

# FOR LEASE



28 AIRPORT RD. ARDEN, NC 28704

HIGHLY VISIBLE FREESTANDING COMMERCIAL BUILDING



Great opportunity to lease a highly visible freestanding commercial building on heavily trafficked New Airport Rd. Located at a signalized corner at the junction of New Airport Rd. with 24,000 VPD and Old Shoals Rd. with 3,800 VPD. This property is zoned Highway Business and is ideal for retail, business services or showroom/office. Featuring a large, open floor plan with 3,046 SF (Gross), road front signage, 4 roll-up doors, 10 FT ceilings, extra storage space, 12 parking spaces and ADA access. New Airport Rd. is developed with retail, commercial, restaurant and multi-family residential developments. Major national retailers and traffic generators located nearby including Walmart, Ingles, Walgreens, & DICK's Sporting Goods. Available at \$3,000/ Month NNN. Contact listing agent for more information.

LEASE RATE	\$3,000/MONTH	NNN
BUILDING SIZE	3,049 SF	
SUITABLE USE	RETAIL/SHOWROOM	

## PROPERTY FEATURES

- High Visibility at Signalized Corner Location
- 24,000 VPD
- Zoned Highway Business
- 12 Parking Spaces, 4 Roll-up Doors, 10 FT Ceilings & Road Frontage Signage

**CARLA BARNARD** Broker | Director

0 828.222.3685 | M 828.575.0272

carla@carla-co.com

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**BRITNI MCCOLLUM** Broker | Ambassador of Buzz

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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.

28 AIRPORT RD. ARDEN, NC 28704

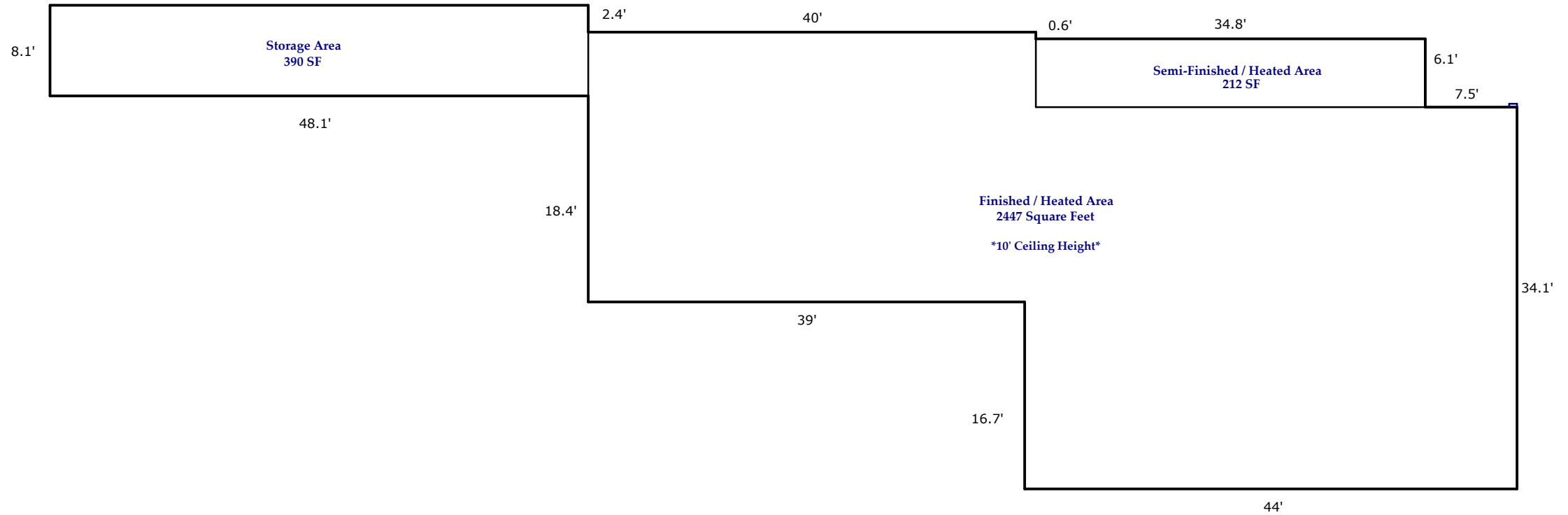
HIGHLY VISIBLE FREESTANDING COMMERCIAL BUILDING



Scale: 1" = 12'

## 28 Airport Road, Arden

Gross Building Area:  
3049 Square Feet




BUILDING SKETCH

Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC ©  
for Carla & Company Keller Williams Commercial Real Estate

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.

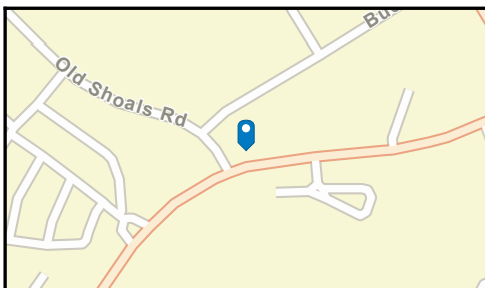
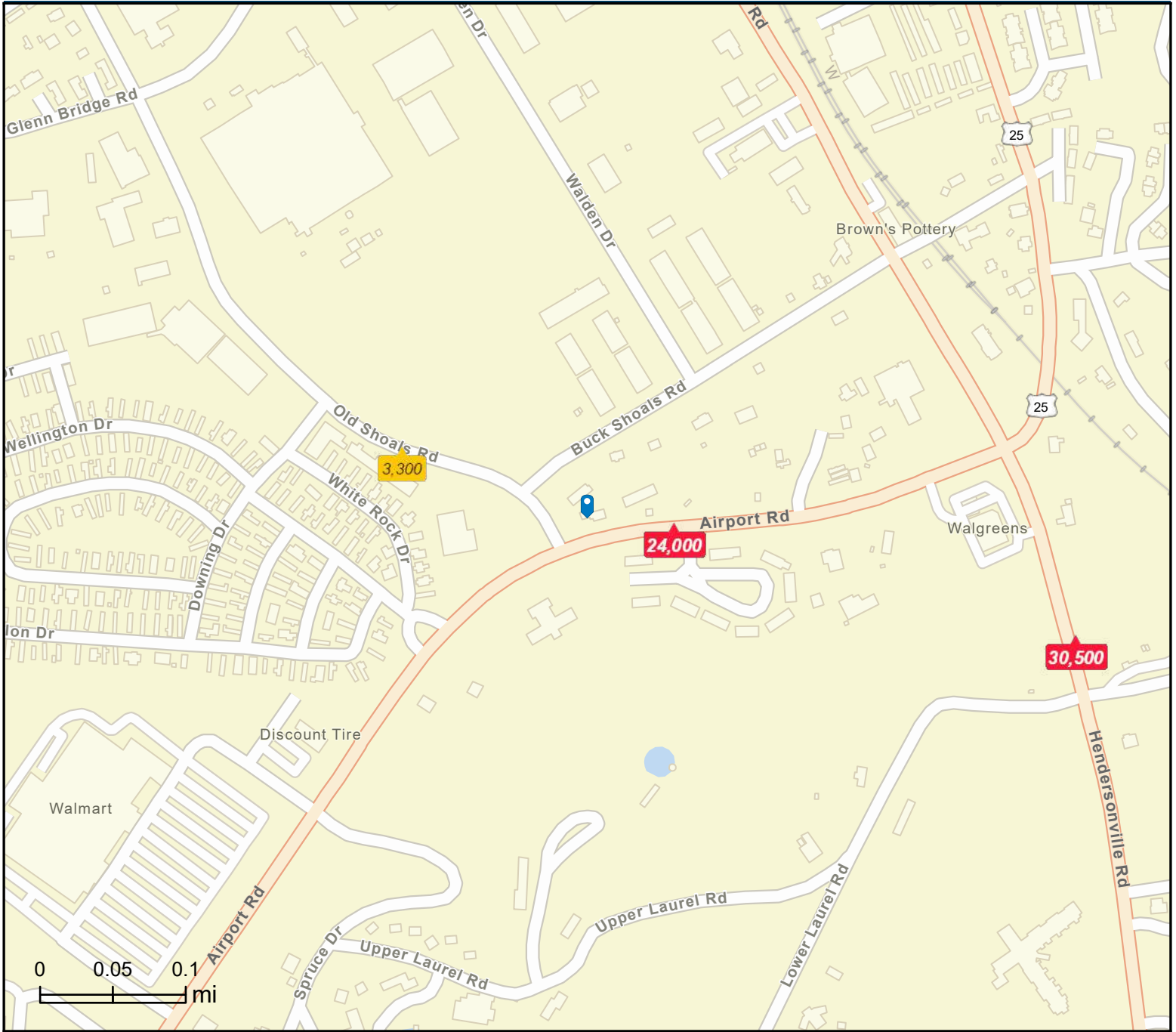


 Boundary

# Traffic Count Map - Close Up

28 Airport Rd, Arden, North Carolina, 28704  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.45916  
 Longitude: -82.51727



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

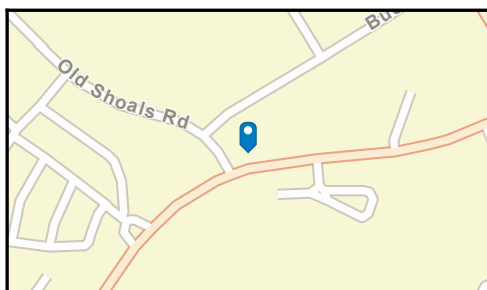
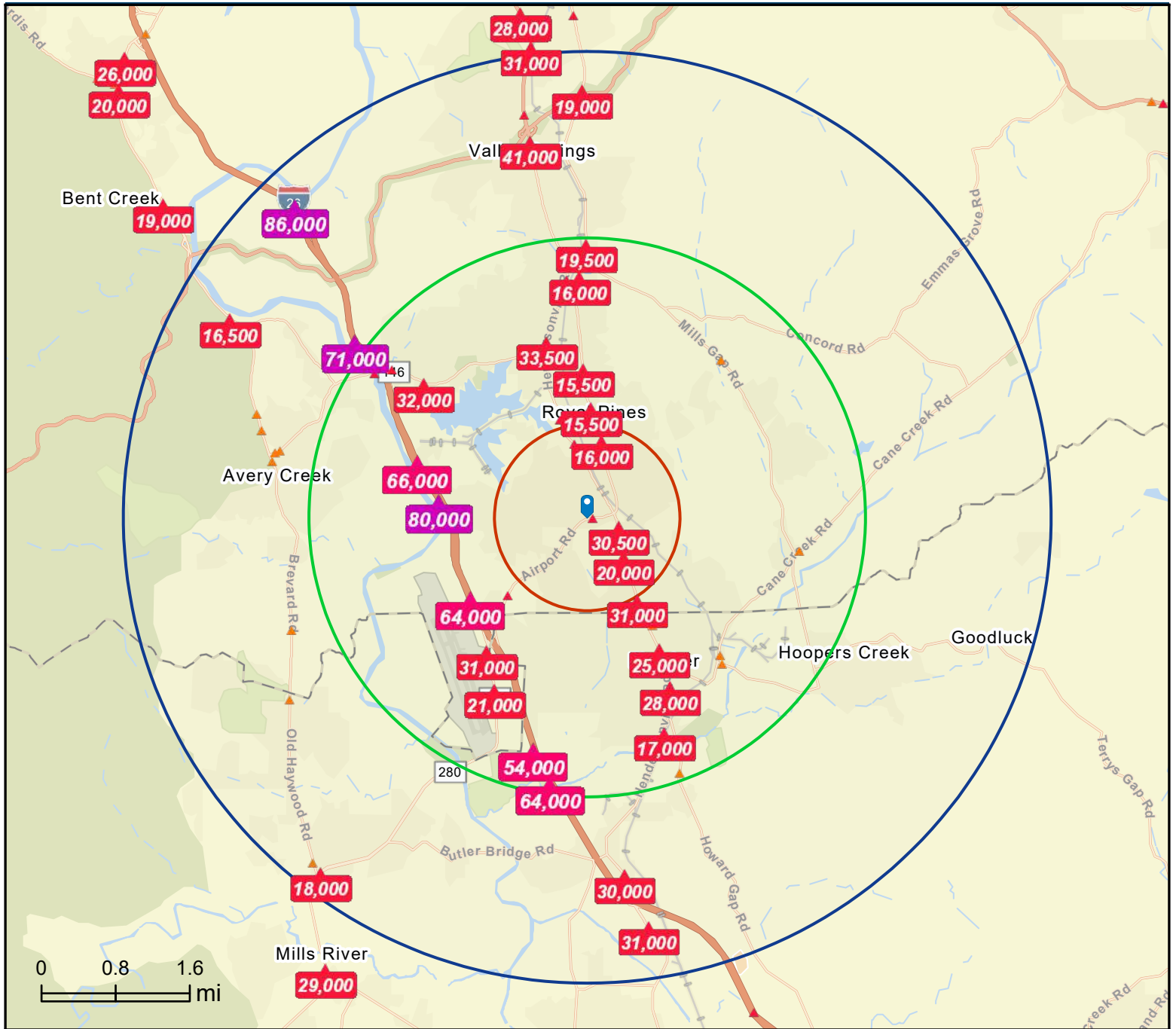


Source: ©2020 Kalibrate Technologies (Q4 2020).

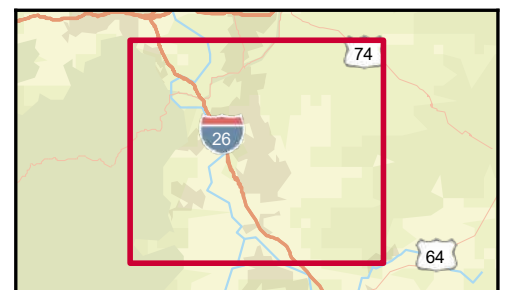
# Traffic Count Map

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Prepared by Esri  
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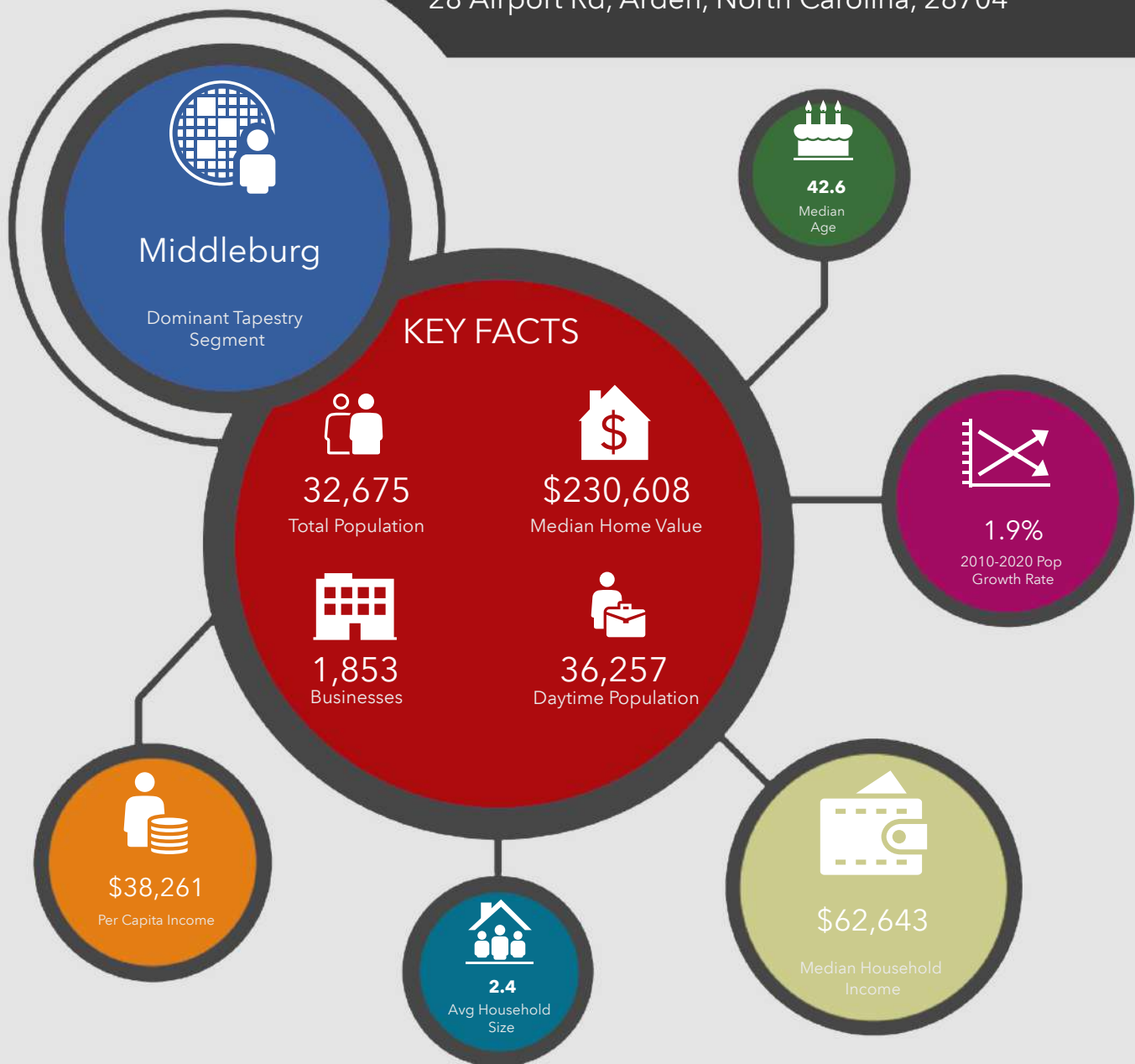
Source: ©2020 Kalibrate Technologies (Q4 2020).

# Executive Summary - Call Outs

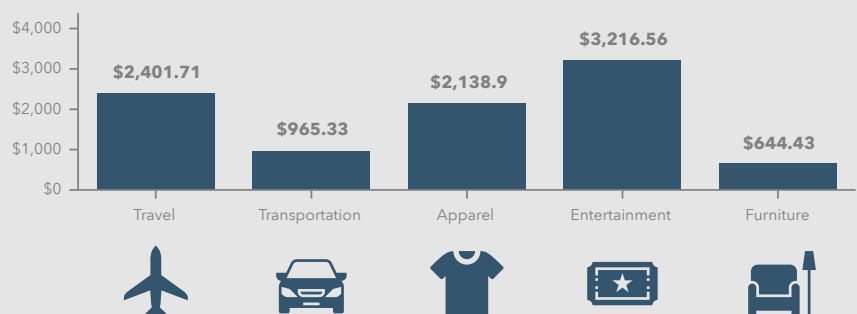
28 Airport Rd, Arden, North Carolina, 28704 (3 miles)  
 28 Airport Rd, Arden, North Carolina, 28704  
 Ring of 3 miles

Prepared by Esri  
 Latitude: 35.45916  
 Longitude: -82.51727

## 28 Airport Rd, Arden, North Carolina, 28704



## 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 2020, 2025.

© 2020 Esri

Spending facts are average annual dollars per household

# Retail Demand Outlook

28 Airport Rd, Arden, North Carolina, 28704  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 35.45916  
Longitude: -82.51727

Top Tapestry Segments	Percent	Demographic Summary	2020	2025
Middleburg (4C)	20.4%	Population	32,675	35,733
In Style (5B)	16.3%	Households	13,696	14,974
Old and Newcomers (8F)	14.3%	Families	8,340	9,060
Green Acres (6A)	13.3%	Median Age	42.6	43.0
Urban Chic (2A)	8.4%	Median Household Income	\$62,643	\$66,794
		2020	2025	Projected
		Consumer Spending	Forecasted Demand	Spending Growth
<b>Apparel and Services</b>		\$29,294,400	\$35,756,661	\$6,462,261
Men's		\$5,717,746	\$6,979,020	\$1,261,274
Women's		\$10,327,119	\$12,605,255	\$2,278,136
Children's		\$4,299,532	\$5,246,704	\$947,172
Footwear		\$6,597,524	\$8,053,238	\$1,455,714
Watches & Jewelry		\$1,579,541	\$1,928,502	\$348,961
Apparel Products and Services (1)		\$772,938	\$943,941	\$171,003
<b>Computer</b>				
Computers and Hardware for Home Use		\$2,224,352	\$2,715,681	\$491,329
Portable Memory		\$52,503	\$64,125	\$11,622
Computer Software		\$133,476	\$162,952	\$29,476
Computer Accessories		\$250,120	\$305,188	\$55,068
<b>Entertainment &amp; Recreation</b>		\$44,054,013	\$53,766,267	\$9,712,254
Fees and Admissions		\$9,875,698	\$12,047,304	\$2,171,606
Membership Fees for Clubs (2)		\$3,321,647	\$4,052,461	\$730,814
Fees for Participant Sports, excl. Trips		\$1,385,566	\$1,690,303	\$304,737
Tickets to Theatre/Operas/Concerts		\$1,118,413	\$1,364,524	\$246,111
Tickets to Movies		\$795,046	\$970,471	\$175,425
Tickets to Parks or Museums		\$439,089	\$535,859	\$96,770
Admission to Sporting Events, excl. Trips		\$857,602	\$1,045,870	\$188,268
Fees for Recreational Lessons		\$1,946,264	\$2,373,061	\$426,797
Dating Services		\$12,072	\$14,756	\$2,684
TV/Video/Audio		\$15,893,251	\$19,404,619	\$3,511,368
Cable and Satellite Television Services		\$10,887,238	\$13,293,266	\$2,406,028
Televisions		\$1,493,380	\$1,823,160	\$329,780
Satellite Dishes		\$16,972	\$20,707	\$3,735
VCRs, Video Cameras, and DVD Players		\$72,854	\$88,923	\$16,069
Miscellaneous Video Equipment		\$348,417	\$425,134	\$76,717
Video Cassettes and DVDs		\$141,060	\$172,215	\$31,155
Video Game Hardware/Accessories		\$396,681	\$484,503	\$87,822
Video Game Software		\$235,327	\$287,391	\$52,064
Rental/Streaming/Downloaded Video		\$776,637	\$948,248	\$171,611
Installation of Televisions		\$15,392	\$18,802	\$3,410
Audio (3)		\$1,475,448	\$1,800,888	\$325,440
Rental and Repair of TV/Radio/Sound Equipment		\$33,845	\$41,381	\$7,536
Pets		\$9,187,895	\$11,214,009	\$2,026,114
Toys/Games/Crafts/Hobbies (4)		\$1,681,656	\$2,052,501	\$370,845
Recreational Vehicles and Fees (5)		\$1,943,827	\$2,370,013	\$426,186
Sports/Recreation/Exercise Equipment (6)		\$2,844,344	\$3,470,839	\$626,495
Photo Equipment and Supplies (7)		\$718,477	\$876,938	\$158,461
Reading (8)		\$1,502,807	\$1,834,423	\$331,616
Catered Affairs (9)		\$406,058	\$495,620	\$89,562
<b>Food</b>		\$123,549,007	\$150,838,158	\$27,289,151
Food at Home		\$72,258,651	\$88,222,760	\$15,964,109
Bakery and Cereal Products		\$9,377,926	\$11,449,185	\$2,071,259
Meats, Poultry, Fish, and Eggs		\$15,698,304	\$19,167,705	\$3,469,401
Dairy Products		\$7,435,610	\$9,077,821	\$1,642,211
Fruits and Vegetables		\$14,153,995	\$17,280,594	\$3,126,599
Snacks and Other Food at Home (10)		\$25,592,816	\$31,247,455	\$5,654,639
Food Away from Home		\$51,290,356	\$62,615,398	\$11,325,042
Alcoholic Beverages		\$8,550,955	\$10,434,847	\$1,883,892

**Data Note:** The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2020 and 2025; Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics.

	2020 Consumer Spending	2025 Forecasted Demand	Projected Spending Growth
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	\$357,355,317	\$435,974,492	\$78,619,175
Value of Retirement Plans	\$1,343,020,668	\$1,636,976,833	\$293,956,165
Value of Other Financial Assets	\$111,971,099	\$136,722,466	\$24,751,367
Vehicle Loan Amount excluding Interest	\$40,588,224	\$49,542,918	\$8,954,694
Value of Credit Card Debt	\$35,624,219	\$43,473,484	\$7,849,265
<b>Health</b>			
Nonprescription Drugs	\$2,023,679	\$2,471,213	\$447,534
Prescription Drugs	\$4,801,121	\$5,861,518	\$1,060,397
Eyeglasses and Contact Lenses	\$1,264,042	\$1,542,340	\$278,298
<b>Home</b>			
Mortgage Payment and Basics (11)	\$139,954,971	\$170,621,458	\$30,666,487
Maintenance and Remodeling Services	\$34,849,966	\$42,491,793	\$7,641,827
Maintenance and Remodeling Materials (12)	\$7,107,919	\$8,666,497	\$1,558,578
Utilities, Fuel, and Public Services	\$65,908,182	\$80,463,674	\$14,555,492
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	\$1,400,592	\$1,709,660	\$309,068
Furniture	\$8,826,124	\$10,769,320	\$1,943,196
Rugs	\$510,360	\$621,958	\$111,598
Major Appliances (14)	\$4,871,994	\$5,943,335	\$1,071,341
Housewares (15)	\$1,318,065	\$1,608,956	\$290,891
Small Appliances	\$680,604	\$830,861	\$150,257
Luggage	\$208,539	\$254,500	\$45,961
Telephones and Accessories	\$1,236,114	\$1,507,938	\$271,824
<b>Household Operations</b>			
Child Care	\$6,982,120	\$8,518,026	\$1,535,906
Lawn and Garden (16)	\$6,538,719	\$7,977,050	\$1,438,331
Moving/Storage/Freight Express	\$871,861	\$1,065,137	\$193,276
Housekeeping Supplies (17)	\$10,553,387	\$12,885,706	\$2,332,319
<b>Insurance</b>			
Owners and Renters Insurance	\$8,062,529	\$9,836,407	\$1,773,878
Vehicle Insurance	\$24,454,330	\$29,858,784	\$5,404,454
Life/Other Insurance	\$7,353,949	\$8,970,876	\$1,616,927
Health Insurance	\$50,580,550	\$61,738,390	\$11,157,840
Personal Care Products (18)	\$6,840,788	\$8,351,192	\$1,510,404
School Books and Supplies (19)	\$2,017,907	\$2,463,283	\$445,376
Smoking Products	\$5,366,541	\$6,556,946	\$1,190,405
<b>Transportation</b>			
Payments on Vehicles excluding Leases	\$34,875,048	\$42,560,989	\$7,685,941
Gasoline and Motor Oil	\$31,764,657	\$38,777,114	\$7,012,457
Vehicle Maintenance and Repairs	\$16,373,242	\$19,993,643	\$3,620,401
<b>Travel</b>			
Airline Fares	\$8,172,300	\$9,972,331	\$1,800,031
Lodging on Trips	\$8,819,049	\$10,758,300	\$1,939,251
Auto/Truck Rental on Trips	\$400,298	\$488,439	\$88,141
Food and Drink on Trips	\$7,842,793	\$9,569,524	\$1,726,731

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- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

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# Key Facts

28 Airport Rd, Arden, North Carolina, 28704 (3 miles)

28 Airport Rd, Arden, North Carolina, 28704

Ring of 3 miles

Prepared by Esri

Latitude: 35.45916

Longitude: -82.51727

## KEY FACTS

32,675

Population

42.6

Median Age



2.4

Average Household Size

\$62,643

Median Household Income

## EDUCATION

6%

No High School Diploma



18%

High School Graduate



30%

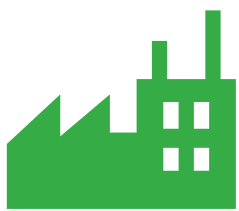
Some College



46%

Bachelor's/Grad/Pr of Degree

## BUSINESS



1,853

Total Businesses



20,519

Total Employees

## EMPLOYMENT



69%

White Collar

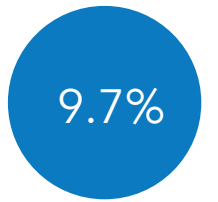


18%

Blue Collar



Services



9.7%

Unemployment Rate

## INCOME



\$62,643

Median Household Income



\$38,261

Per Capita Income



\$101,877

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (19.6%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	7.5%	-3.1%	<div style="width: 7.5%;"></div>
\$15,000 - \$24,999	7.1%	-1%	<div style="width: 7.1%;"></div>
\$25,000 - \$34,999	9.5%	-2.2%	<div style="width: 9.5%;"></div>
\$35,000 - \$49,999	14%	-0.3%	<div style="width: 14%;"></div>
\$50,000 - \$74,999	19.6%	+0.4%	<div style="width: 19.6%;"></div>
\$75,000 - \$99,999	11.6%	+0.3%	<div style="width: 11.6%;"></div>
\$100,000 - \$149,999	17.3%	+3.1%	<div style="width: 17.3%;"></div>
\$150,000 - \$199,999	6.1%	+1.4%	<div style="width: 6.1%;"></div>
\$200,000+	7.2%	+1.3%	<div style="width: 7.2%;"></div>

Bars show deviation from

Buncombe County

# ASHEVILLE, NC

THE BEST SMALL CITY IN AMERICA



## KEY STATISTICS

- Population MSA: 459,585
- Low tax burden: state corporate income tax is 2.5%
- Competitive utility rates: #5 nationally
- Asheville is a supply constrained market: 3.5% vacancy, below the national average
- Rents average \$20.84/SF
- Attractive returns average 8.26% Cap Rate and 1.8% Annual Rent Growth

## RECOGNITION & AWARDS

- Asheville ranked one of "The Best Places to Retire in 2020" – Forbes.com
- 2020 Asheville ranked 5 of the Top 50 of "America's Best Small Cities" – BestCities.org
- 2020 Buncombe County named "One of the Best Counties in North Carolina for Small Business" – SmartAsset.com
- 2020 North Carolina ranked as the #1 "Best States For Business" for 3rd year in a row – Forbes.com
- 2020 Asheville ranked 3 of the Top 50 Best Places to Travel in 2020 – Travel + Leisure, 2020

## TOURISM

- \$2.2 billion spending by visitors at local businesses
- \$3.3 billion tourism economic impact
- \$881 million generated by visitor spending
- 27,938 jobs supported by visitor spending
- \$392 million in tax revenue generated by tourism
- Spending on short term rentals reached \$53.8 million

## 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.



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Forward Thinking. Client Focused.