

For Lease

Land & Structure

0.58 Acres 1500sf building



108 Sweeten Creek Road

Asheville, North Carolina 28803

Property Highlights

- Fantastic adaptive reuse opportunity
- Over 13k cars per day
- Near other new and thriving businesses
- Very close to Biltmore Village
- Large area for parking and outdoor space

Property Description

Great location for a taproom, brewery, event space, or any business that can take advantage of this high traffic, fast growing area of Asheville. The lease includes the use of all .58 acres of land as well as the existing +/-1500sf building. Minimum parking has been one of the hardest requirements to meet on Sweeten Creek Rd. with the city of Asheville and this parcel would offer the opportunity to not only have a substantial number of parking spots, but additional outdoor space for seating or entertainment. The building is block construction with high ceilings, two roll-up doors, and highly flexible for your buildout. This is a highly flexible space ready for your adaptive reuse.

OFFERING SUMMARY

Available SF	1,500 SF
Lease Rate	\$5,000.00 per month (NNN)
Available Land	0.58 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,712	\$43,730
3 Miles	33,724	\$51,330
5 Miles	84,661	\$59,676

For more information

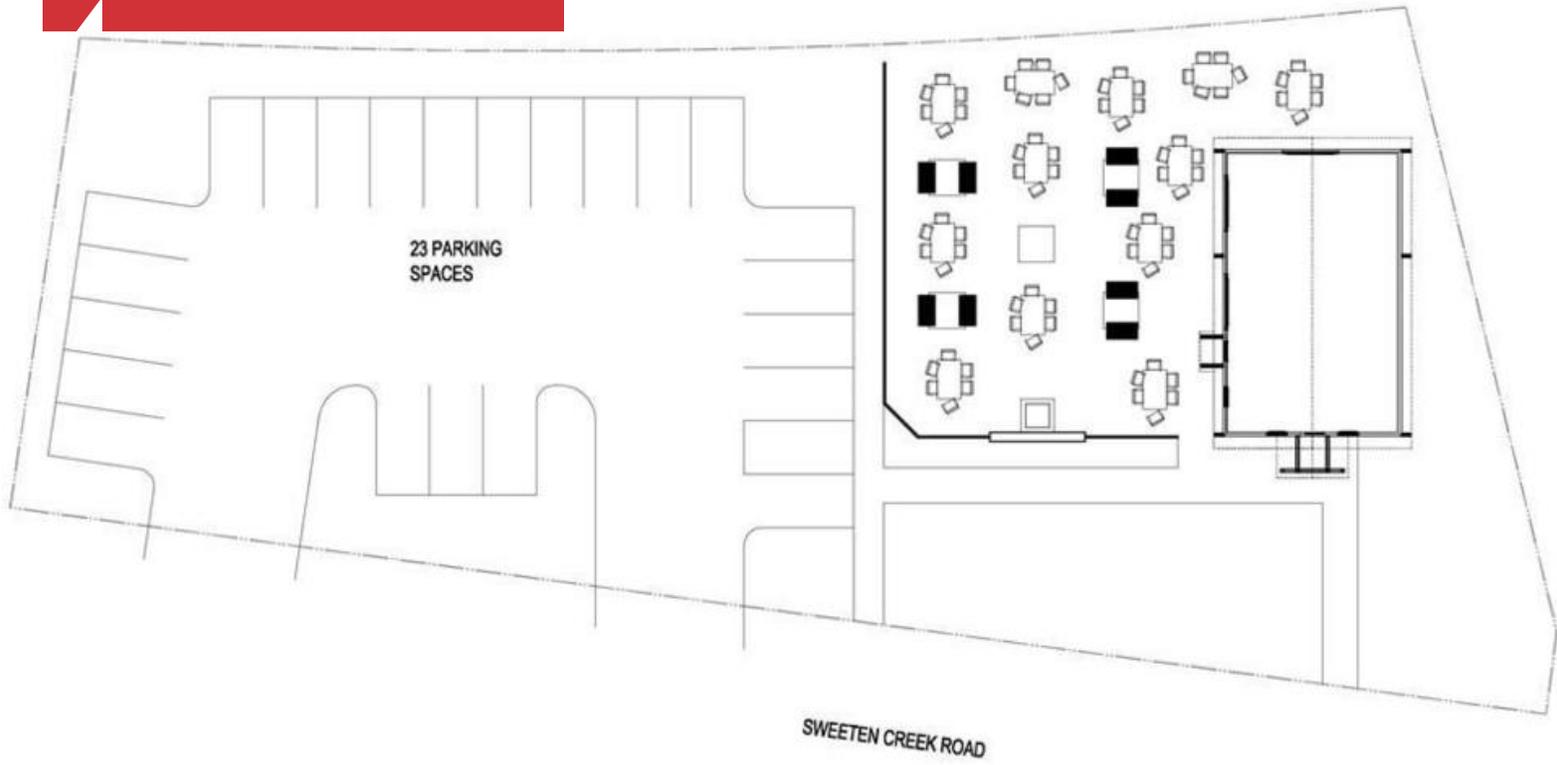
Jim DavisO: 330 718 3311
jdavis@naibevery-hanks.com

Available Now!

For Lease

\$5,000.00 per month

*Conceptual Site Plan Only



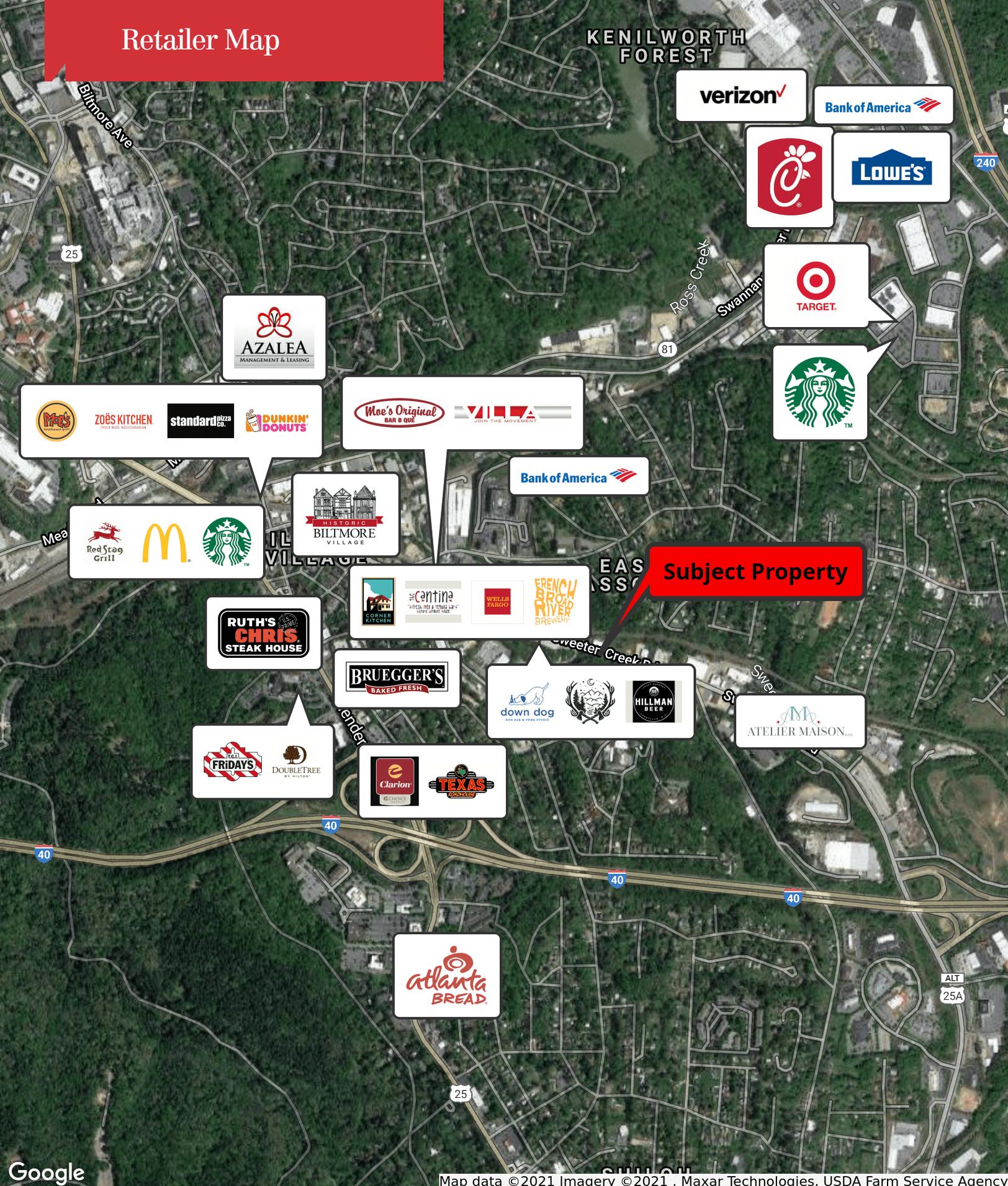
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Additional Photos



Retailer Map



verizon

Bank of America



LOWE'S



TARGET



Moe's Original BAR B QUE



ZOË'S KITCHEN

standard pizza CO.

DUNKIN' DONUTS

Bank of America



HISTORIC BILTMORE VILLAGE



the Cantina

WELLS FARGO



FRENCH BROAD RIVER BREWERY

RUTH'S CHRIS STEAK HOUSE

BRUEGGER'S BAKED FRESH



HILLMAN BEER

ATELIER MAISON

TGI FRIDAYS

DOUBLE TREE BY HILTON

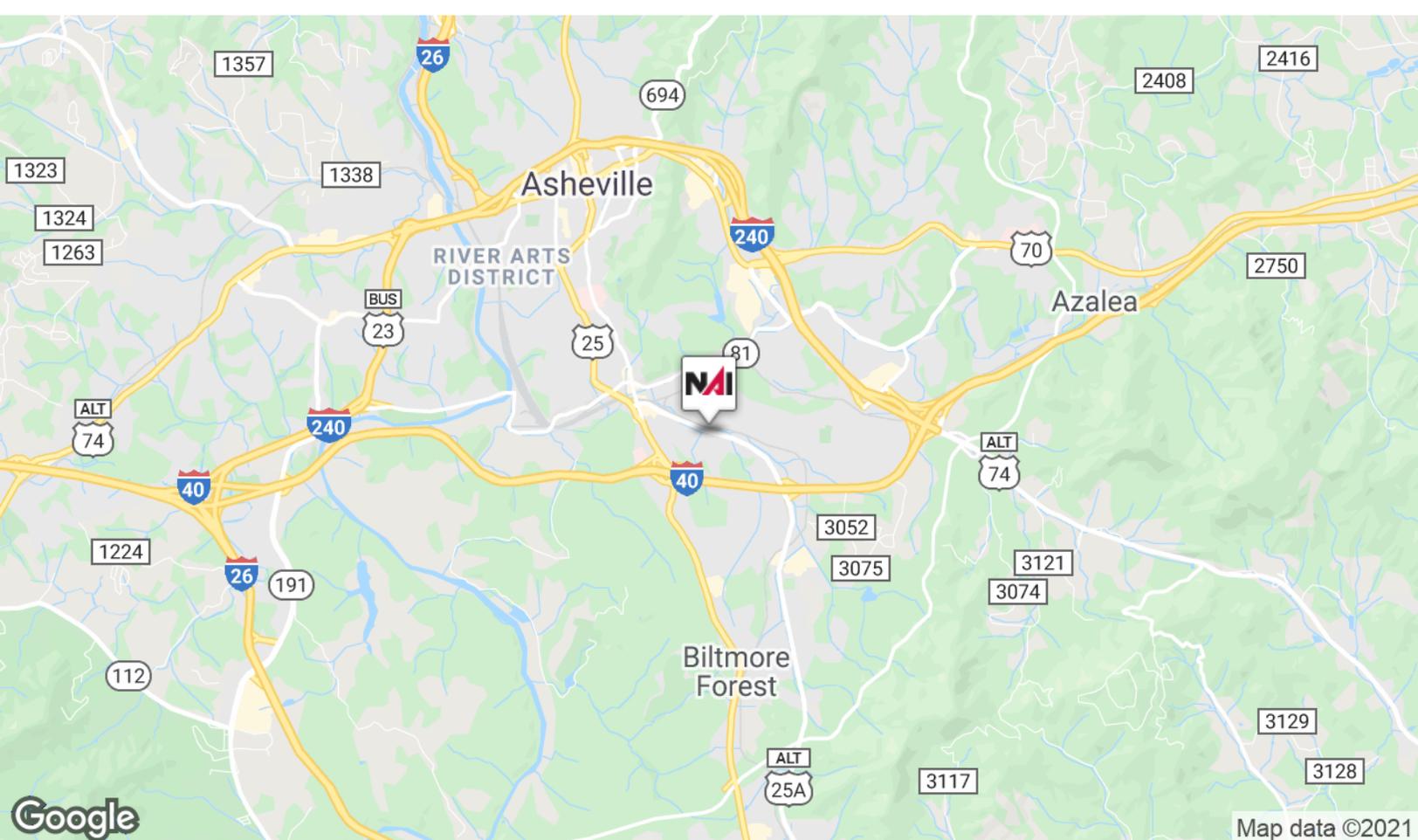
Clarion

TEXAS ROADHOUSE

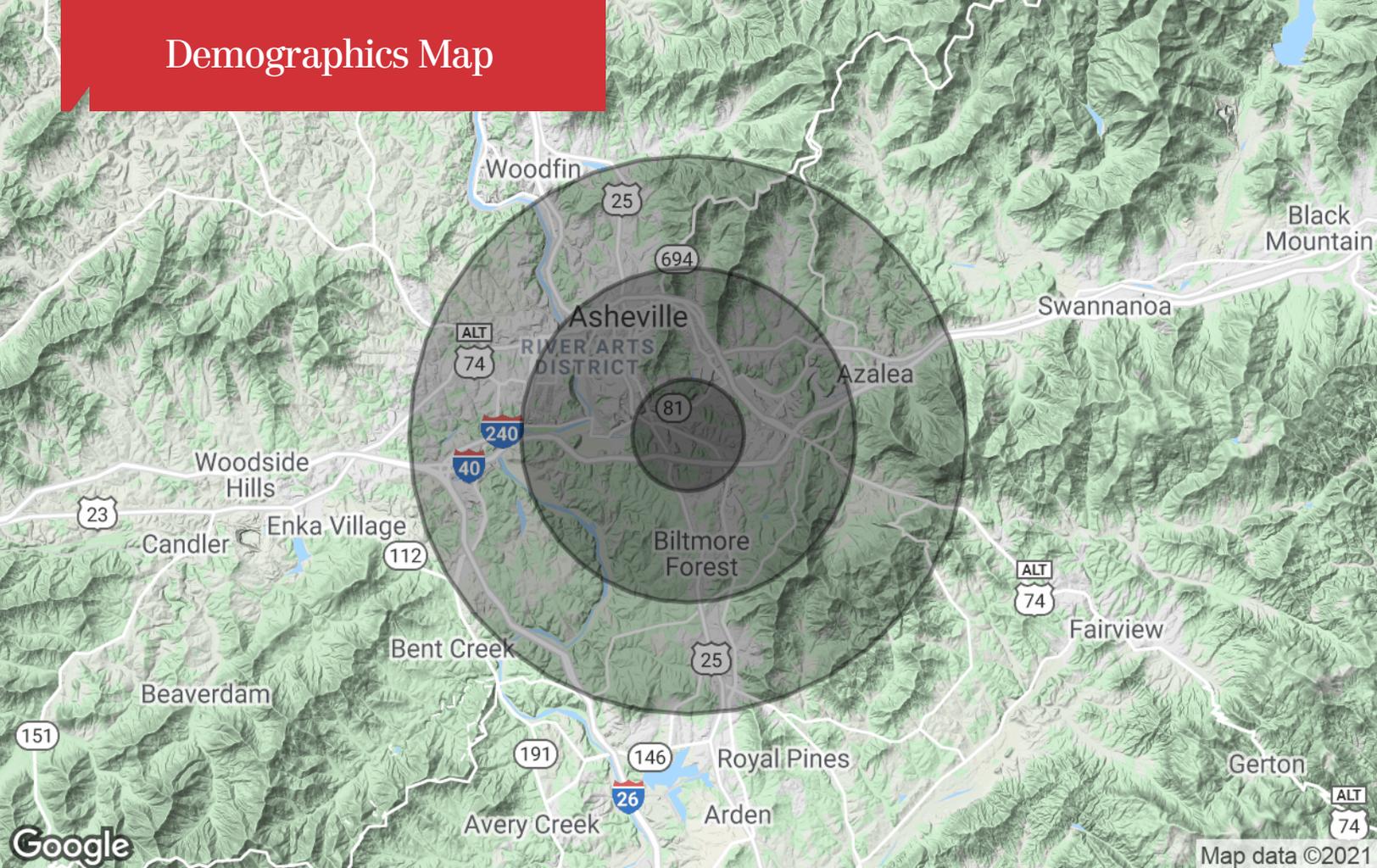
atlanta BREAD

Subject Property

Location Maps



Demographics Map



	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	4,712	33,724	84,661
MEDIAN AGE	38.8	40.0	39.1
MEDIAN AGE (MALE)	33.7	38.4	37.9
MEDIAN AGE (FEMALE)	43.3	41.1	40.3
Households & Income			
TOTAL HOUSEHOLDS	2,194	15,721	38,393
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$43,730	\$51,330	\$59,676
AVERAGE HOUSE VALUE	\$237,977	\$199,972	\$273,559
Race			
% WHITE	71.6%	73.1%	82.8%
% BLACK	26.3%	24.9%	14.8%
% ASIAN	0.8%	0.6%	1.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.6%	0.7%	0.6%
% OTHER	0.6%	0.7%	0.8%
Ethnicity			
% HISPANIC	2.7%	4.1%	4.3%

* Demographic data derived from 2010 US Census

Our Community

Downtown Asheville is a booming central business district, exploding with commerce, dining, art, and entertainment.

The renovation of old buildings and careful construction of new ones in recent decades represents the delicate balance of tradition and innovation seen throughout Asheville's many arts and industries.

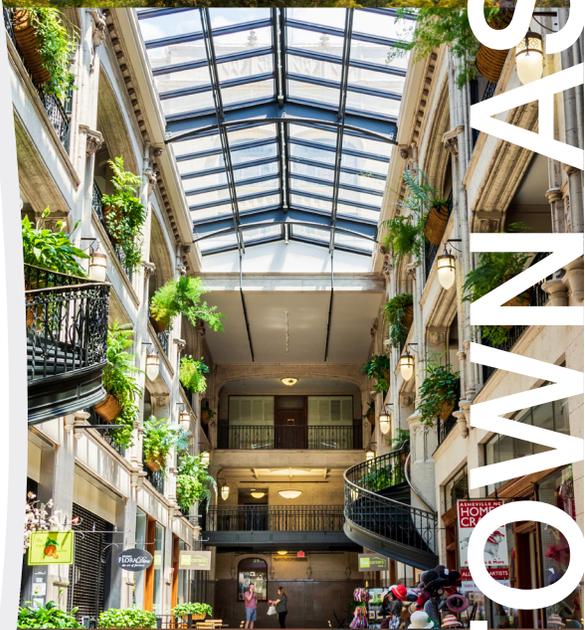
In recent years, Asheville has firmed up its reputation as a culinary center with a sizable and rapidly evolving food scene. Downtown Asheville is a big part of the dining scene with a variety of enjoyable restaurants, cafes, and pubs.

The performing arts also abound in Asheville, with dozens of venues hosting live music, readings, theatre, and comedy. Downtown has a range of venues with both a 7,600-seat arena and a 120-seat performance spot.

Asheville is a vibrant city waiting to be experienced.

Community Highlights

- Walkable and thriving downtown
- Boutiques and art galleries
- Dining for everyone
- Nightlife and music venues
- Easy access to highways
- Community events
- Pedestrian and bicycle-friendly
- Historic buildings and architecture



ASHEVILLE
DOWNTOWN