

RETAIL FOR SALE



885 TUNNEL RD. ASHEVILLE, NC 28805

RECENTLY REDUCED | PRIME RETAIL OR REDEVELOPMENT OPPORTUNITY!



WIDE RANGE OF USES

Prime 0.39 acre redevelopment or retail opportunity on heavily trafficked Tunnel Rd close to Exit 7 and Asheville Mall. This site boasts multiple curb cuts on Tunnel and egress onto Governors View Rd. Property is currently partially owner occupied. Billboard on property and one tenant in place on short term lease. Property zoned Highway Business allowing for a wide range of commercial uses. Traffic count of 26,000 cars per day. Contact listing agent for showings and do not disturb tenant.

SALE PRICE	\$950,000
BUILDING SIZE	6,330 SF
LOT SIZE	0.39 ACRES

PROPERTY FEATURES

- 26,000 Vehicle Count Per Day
- Zoned Highway Business
- Multiple Curb Cuts on Tunnel Rd and egress to Governors View Rd.

CARLA BARNARD Broker | Director

0 828.222.3685 | M 828.575.0272

carla@carla-co.com

53 Asheland Avenue, Suite 105 | Asheville, NC 28801

www.carla-co.com

BRITNI MCCOLLUM Broker | Ambassador of Buzz

0 828.222.3685 | M 904.708.0475

britni@carla-co.com

53 Asheland Avenue, Suite 105 | Asheville, NC 28801

www.carla-co.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

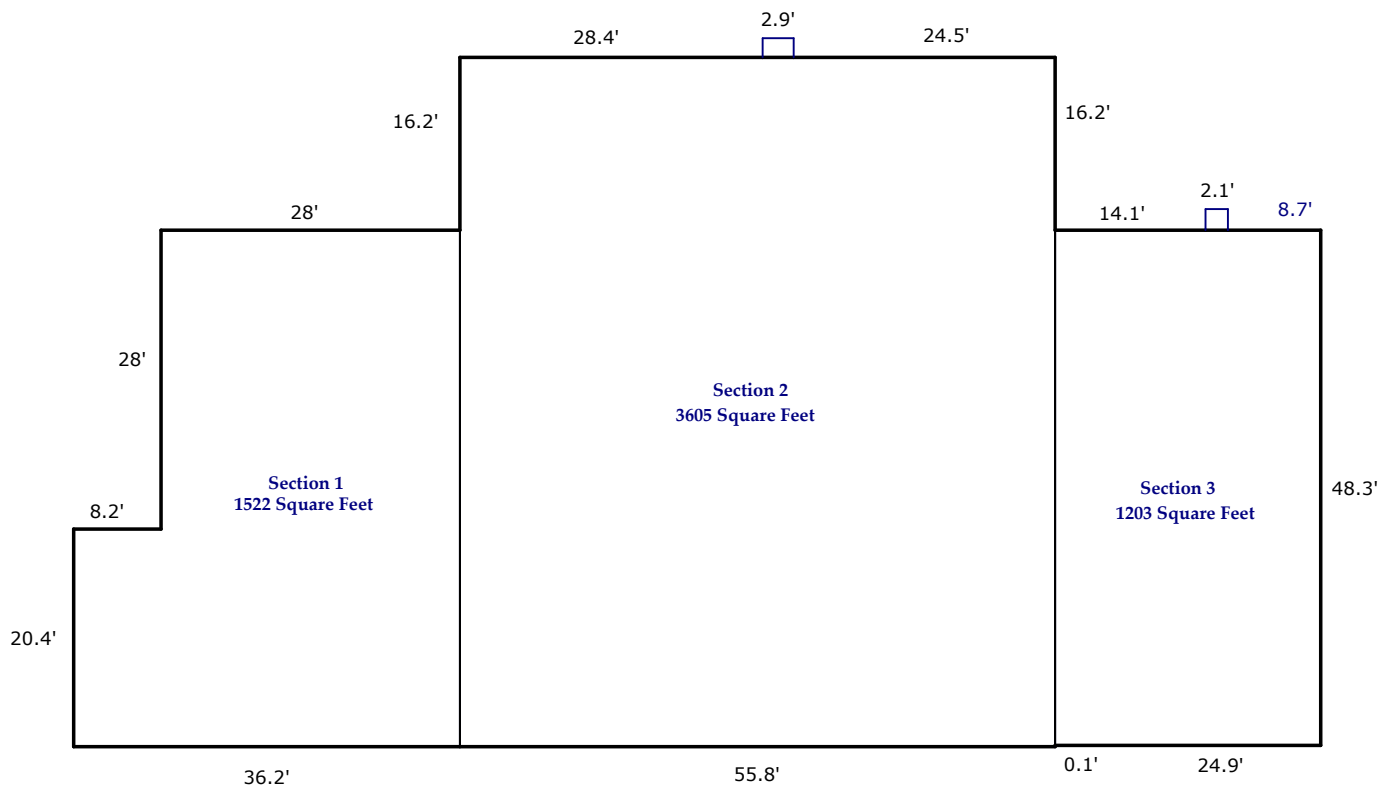
885 TUNNEL RD. ASHEVILLE, NC 28805

PRIME RETAIL OR REDEVELOPMENT OPPORTUNITY



885 - 887 Tunnel Road, Asheville

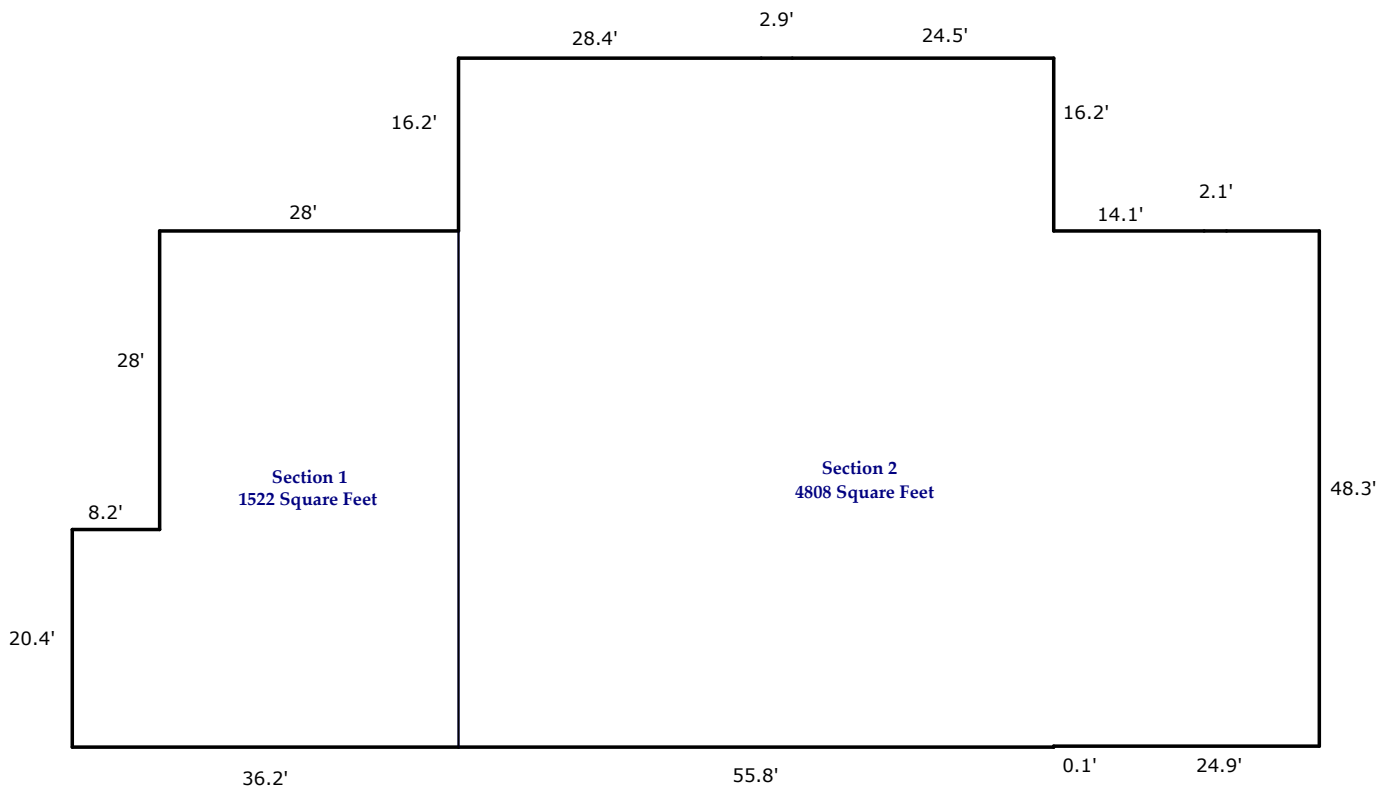
Gross Building Area:
6330 Square Feet



Option One: Three Business Layout


Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC

All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.
Square Footage Calculations determined following ANSI Standards and NCREC House Measuring Square Footage Guidelines.



Option Two: Two Business Layout



 Boundary



COUNTY OF BUNCOMBE, NORTH CAROLINA

Web Property Record Card
9658-86-5812-00000

Date Printed: 2/19/2020

[<< Back to Parcel Details](#)

<p>Owner Information</p> <p>Owners: THOS W CORDELL JR JANE D CORDELL</p> <p>Address: 94 ALPINE WAY ASHEVILLE NC 28805-1517</p> <p>Property Location: 887 TUNNEL RD</p> <p>Taxing Districts</p> <p>County: Buncombe County City: ASHEVILLE Fire: School:</p>	<p>Parcel Information Total Property Value: 388,800</p> <p>Status: Active</p> <p>Deed Date: 1/5/1987</p> <p>Deed Book/Page: 1460 / 0267</p> <p>Plat Book/Page: 0000 / 0000</p> <p>Legal Reference: CONVERTED DEED DATA</p> <p>Location: 887 TUNNEL RD</p> <p>Class: COMM/SERVICES</p> <p>Neighborhood: TUNNEL ROAD FRONT</p> <p>Subdivision:</p> <p>Sub Lot:</p> <p>Conservation/Easement: N</p> <p>Flood: N</p>
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Ownership History

No Owner History

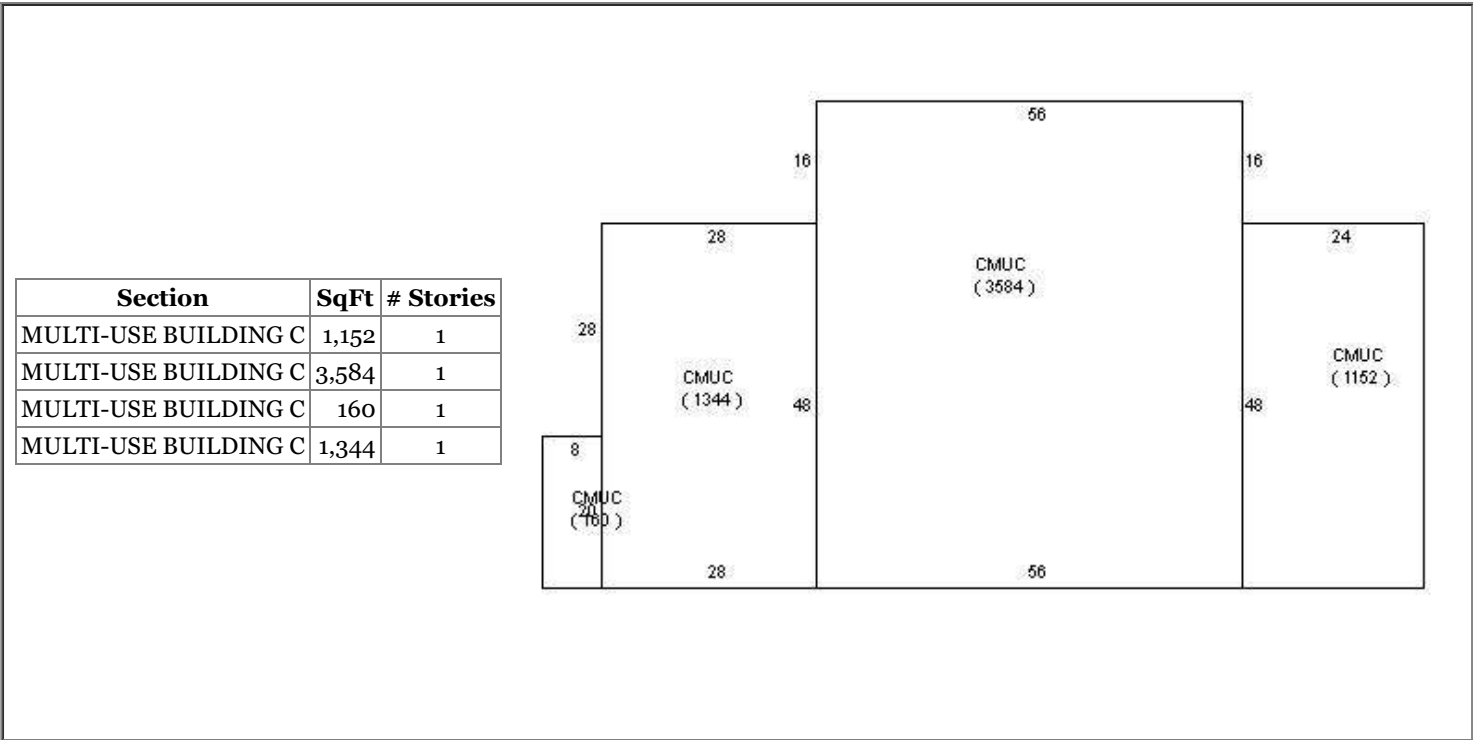
Assessment History

Year	Acres	Land	Bldgs	Other Impr	Assessed	Desc	Exemptions	Deferred	Taxable
2020	0.38	186,900	201,900	0	388,800		0	0	388,800
2019	0.38	186,900	201,900	0	388,800		0	0	388,800
2018	0.38	186,900	201,900	0	388,800		0	0	388,800
2017	0.38	186,900	201,900	0	388,800		0	0	388,800
2016	0.39	169,900	159,000	0	328,900		0	0	328,900
2015	0.39	169,900	159,000	0	328,900		0	0	328,900
2014	0.39	169,900	159,000	0	328,900		0	0	328,900
2013	0.39	169,900	159,000	0	328,900		0	0	328,900
2012	0.39	289,200	65,800	0	355,000		0	0	355,000
2011	0.39	289,200	65,800	0	355,000		0	0	355,000
2010	0.39	289,200	65,800	0	355,000		0	0	355,000
2009	0.39	289,200	65,800	0	355,000		0	0	355,000
2008	0.39	289,200	65,800	0	355,000		0	0	355,000
2007	0.39	289,200	65,800	0	355,000		0	0	355,000
2006	0.39	289,200	65,800	0	355,000		0	0	355,000
2005	0.39	198,800	113,200	0	312,000		0	0	312,000
2004	0.39	198,800	113,200	0	312,000		0	0	312,000
2003	0.39	198,800	113,200	0	312,000		0	0	312,000
2002	0.39	198,800	113,200	0	312,000		0	0	312,000
2001	0.39	149,100	91,600	0	240,700		0	0	240,700

Land Data	Total Acres: 16,988	Land Value:	Other	Value: 0
	Square Feet	186,900	Improvements	
Segment#	Units	Description		

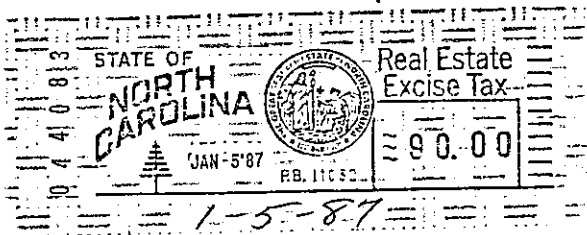
1	16,988 Square Feet	LOT IN SF
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Com. Bldg ID	Bldg Class	Sq Feet	Bsmt SqFt	Bsmt Finished	Year Built	Grade	Condition	Value
1	MASONRY	6,240	0	0	1920	C	N	201,900



Total Building Value: 201,900

BK 1460 PG 267



REGISTERED

'87 JAN -5 P1:02

Thomas W. Cordell
REGISTER OF DEEDS
BUNCOMBE CO., N.C.

Excise Tax **690.00**

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to Cordell
94 Alpine Way Asheville 28805
This instrument was prepared by Larry S. Kimel, WESTALL, GRAY, KIMEL & CONNOLLY, P.A.
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of December, 19 86, by and between

GRANTOR

GRANTEE

J. D. BAKER, SR., and wife,
JAMIE F. BAKER

THOMAS W. CORDELL, JR., and wife,
JANE D. CORDELL

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Asheville Township,

Buncombe County, North Carolina and more particularly described as follows:

BEGINNING at a hole in the concrete located in the Northern margin of Governor's View Road, said point also being the intersection of the center line of a twelve foot right of way with Governor's View Road, and said beginning point also being located North 53 deg. 42 min. East 190 feet from the beginning point of Tract One of Exhibit "A" of a deed recorded in Deed Book 1440, page 54 of the Buncombe County Registry, and also being the Easternmost corner of that property previously conveyed to Patel known as the Hollywood Motel; thence with the Northern margin of Governor's View Road, North 56 deg. 51 min. 44 sec. East 129.73 feet to a pin; thence North 18 deg. 35 min. West 124.45 feet to a point located in the Southern margin of U. S. Highway 70; thence continuing with the Southern margin of U. S. Highway 70, South 72 deg. 51 min. 28 sec. West 150.33 feet to an iron pin located at the back of the curb of U. S. Highway 70, said point being the intersection of the center line of the aforesaid twelve foot right of way with U. S. Highway 70 and said point also being the Northeasternmost corner of that property previously conveyed to Patel known as the Hollywood Motel, and runs thence with the center of said driveway, South 15 deg. 40 min. East 101.9 feet to an iron pin and South 45 deg. 26 min. East 66.2 feet to the point and place of BEGINNING, and BEING the same property as shown on a survey by J. Glenn Haynes, R.L.S., dated December 31, 1986, and entitled "Thomas W. Cordell, Jr., and wife, Jane D. Cordell".

BN 1460 PG 268

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

This conveyance is made SUBJECT TO easements, restrictions and rights of way of record. Grantors retain the right of first refusal to repurchase the above-described property or any portion thereof on the same terms and conditions granted a bonafide purchaser for value and shall continue so long as Grantee owns said property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:
.....
President

ATTEST:
.....

.....
Secretary (Corporate Seal)

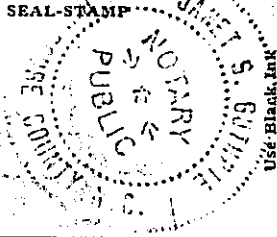
USE BLACK INK ONLY

J. D. Baker, Sr. (SEAL) *J. D. Baker*

Jamie F. Baker (SEAL) *Jamie F. Baker*

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, *Buncombe* County.

I, a Notary Public of the County and State aforesaid, certify that *J. D. Baker, Sr., and wife, Jamie F. Baker* Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *31st* day of *December*, 19*82*

My commission expires: *8/1/88* *Janet S. Guthrie* Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____

President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19_____

My commission expires: _____ Notary Public

The foregoing Certificate(s) of *Janet S. Guthrie*

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Otto W. DeBuehl REGISTER OF DEEDS FOR *Buncombe* COUNTY

By *Joseph M. Willett* Deputy/Assistant - Register of Deeds



County of Buncombe, North Carolina

Web Property Tax Notice

Billing Information

Billing Date
Bill Number
Tax Year
Parcel ID
Acres
Mortgage Company
Description

Location

Property tax notice for real and/or personal property.

There are several ways to pay your tax bill:

By Mail: Mail using the address below
(Be sure to include your bill # on your check)

In Person: Tax Collector's office:
94 Coxe Avenue, Asheville NC 28801

Credit Card by phone or online: See our web page for online payment options or call 1-877-690-3729 and follow the instructions. The jurisdiction code is 4301. There is a convenience fee for this service and you will be told how much before you finish the transaction.

E-check online: Follow the link on our web page to online payment options.

Bank Draft: Start early and have a set amount deducted from your checking/savings account each month using our preauthorized debit program. To set up the draft, call our office at the number below as soon as your bill arrives.

Payment Plans: Customized payment plans can be set up to ensure your bill is paid before interest begins. Call our office today.

We are here to serve you. If you have any questions or concerns, please contact us at the following phone number or website:

Telephone: (828) 250-4910 or www.buncombecounty.org

Property Information

Real Estate
Personal
Deferred
Exemptions
Taxable Value

Taxing Districts	Rates per \$100 Value	Amount
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Late List Penalties
Interest Charges
Additional Cost
Interest Begins

Total Amount Due

Date Printed
Payments Posted Thru
Amount Good Thru

Detach this portion and mail with your payment

County of Buncombe, North Carolina Web Property Tax Notice

Billing Number

PIN

Last day to pay
Before Interest Begins

Total Amount Due

--	--	--	--

To change your mailing address, please fill in your new address:

Address: _____

City: _____ State: _____ Zip: _____

Signature: _____

Owners: _____

Make check payable to:

Buncombe County Tax Collector

And mail to:

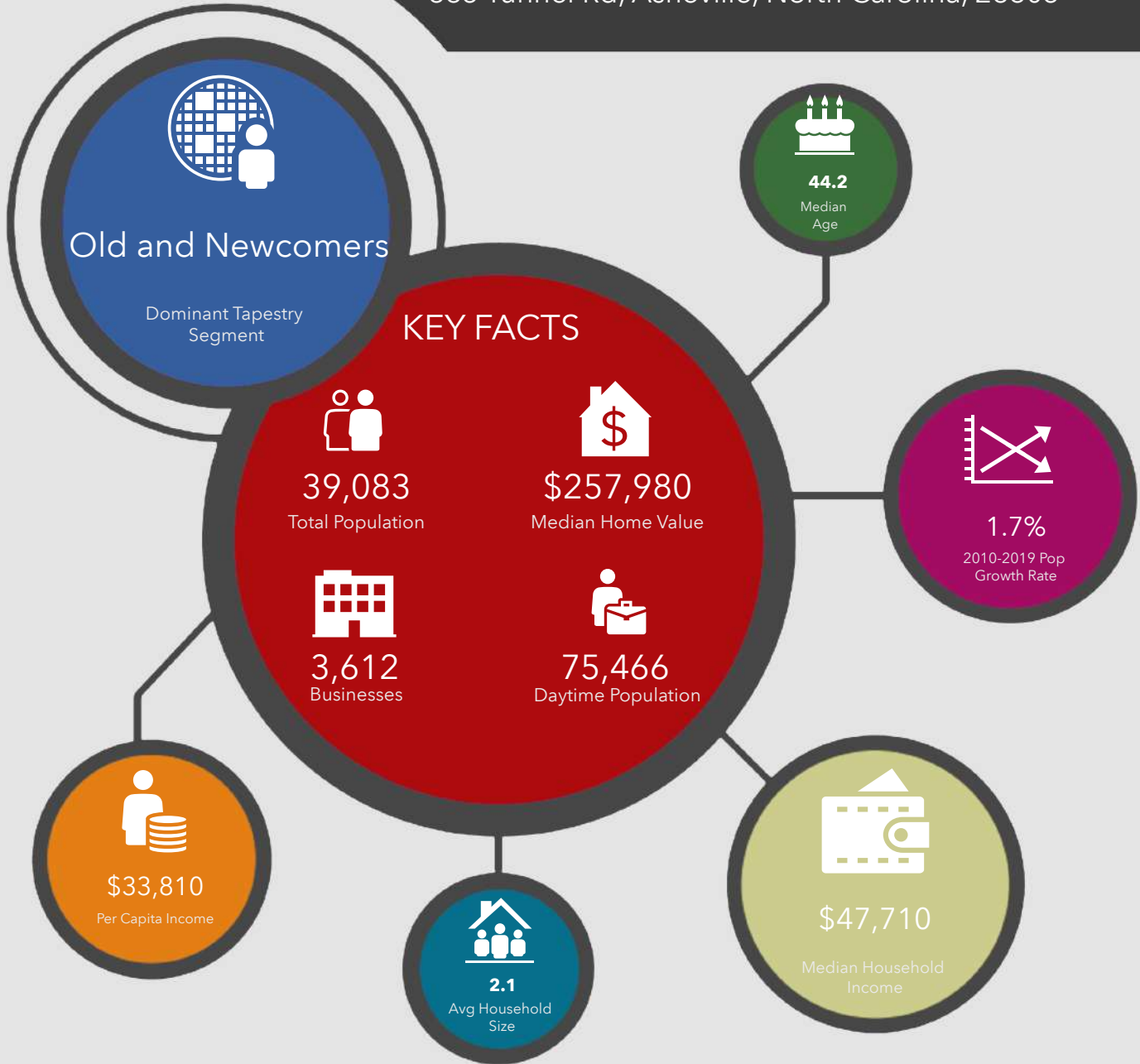
BUNCOMBE COUNTY TAX COLLECTOR
94 COXE AVENUE
ASHEVILLE, NC 28801

Executive Summary - Call Outs

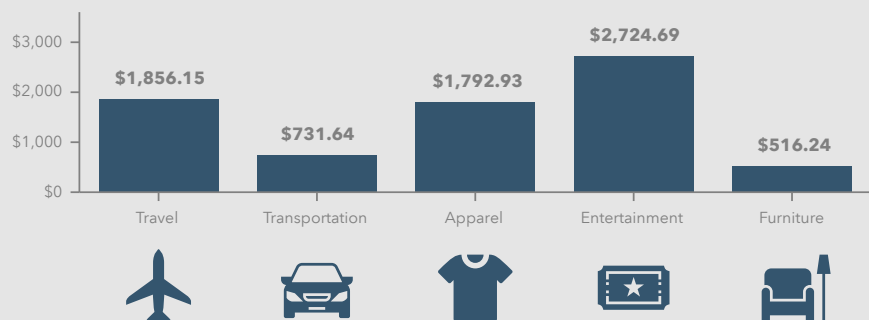
885 Tunnel Rd, Asheville, North Carolina, 28805 (3 miles)
885 Tunnel Rd, Asheville, North Carolina, 28805
Ring of 3 miles

Prepared by Esri
Latitude: 35.58667
Longitude: -82.50371

885 Tunnel Rd, Asheville, North Carolina, 28805



KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2019, 2024.

© 2020 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2019, 2024.

Nearby Restaurants

885 Tunnel Rd, Asheville, North Carolina, 28805 (3 miles)
 885 Tunnel Rd, Asheville, North Carolina, 28805
 Ring of 3 miles

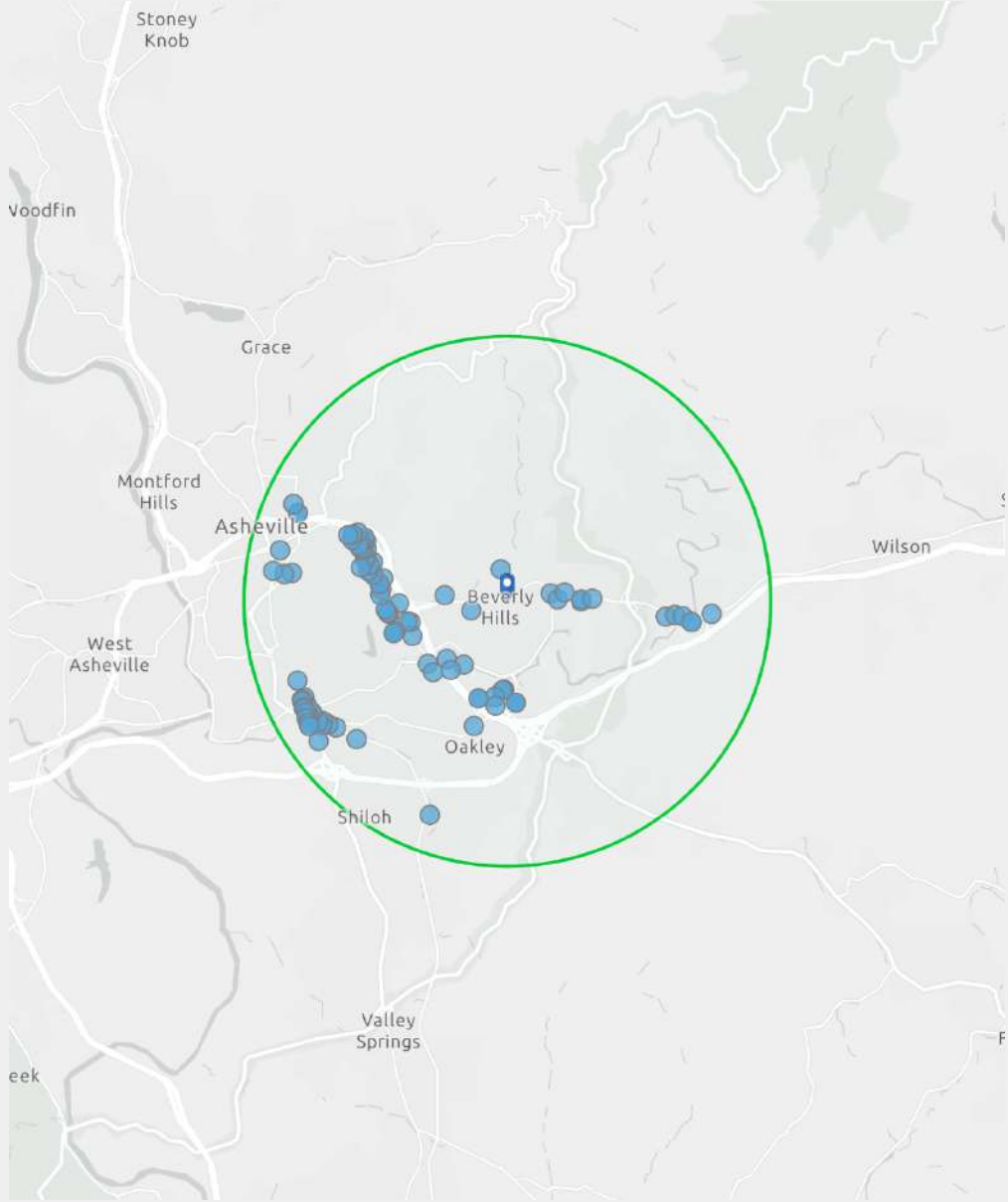
Prepared by Esri
 Latitude: 35.58667
 Longitude: -82.50371



NEARBY RESTAURANTS

885 Tunnel Rd, Asheville, North Carolina, 28805, Ring of 3 miles

Name	Direction	Distance (Miles)
CREEKSIDE TAPHOUSE	NW	0.4
INTENSIVE EATING DISORDER PRGM	SW	0.4
SONIC DRIVE-IN	NE	0.5
COPPER CROWN	NE	0.6
POMODOROS	NE	0.7
RENDEZVOUS	NW	0.7
PEPPERONIS OF OTEEN	SE	0.8
MC DONALD'S	NE	0.8
CHEDDAR'S SCRATCH KITCHEN	SW	0.9
MC DONALD'S	SW	0.9
EAST VILLAGE GRILLE	NE	1.0
BLACK BEAR BBQ	SW	1.0
ASIAN BUFFET ASHEVILLE INC	SW	1.0
BLIMPIE SUBS & SALADS	SW	1.0
ASIAN BUFFET FAIRVIEW INC	SW	1.0



Closest 100 locations

Page 1 of 7

Nearby Restaurants

885 Tunnel Rd, Asheville, North Carolina, 28805 (3 miles)
885 Tunnel Rd, Asheville, North Carolina, 28805
Ring of 3 miles

Prepared by Esri
Latitude: 35.58667
Longitude: -82.50371

KEY FACTS

39,083

Population

44.2

Median Age



2.1

Average Household Size

\$47,710

Median Household Income

SPENDING ON EATING OUT



\$318

Breakfast



\$954

Lunch



\$1,441

Dinner

(Average spent per household annually)

ANNUAL SPENDING PER HOUSEHOLD



\$2,980

Meals at Restaurants



\$450

Food & Drink on Trips

BUSINESS



3,612

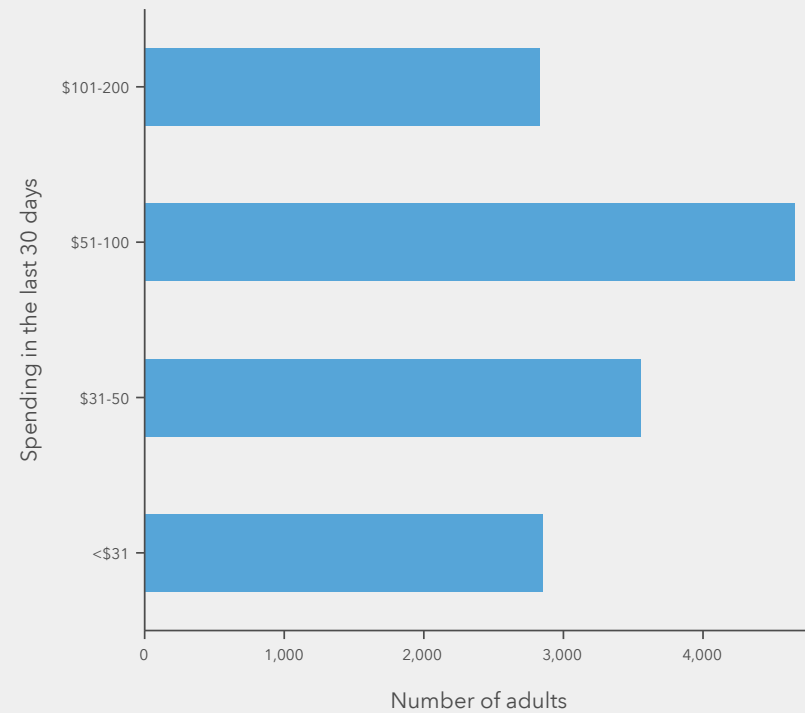
Total Businesses



52,025

Total Employees

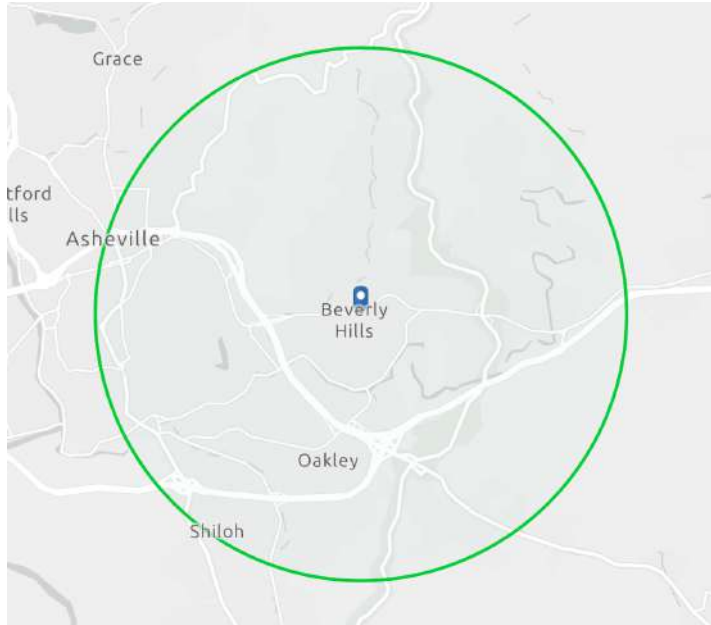
FAMILY RESTAURANT MARKET POTENTIAL



Population Trends

885 Tunnel Rd, Asheville, North Carolina, 28805 (3 miles)
 885 Tunnel Rd, Asheville, North Carolina, 28805
 Ring of 3 miles

Prepared by Esri
 Latitude: 35.58667
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POPULATION TRENDS AND KEY INDICATORS

885 Tunnel Rd, Asheville, North Carolina, 28805

39,083	18,065	2.06	44.2	\$47,710	\$257,980	73	91	41
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



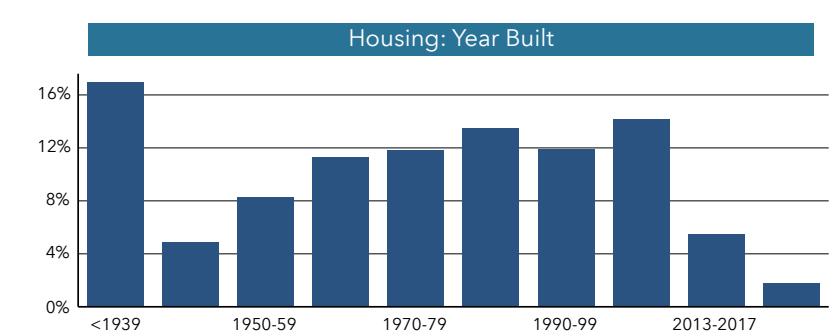
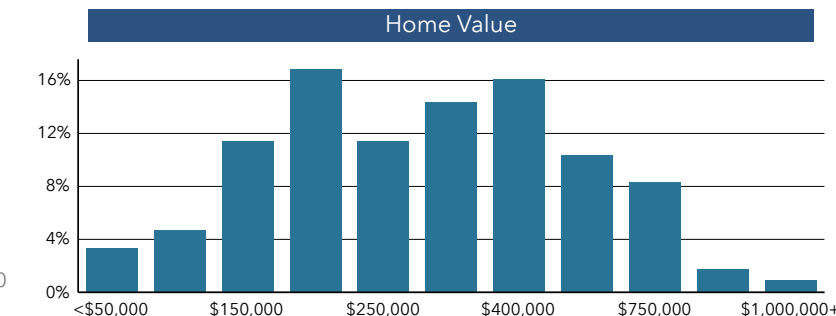
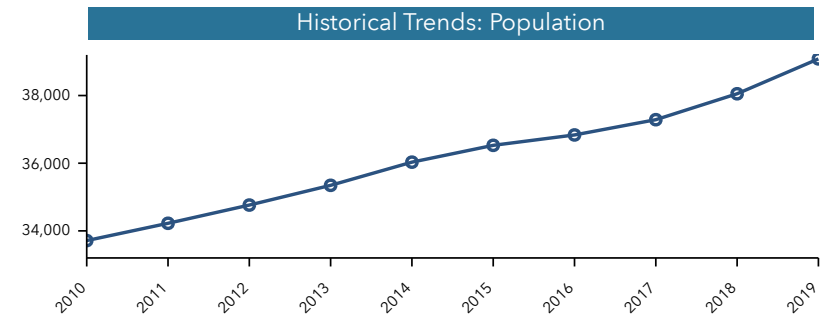
\$7,745

Avg Spent on Mortgage & Basics

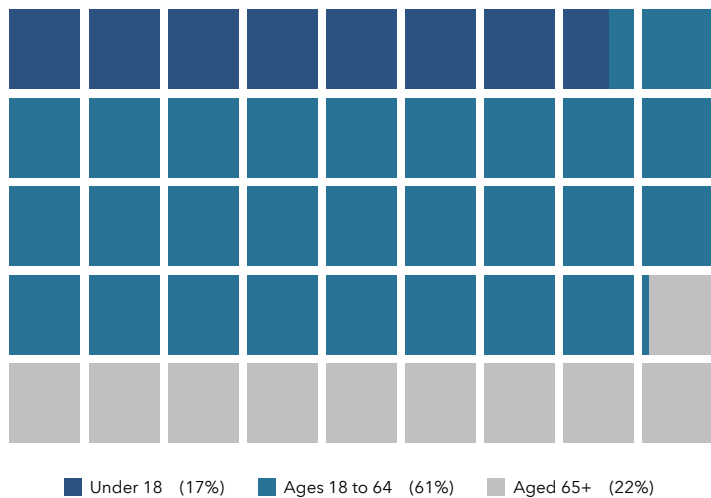


26.5%


Percent of Income for Mortgage



POPULATION BY AGE




POPULATION BY GENERATION




10.7%

Greatest Gen:
Born 1945/Earlier




25.9%

Baby Boomer:
Born 1946 to 1964




19.7%

Generation X:
Born 1965 to 1980




24.1%

Millennial:
Born 1981 to 1998



16.7%

Generation Z:
Born 1999 to 2016



2.9%

Alpha: Born
2017 to Present



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2019, 2024.
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Demographic and Income Comparison Profile

885 Tunnel Rd, Asheville, North Carolina, 28805
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58667
Longitude: -82.50371

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	4,889	33,554	74,628
Households	2,396	15,350	32,576
Families	1,132	7,698	16,891
Average Household Size	1.98	2.07	2.15
Owner Occupied Housing Units	1,127	8,561	18,416
Renter Occupied Housing Units	1,269	6,789	14,160
Median Age	43.7	42.2	39.3
2019 Summary			
Population	5,536	39,083	83,639
Households	2,711	18,065	36,780
Families	1,267	8,856	18,678
Average Household Size	1.99	2.06	2.15
Owner Occupied Housing Units	1,131	9,039	19,176
Renter Occupied Housing Units	1,581	9,025	17,604
Median Age	45.5	44.2	41.2
Median Household Income	\$46,947	\$47,710	\$48,028
Average Household Income	\$61,504	\$72,713	\$75,112
2024 Summary			
Population	5,916	41,914	88,443
Households	2,904	19,448	39,023
Families	1,352	9,470	19,700
Average Household Size	1.99	2.06	2.15
Owner Occupied Housing Units	1,245	9,794	20,496
Renter Occupied Housing Units	1,660	9,654	18,527
Median Age	46.6	44.9	42.2
Median Household Income	\$52,968	\$53,883	\$54,231
Average Household Income	\$70,017	\$83,094	\$85,044
Trends: 2019-2024 Annual Rate			
Population	1.34%	1.41%	1.12%
Households	1.38%	1.49%	1.19%
Families	1.31%	1.35%	1.07%
Owner Households	1.94%	1.62%	1.34%
Median Household Income	2.44%	2.46%	2.46%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

March 11, 2020

Demographic and Income Comparison Profile

885 Tunnel Rd, Asheville, North Carolina, 28805
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.58667
Longitude: -82.50371

2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	266	9.8%	2,328	12.9%	4,957	13.5%
\$15,000 - \$24,999	346	12.8%	2,151	11.9%	4,041	11.0%
\$25,000 - \$34,999	394	14.5%	2,393	13.2%	4,644	12.6%
\$35,000 - \$49,999	414	15.3%	2,449	13.6%	5,278	14.4%
\$50,000 - \$74,999	489	18.0%	2,992	16.6%	5,761	15.7%
\$75,000 - \$99,999	382	14.1%	1,955	10.8%	4,011	10.9%
\$100,000 - \$149,999	284	10.5%	1,949	10.8%	4,096	11.1%
\$150,000 - \$199,999	96	3.5%	885	4.9%	1,882	5.1%
\$200,000+	39	1.4%	963	5.3%	2,111	5.7%
Median Household Income	\$46,947		\$47,710		\$48,028	
Average Household Income	\$61,504		\$72,713		\$75,112	
Per Capita Income	\$30,337		\$33,810		\$33,157	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	233	8.0%	2,130	11.0%	4,430	11.4%
\$15,000 - \$24,999	324	11.2%	2,074	10.7%	3,856	9.9%
\$25,000 - \$34,999	373	12.8%	2,295	11.8%	4,408	11.3%
\$35,000 - \$49,999	429	14.8%	2,518	12.9%	5,377	13.8%
\$50,000 - \$74,999	544	18.7%	3,299	17.0%	6,269	16.1%
\$75,000 - \$99,999	446	15.4%	2,261	11.6%	4,589	11.8%
\$100,000 - \$149,999	359	12.4%	2,365	12.2%	4,931	12.6%
\$150,000 - \$199,999	144	5.0%	1,305	6.7%	2,662	6.8%
\$200,000+	51	1.8%	1,200	6.2%	2,501	6.4%
Median Household Income	\$52,968		\$53,883		\$54,231	
Average Household Income	\$70,017		\$83,094		\$85,044	
Per Capita Income	\$34,624		\$38,717		\$37,632	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Demographic and Income Comparison Profile

885 Tunnel Rd, Asheville, North Carolina, 28805
 Rings: 1, 3, 5 mile radii

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 Latitude: 35.58667
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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	238	4.9%	1,785	5.3%	4,013	5.4%
Age 5 - 9	242	4.9%	1,571	4.7%	3,758	5.0%
Age 10 - 14	215	4.4%	1,525	4.5%	3,486	4.7%
Age 15 - 19	227	4.6%	1,637	4.9%	4,476	6.0%
Age 20 - 24	339	6.9%	2,232	6.7%	6,129	8.2%
Age 25 - 34	689	14.1%	4,949	14.7%	11,267	15.1%
Age 35 - 44	565	11.6%	4,258	12.7%	9,486	12.7%
Age 45 - 54	644	13.2%	4,750	14.2%	10,061	13.5%
Age 55 - 64	703	14.4%	4,892	14.6%	10,213	13.7%
Age 65 - 74	434	8.9%	3,034	9.0%	6,044	8.1%
Age 75 - 84	382	7.8%	2,049	6.1%	3,916	5.2%
Age 85+	211	4.3%	873	2.6%	1,778	2.4%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	245	4.4%	1,872	4.8%	4,058	4.9%
Age 5 - 9	241	4.4%	1,767	4.5%	3,988	4.8%
Age 10 - 14	239	4.3%	1,769	4.5%	3,895	4.7%
Age 15 - 19	259	4.7%	1,827	4.7%	4,780	5.7%
Age 20 - 24	318	5.7%	2,410	6.2%	6,252	7.5%
Age 25 - 34	765	13.8%	5,353	13.7%	12,090	14.5%
Age 35 - 44	669	12.1%	4,922	12.6%	10,460	12.5%
Age 45 - 54	643	11.6%	4,876	12.5%	9,997	12.0%
Age 55 - 64	809	14.6%	5,652	14.5%	11,471	13.7%
Age 65 - 74	672	12.1%	4,860	12.4%	9,405	11.2%
Age 75 - 84	428	7.7%	2,595	6.6%	4,889	5.8%
Age 85+	249	4.5%	1,181	3.0%	2,354	2.8%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	259	4.4%	1,997	4.8%	4,271	4.8%
Age 5 - 9	251	4.2%	1,849	4.4%	4,131	4.7%
Age 10 - 14	242	4.1%	1,847	4.4%	4,009	4.5%
Age 15 - 19	261	4.4%	1,943	4.6%	4,983	5.6%
Age 20 - 24	375	6.3%	2,597	6.2%	6,547	7.4%
Age 25 - 34	763	12.9%	5,554	13.3%	12,256	13.9%
Age 35 - 44	698	11.8%	5,205	12.4%	11,082	12.5%
Age 45 - 54	696	11.8%	5,106	12.2%	10,357	11.7%
Age 55 - 64	800	13.5%	5,653	13.5%	11,367	12.9%
Age 65 - 74	753	12.7%	5,481	13.1%	10,529	11.9%
Age 75 - 84	565	9.5%	3,416	8.1%	6,384	7.2%
Age 85+	254	4.3%	1,267	3.0%	2,526	2.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Demographic and Income Comparison Profile

885 Tunnel Rd, Asheville, North Carolina, 28805
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.58667
 Longitude: -82.50371

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,126	84.4%	27,247	81.2%	60,072	80.5%
Black Alone	452	9.2%	4,336	12.9%	9,846	13.2%
American Indian Alone	20	0.4%	119	0.4%	274	0.4%
Asian Alone	87	1.8%	397	1.2%	738	1.0%
Pacific Islander Alone	1	0.0%	10	0.0%	29	0.0%
Some Other Race Alone	59	1.2%	608	1.8%	1,820	2.4%
Two or More Races	143	2.9%	837	2.5%	1,849	2.5%
Hispanic Origin (Any Race)	198	4.0%	1,514	4.5%	4,262	5.7%

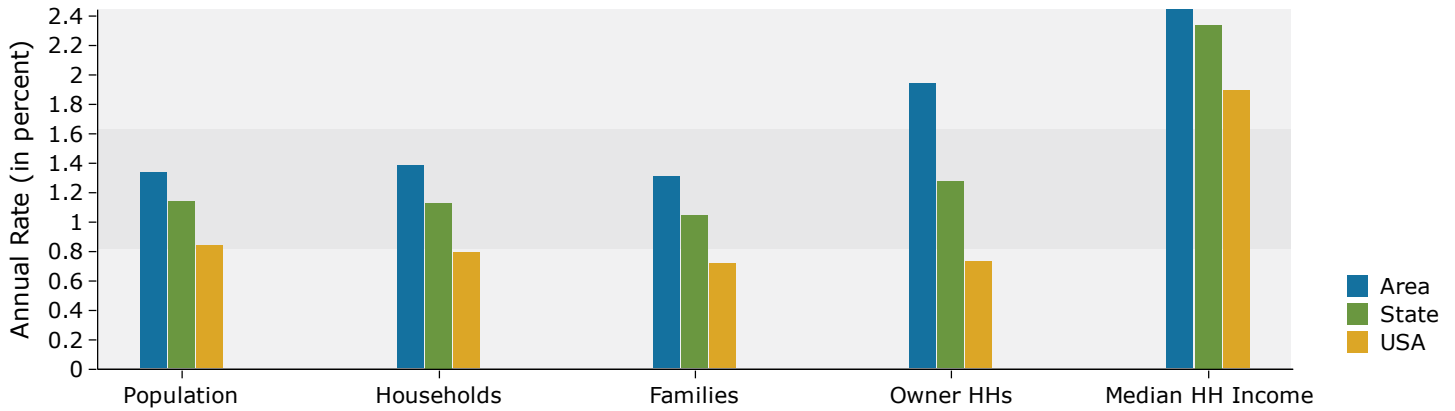
2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,624	83.5%	31,242	79.9%	66,488	79.5%
Black Alone	474	8.6%	4,990	12.8%	10,755	12.9%
American Indian Alone	24	0.4%	142	0.4%	310	0.4%
Asian Alone	146	2.6%	672	1.7%	1,209	1.4%
Pacific Islander Alone	1	0.0%	15	0.0%	40	0.0%
Some Other Race Alone	76	1.4%	842	2.2%	2,337	2.8%
Two or More Races	191	3.5%	1,180	3.0%	2,499	3.0%
Hispanic Origin (Any Race)	263	4.8%	2,094	5.4%	5,530	6.6%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,901	82.8%	33,216	79.2%	69,798	78.9%
Black Alone	483	8.2%	5,237	12.5%	11,090	12.5%
American Indian Alone	25	0.4%	151	0.4%	323	0.4%
Asian Alone	189	3.2%	874	2.1%	1,552	1.8%
Pacific Islander Alone	1	0.0%	16	0.0%	42	0.0%
Some Other Race Alone	89	1.5%	976	2.3%	2,627	3.0%
Two or More Races	229	3.9%	1,444	3.4%	3,010	3.4%
Hispanic Origin (Any Race)	314	5.3%	2,514	6.0%	6,462	7.3%

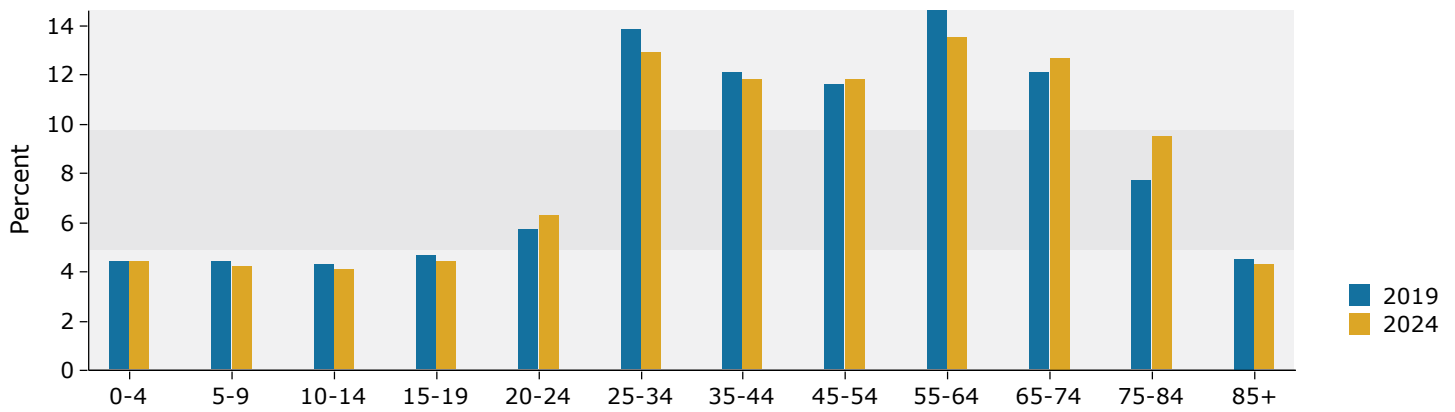
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

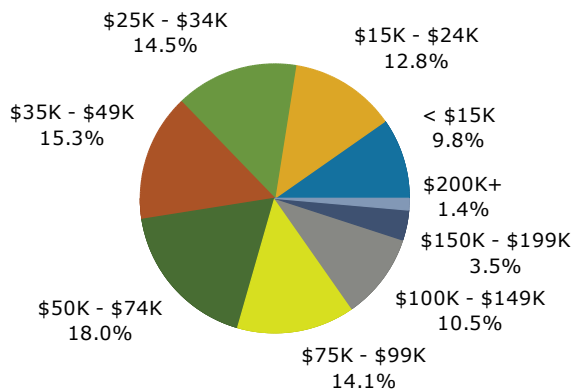
Trends 2019-2024



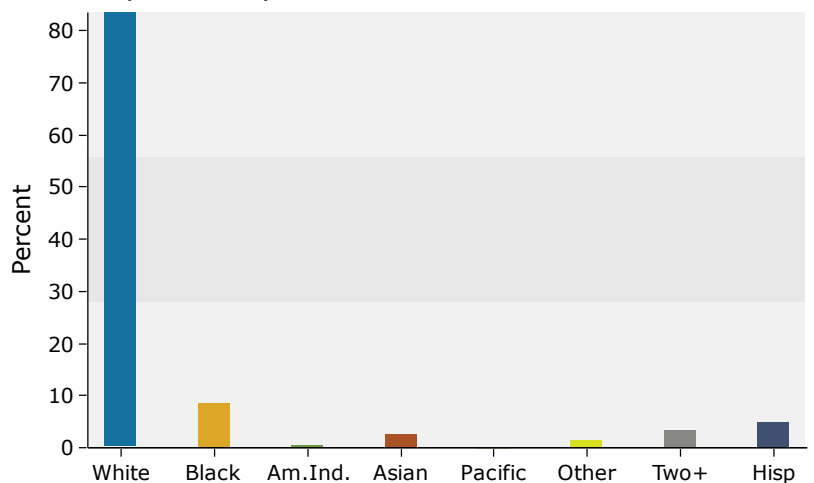
Population by Age



2019 Household Income



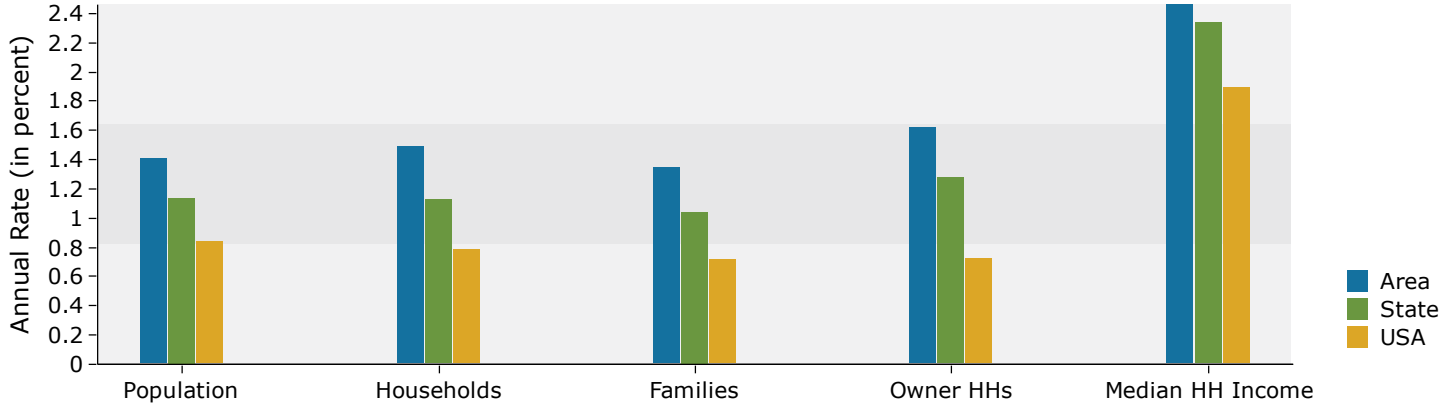
2019 Population by Race



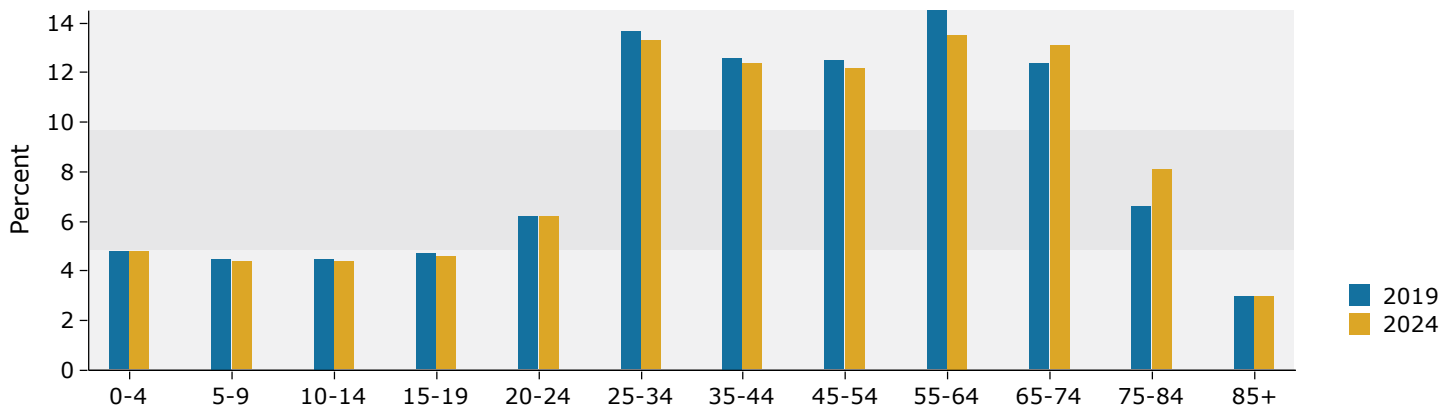
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

3 miles

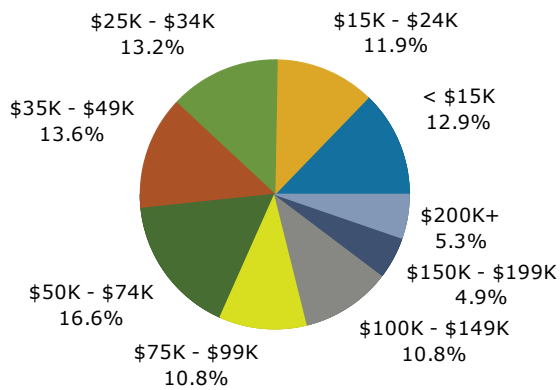
Trends 2019-2024



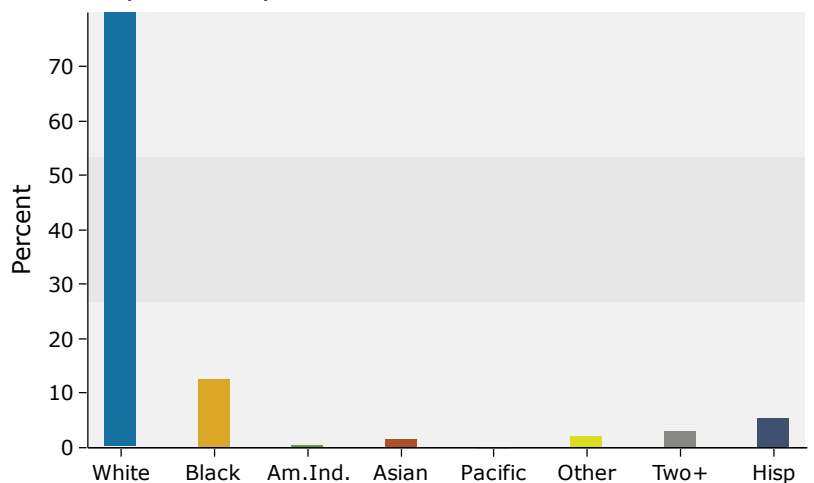
Population by Age



2019 Household Income



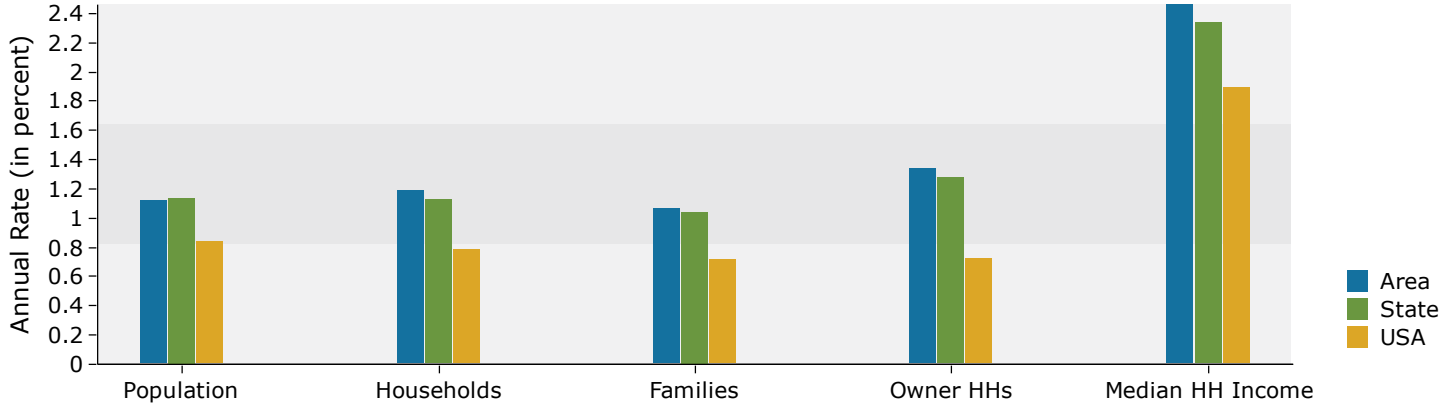
2019 Population by Race



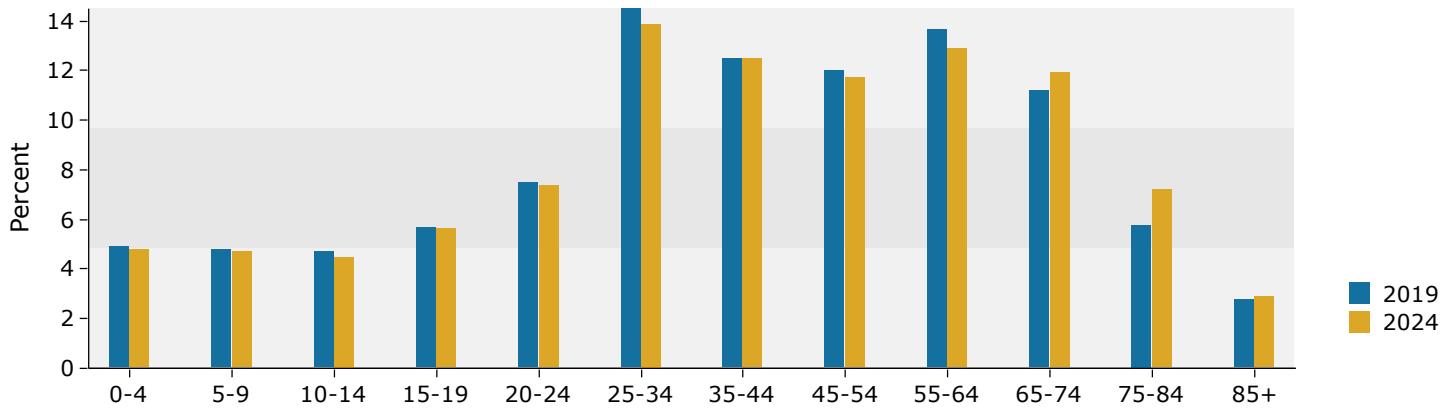
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

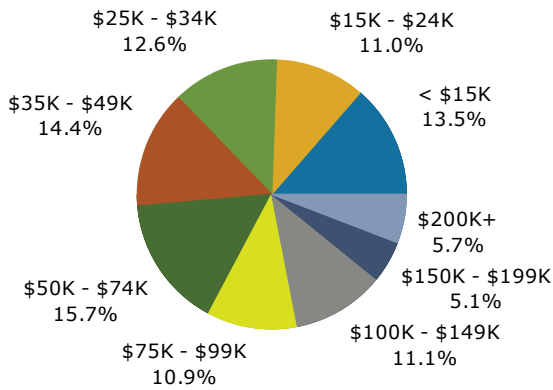
Trends 2019-2024



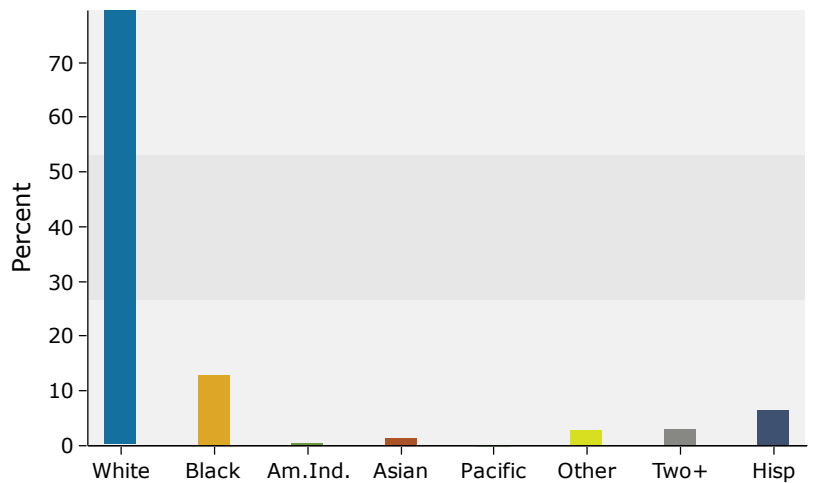
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

ASHEVILLE, NC

THE BEST SMALL CITY IN AMERICA



KEY STATISTICS

- Low tax burden: state corporate tax will be 2.5% from 2019
- Low cost of living: 95% of the national average
- Competitive utility rates: #5 nationally
- Population MSA: 456,145
- Fastest growing metro in the state - Average Job Growth Rate in 2019: 3.5%
- Unemployment rate (2019): 3.3%

INVESTMENT LANDSCAPE

- Asheville is a supply constrained market: 2.6% vacancy, below the national average
- Rents average \$15.35/SF, again well below the national average
- Attractive returns average 7.9% Cap Rate

TOURISM AND GROWTH

- 7.2 million visitors made day visits to Buncombe County and 3.9 million visitors stayed overnight
- In total, visitors spent \$2.0 billion at local businesses and generated \$3.1 billion in total sales
- 27,000+ jobs are supported by visitor spending - that's 1 in 7 jobs!
- Tourism tax generated revenue totaled \$368 million
- Total spending accounted for \$437 million (23%) in retail sales, \$544 million (28%) in food and beverage sales and \$453 million (23%) in lodging sales

TRANSPORT AND CONNECTIVITY

Our central location and interstate transport links (I-40 and I-26) make Asheville an ideal production and distribution hub, already chosen by brands looking to expand to the east coast like Sierra Nevada, Oscar Blues, and New Belgium, as well as large grocery chains such as Publix, Harris Teeter, Whole Foods and Aldi.