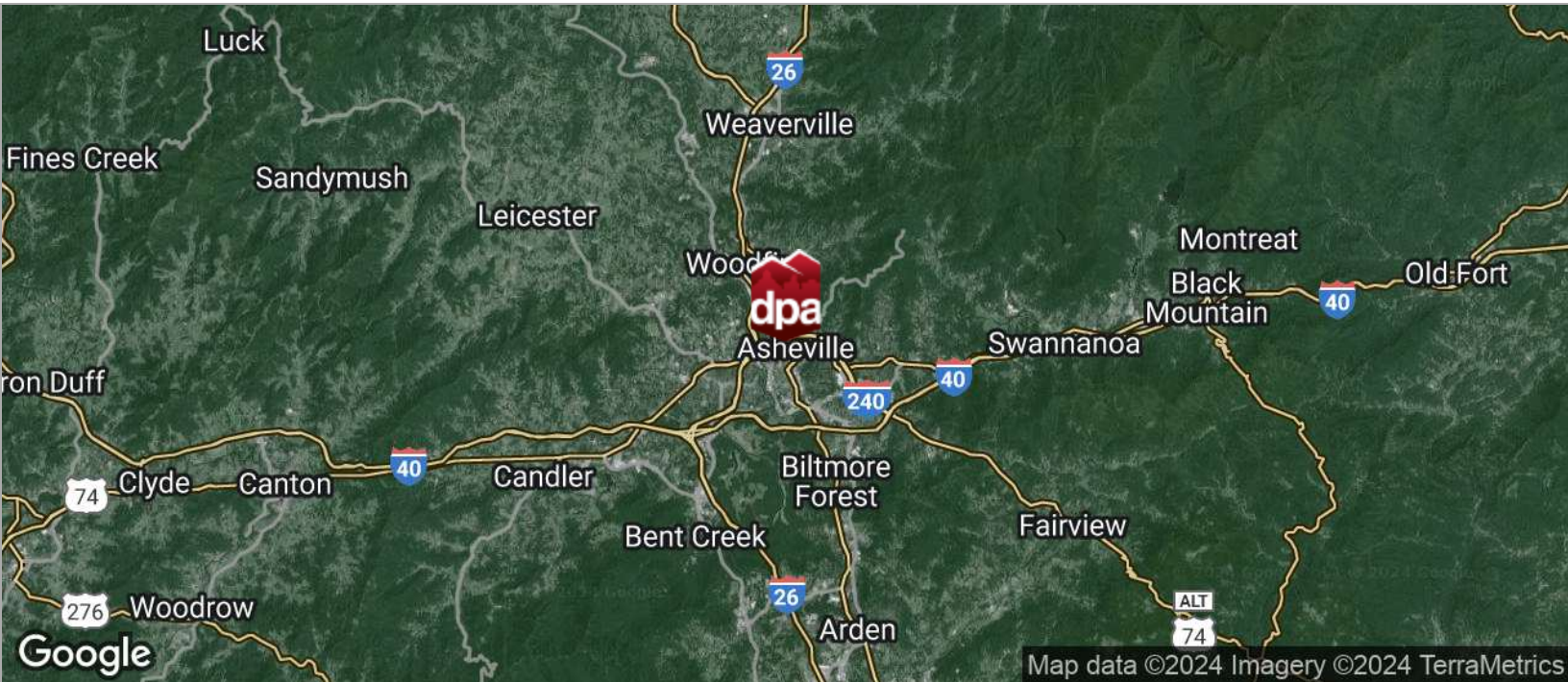
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## LOCATION MAPS



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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,866	47,940	93,664
Median age	38.6	37.2	38.5
Median age (Male)	38.7	36.3	36.9
Median age (Female)	38.4	38.1	40.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,873	21,576	41,711
# of persons per HH	2.0	2.2	2.2
Average HH income	\$43,870	\$52,043	\$54,969
Average house value	\$262,808	\$287,696	\$279,626

\* Demographic data derived from 2020 ACS - US Census



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