

FOR LEASE



402 HAYWOOD RD. ASHEVILLE, NC 28806

GREAT VISIBILITY ON HEAVILY TRAFFICKED HAYWOOD RD. IN WEST ASHEVILLE



Rare opportunity to lease a strategically located property on a high traffic corridor in West Asheville. Property features 0.24+/- acres with 120 FT of road frontage and great visibility on heavily trafficked Haywood Rd (13,000 VPD). Zoned HR-1 Core, allowing for a variety of commercial uses including retail, food service, micro brewery, market, nursery/greenhouse, workshop and more. Located 530 FT from I-240 and surrounded by supportive residential neighborhoods and other businesses including The Admiral, W.A.L.K., Early Girl Eatery, Harvest Records & Hot Stuff Tattoo. Property will have to go through planning/zoning review by the City of Asheville in order to be occupied. Offered at \$2,000/month NNN. Please contact the listing agent for more information.

LEASE RATE	\$2,000/MONTH	NNN
LOT SIZE	0.24+/- ACRES	
ZONING	HR-1 CORE	

PROPERTY FEATURES

- Located on Haywood Rd. (13,000 VPD)
- Zoning allows for many Commercial uses including Retail, Restaurant/Bar, Workshop, Market & More
- Surrounded by many Supportive Businesses & Residential Neighborhoods

STACY WHEELER Broker

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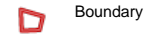
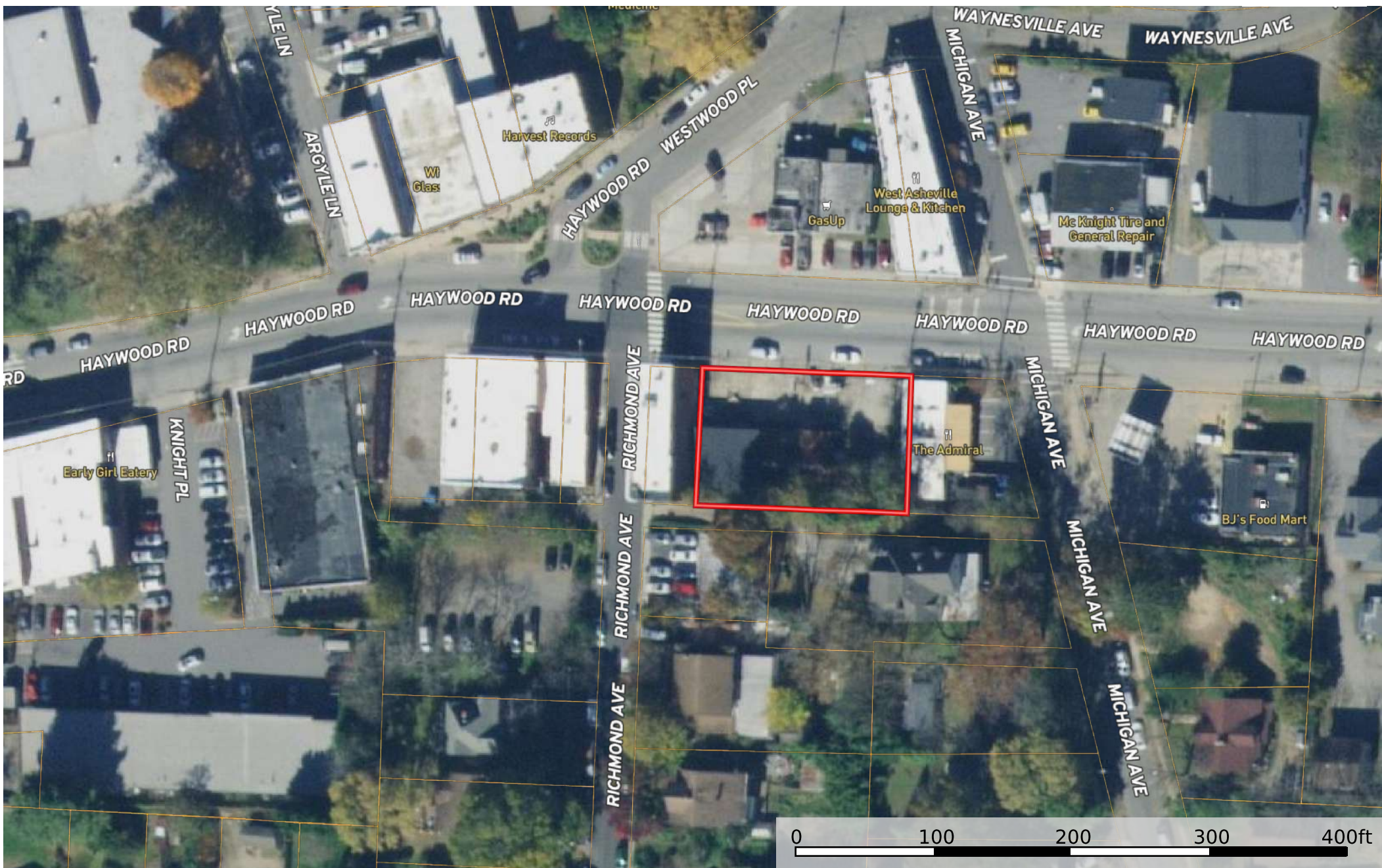
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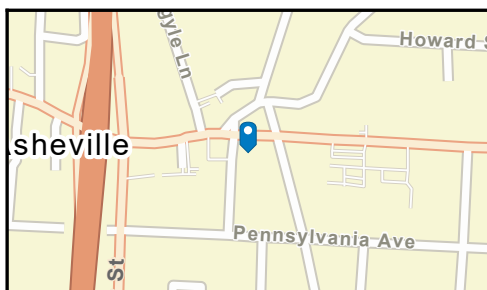
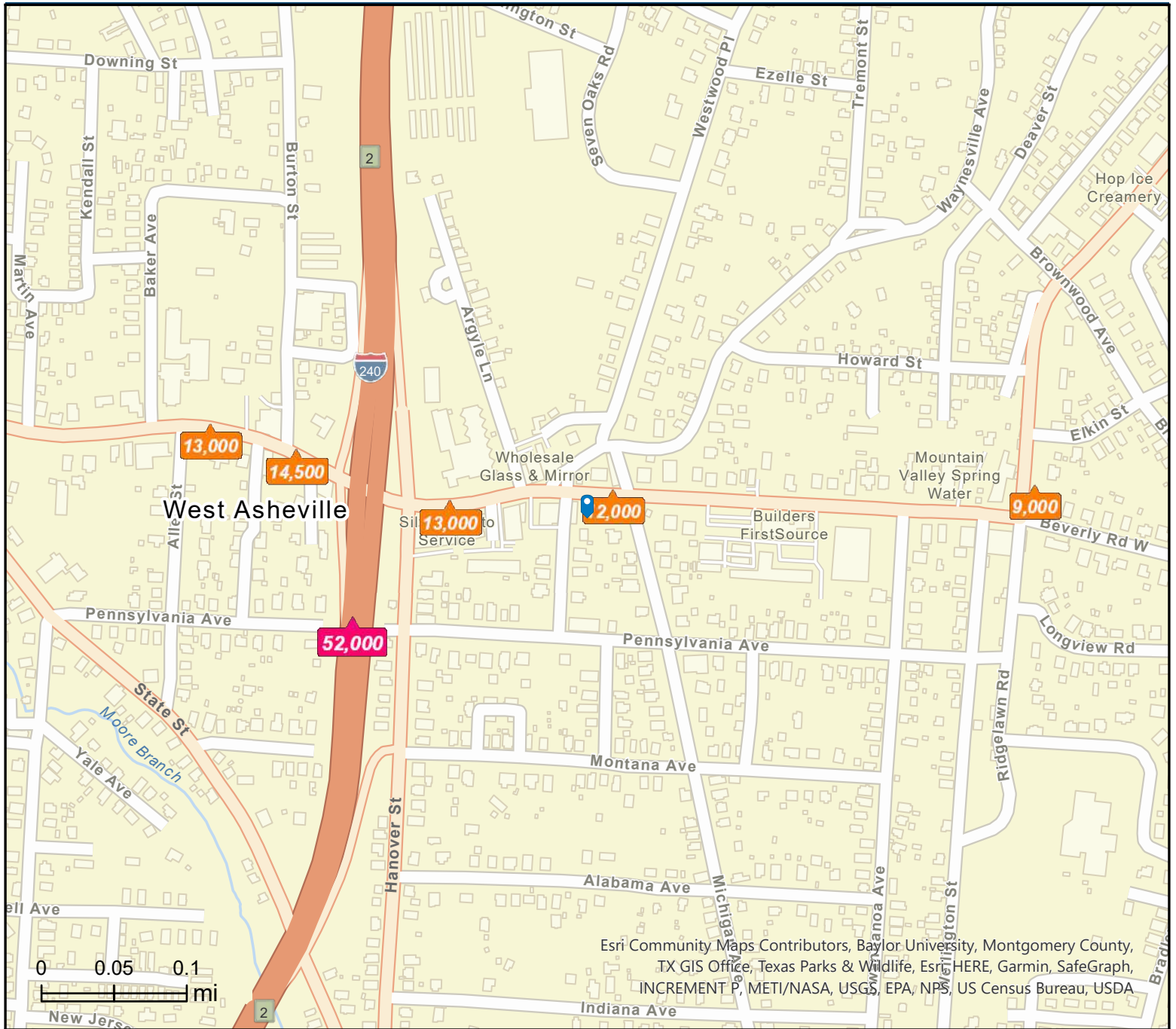


Boundary

Traffic Count Map - Close Up

402 Haywood Rd, Asheville, North Carolina, 28806
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.57767
 Longitude: -82.58014

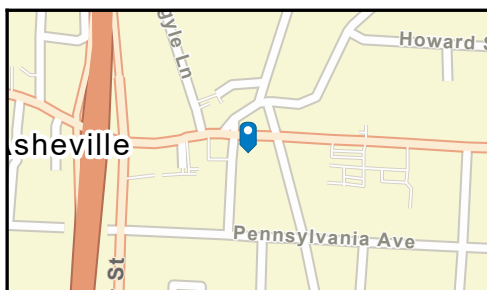
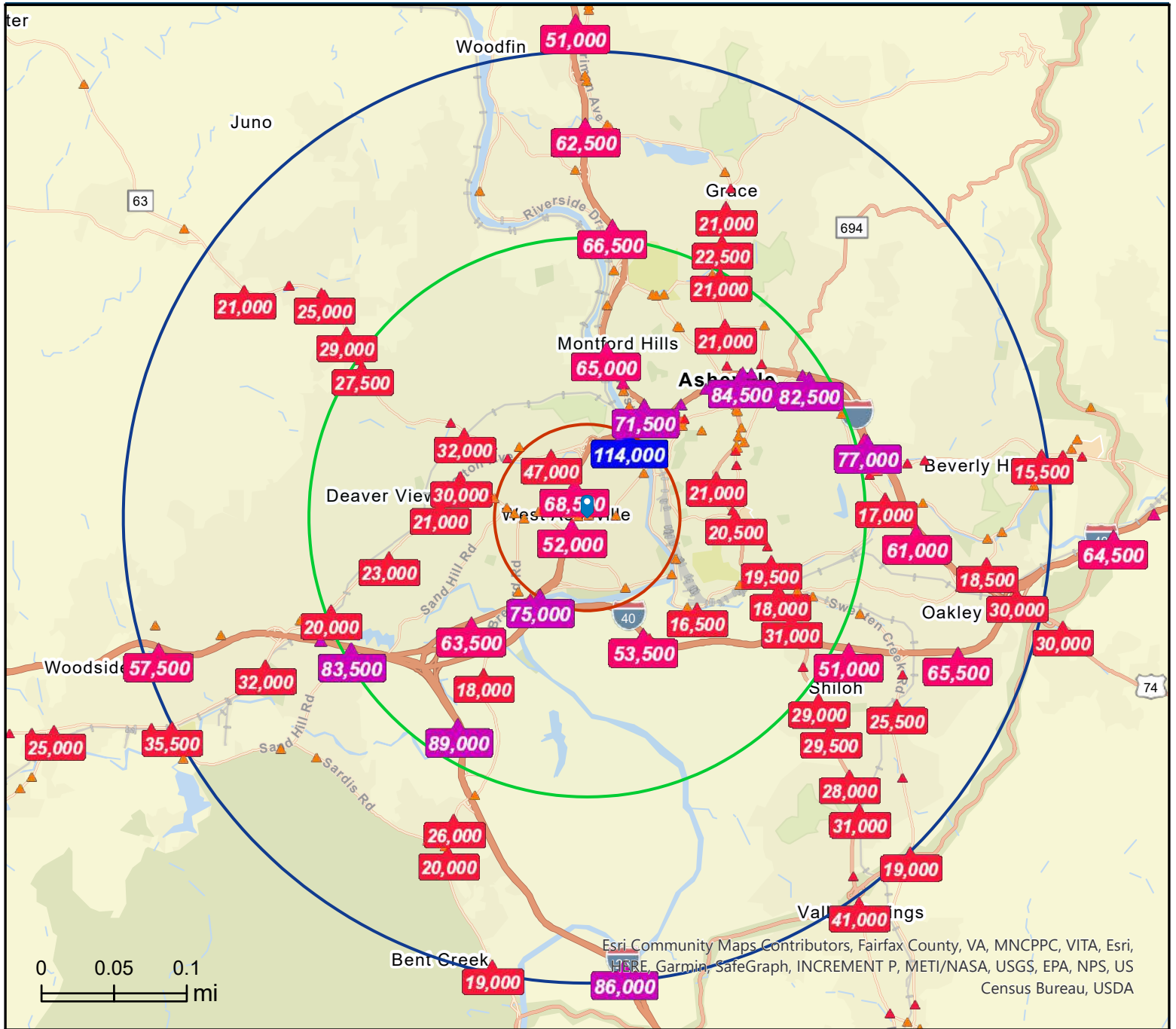


Source: ©2021 Kalibrate Technologies (Q2 2021).

Traffic Count Map

402 Haywood Rd, Asheville, North Carolina, 28806
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.57767
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- 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: ©2021 Kalibrate Technologies (Q2 2021).

Executive Summary - Call Outs

402 Haywood Rd, Asheville, North Carolina, 28806 (1 mile)

402 Haywood Rd, Asheville, North Carolina, 28806

Ring of 1 mile

Prepared by Esri

Latitude: 35.57767

Longitude: -82.58014

402 Haywood Rd, Asheville, North Carolina, 28806

Emerald City

Dominant Tapestry Segment

KEY FACTS



8,741

Total Population



\$292,500

Median Home Value



580

Businesses



8,916

Daytime Population



35.9

Median Age



0.9%

2010-2021 Pop Growth Rate



\$31,490

Per Capita Income



2.2

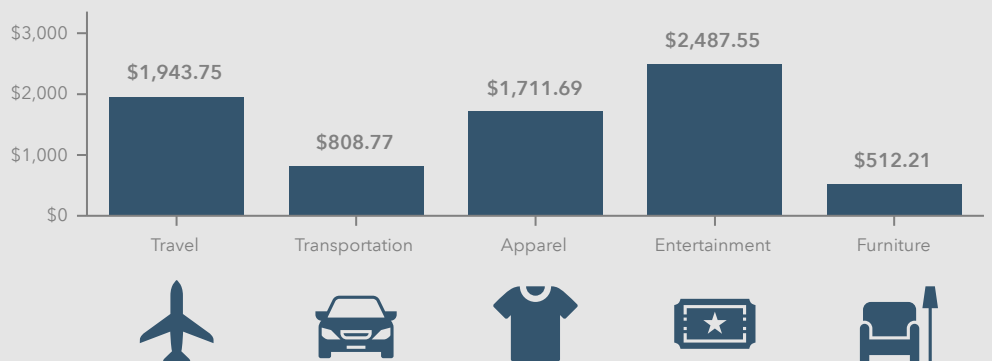
Avg Household Size



\$55,670

Median Household Income

KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2021 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Data Axle, Esri and Bureau of Labor Statistics. The vintage of the data is 2021, 2026.

Demographic and Income Profile

402 Haywood Rd, Asheville, North Carolina, 28806
Ring: 1 mile radius

Prepared by Esri
Latitude: 35.57767
Longitude: -82.58014

Summary	Census 2010	2021	2026
Population	7,903	8,741	9,192
Households	3,533	3,919	4,126
Families	1,758	1,899	1,988
Average Household Size	2.18	2.17	2.17
Owner Occupied Housing Units	1,952	2,189	2,322
Renter Occupied Housing Units	1,581	1,730	1,804
Median Age	34.5	35.9	36.3
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.01%	1.10%	0.71%
Households	1.03%	1.11%	0.71%
Families	0.92%	1.01%	0.64%
Owner HHs	1.19%	1.24%	0.91%
Median Household Income	1.96%	2.27%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	558	14.2%	494	12.0%
\$15,000 - \$24,999	352	9.0%	334	8.1%
\$25,000 - \$34,999	351	9.0%	352	8.5%
\$35,000 - \$49,999	447	11.4%	416	10.1%
\$50,000 - \$74,999	808	20.6%	841	20.4%
\$75,000 - \$99,999	555	14.2%	628	15.2%
\$100,000 - \$149,999	513	13.1%	631	15.3%
\$150,000 - \$199,999	181	4.6%	239	5.8%
\$200,000+	153	3.9%	190	4.6%
Median Household Income	\$55,670		\$61,346	
Average Household Income	\$71,939		\$81,528	
Per Capita Income	\$31,490		\$35,700	

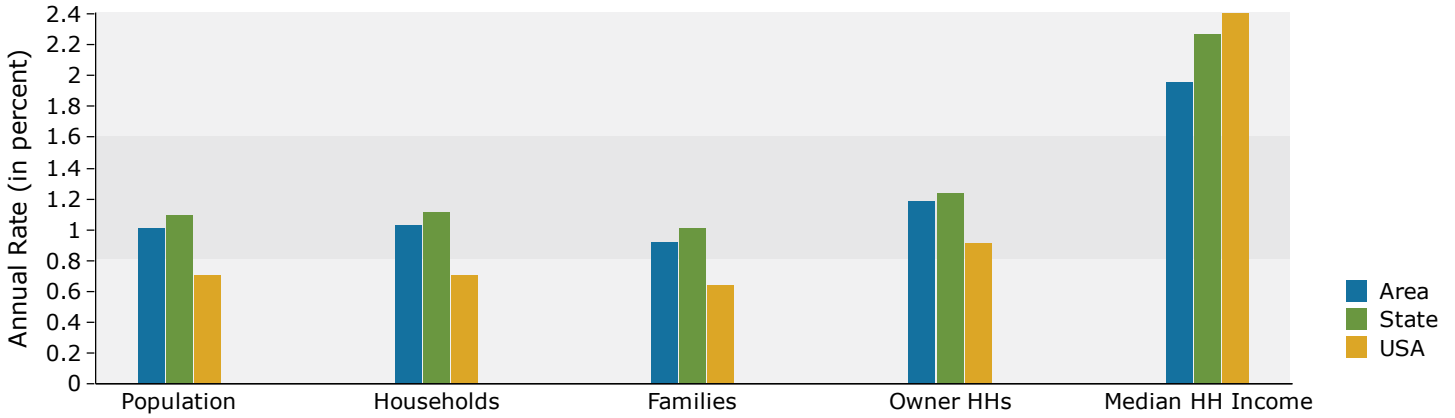
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	547	6.9%	514	5.9%	540	5.9%
5 - 9	453	5.7%	473	5.4%	477	5.2%
10 - 14	318	4.0%	403	4.6%	401	4.4%
15 - 19	329	4.2%	371	4.2%	392	4.3%
20 - 24	565	7.1%	527	6.0%	608	6.6%
25 - 34	1,831	23.2%	1,931	22.1%	1,959	21.3%
35 - 44	1,285	16.3%	1,397	16.0%	1,448	15.7%
45 - 54	947	12.0%	982	11.2%	1,036	11.3%
55 - 64	741	9.4%	890	10.2%	904	9.8%
65 - 74	424	5.4%	674	7.7%	742	8.1%
75 - 84	265	3.4%	342	3.9%	435	4.7%
85+	199	2.5%	237	2.7%	252	2.7%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,150	77.8%	6,819	78.0%	7,155	77.8%
Black Alone	1,265	16.0%	1,273	14.6%	1,278	13.9%
American Indian Alone	19	0.2%	20	0.2%	21	0.2%
Asian Alone	39	0.5%	62	0.7%	79	0.9%
Pacific Islander Alone	4	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	199	2.5%	254	2.9%	287	3.1%
Two or More Races	226	2.9%	307	3.5%	366	4.0%
Hispanic Origin (Any Race)	535	6.8%	712	8.1%	845	9.2%

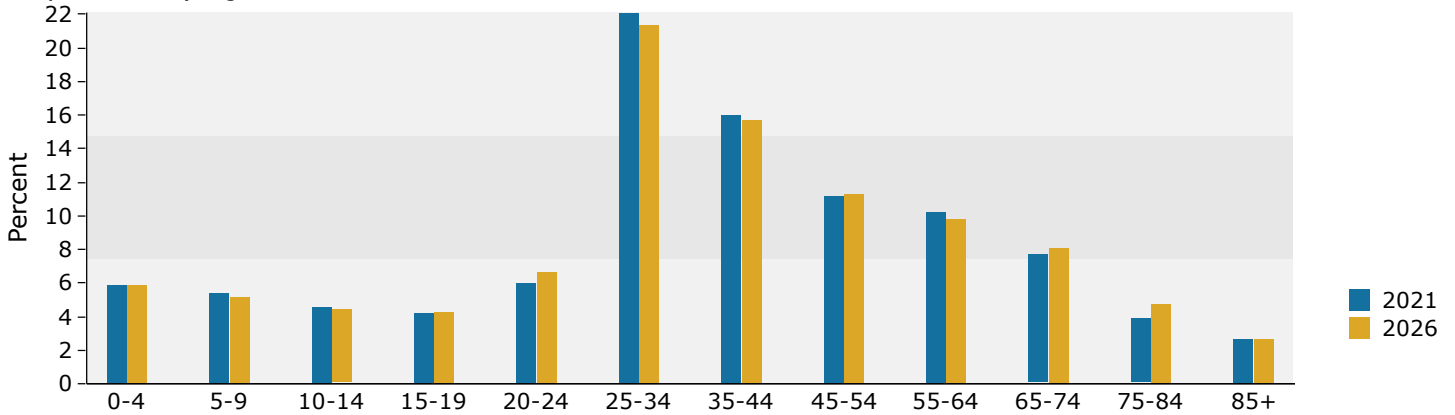
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

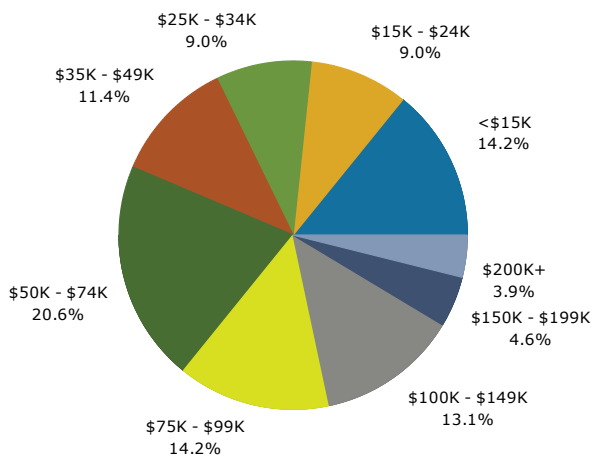
Trends 2021-2026



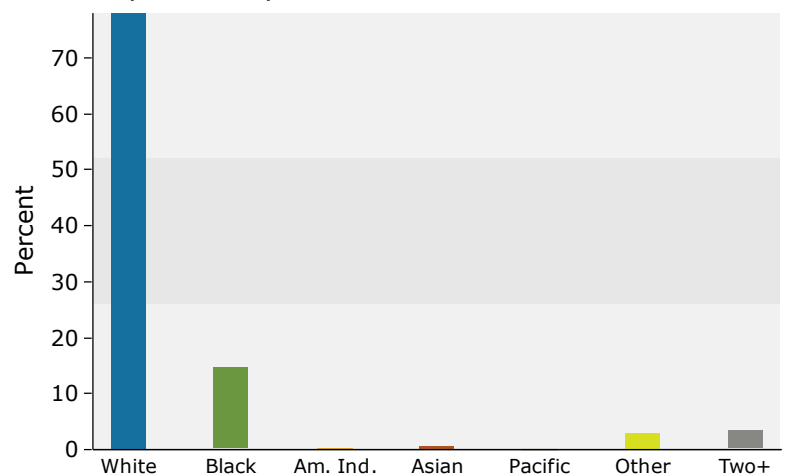
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 8.1%

Key Facts

402 Haywood Rd, Asheville, North Carolina, 28806 (1 mile)

402 Haywood Rd, Asheville, North Carolina, 28806

Ring of 1 mile

Prepared by Esri

Latitude: 35.57767

Longitude: -82.58014

KEY FACTS

8,741

Population

35.9

Median Age



2.2

Average Household Size

\$55,670

Median Household Income

EDUCATION

6%

No High School Diploma



14%

High School Graduate



20%

Some College



60%

Bachelor's/Grad/Pr of Degree

BUSINESS



580

Total Businesses



5,599

Total Employees

EMPLOYMENT



69%

White Collar



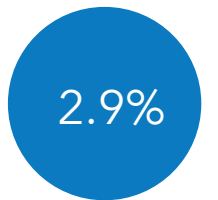
15%

Blue Collar



Services

16%



2.9%

Unemployment Rate

INCOME



\$55,670

Median Household Income



\$31,490

Per Capita Income



\$58,074

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.6%)

The smallest group: \$200,000+ (3.9%)

Indicator ▲	Value	Diff		
<\$15,000	14.2%	+5.2%		
\$15,000 - \$24,999	9%	-3%		
\$25,000 - \$34,999	9%	-1.5%		
\$35,000 - \$49,999	11.4%	-1.7%		
\$50,000 - \$74,999	20.6%	+1.5%		
\$75,000 - \$99,999	14.2%	+1.6%		
\$100,000 - \$149,999	13.1%	+0.3%		
\$150,000 - \$199,999	4.6%	-0.9%		
\$200,000+	3.9%	-1.5%		

Bars show deviation from Buncombe County

Demographic Summary		2021	2026
Population		8,741	9,192
Population 18+		7,125	7,541
Households		3,919	4,126
Median Household Income		\$55,670	\$61,346

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	3,705	52.0%	106
Bought any women's clothing in last 12 months	3,155	44.3%	98
Bought any shoes in last 12 months	3,910	54.9%	103
Bought costume jewelry in last 12 months	1,144	16.1%	100
Bought any fine jewelry in last 12 months	1,455	20.4%	111
Bought a watch in last 12 months	1,066	15.0%	103
Automobiles (Households)			
HH owns/leases any vehicle	3,431	87.5%	101
HH bought/leased new vehicle last 12 months	344	8.8%	97
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	6,273	88.0%	103
Bought/changed motor oil in last 12 months	3,443	48.3%	106
Had tune-up in last 12 months	1,853	26.0%	108
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	5,128	72.0%	101
Drank non-diet (regular) in last 6 months	2,769	38.9%	92
Drank beer/ale in last 6 months	3,529	49.5%	120
Cameras (Adults)			
Own digital point & shoot camera/camcorder	459	6.4%	80
Own digital SLR camera/camcorder	485	6.8%	85
Printed digital photos in last 12 months	1,624	22.8%	103
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	2,303	32.3%	100
Have a smartphone	6,650	93.3%	104
Have a smartphone: Android phone (any brand)	2,599	36.5%	90
Have a smartphone: Apple iPhone	4,005	56.2%	117
Number of cell phones in household: 1	1,519	38.8%	128
Number of cell phones in household: 2	1,397	35.6%	94
Number of cell phones in household: 3+	931	23.8%	80
HH has cell phone only (no landline telephone)	2,938	75.0%	116
Computers (Households)			
HH owns a computer	3,185	81.3%	109
HH owns desktop computer	1,379	35.2%	101
HH owns laptop/notebook	2,533	64.6%	110
HH owns any Apple/Mac brand computer	935	23.9%	119
HH owns any PC/non-Apple brand computer	2,537	64.7%	107
HH purchased most recent computer in a store	1,507	38.5%	110
HH purchased most recent computer online	666	17.0%	108
HH spent \$1-\$499 on most recent home computer	639	16.3%	114
HH spent \$500-\$999 on most recent home computer	698	17.8%	107
HH spent \$1,000-\$1,499 on most recent home computer	471	12.0%	117
HH spent \$1,500-\$1,999 on most recent home computer	233	5.9%	120
HH spent \$2,000+ on most recent home computer	163	4.2%	94

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 months	4,434	62.2%	101
Bought brewed coffee at convenience store in last 30 days	883	12.4%	99
Bought cigarettes at convenience store in last 30 days	623	8.7%	96
Bought gas at convenience store in last 30 days	2,386	33.5%	91
Spent at convenience store in last 30 days: \$1-19	555	7.8%	112
Spent at convenience store in last 30 days: \$20-\$39	771	10.8%	116
Spent at convenience store in last 30 days: \$40-\$50	508	7.1%	88
Spent at convenience store in last 30 days: \$51-\$99	349	4.9%	88
Spent at convenience store in last 30 days: \$100+	1,557	21.9%	100
Entertainment (Adults)			
Attended a movie in last 6 months	4,318	60.6%	102
Went to live theater in last 12 months	998	14.0%	113
Went to a bar/night club in last 12 months	1,702	23.9%	135
Dined out in last 12 months	3,771	52.9%	104
Gambled at a casino in last 12 months	920	12.9%	98
Visited a theme park in last 12 months	1,365	19.2%	103
Viewed movie (video-on-demand) in last 30 days	1,136	15.9%	107
Viewed TV show (video-on-demand) in last 30 days	657	9.2%	91
Watched any pay-per-view TV in last 12 months	498	7.0%	94
Downloaded a movie over the Internet in last 30 days	1,058	14.8%	158
Downloaded any individual song in last 6 months	1,711	24.0%	130
Used internet to watch a movie online in the last 30 days	3,147	44.2%	137
Used internet to watch a TV program online in last 30 days	2,062	28.9%	137
Played a video/electronic game (console) in last 12 months	834	11.7%	123
Played a video/electronic game (portable) in last 12 months	344	4.8%	100
Financial (Adults)			
Have home mortgage (1st)	2,491	35.0%	107
Used ATM/cash machine in last 12 months	4,085	57.3%	106
Own any stock	470	6.6%	79
Own U.S. savings bond	453	6.4%	130
Own shares in mutual fund (stock)	675	9.5%	118
Own shares in mutual fund (bonds)	357	5.0%	96
Have interest checking account	1,966	27.6%	92
Have non-interest checking account	2,261	31.7%	103
Have savings account	4,186	58.8%	99
Have 401K retirement savings plan	1,490	20.9%	120
Own/used any credit/debit card in last 12 months	6,052	84.9%	103
Avg monthly credit card expenditures: \$1-110	653	9.2%	81
Avg monthly credit card expenditures: \$111-\$225	598	8.4%	115
Avg monthly credit card expenditures: \$226-\$450	705	9.9%	135
Avg monthly credit card expenditures: \$451-\$700	500	7.0%	103
Avg monthly credit card expenditures: \$701-\$1,000	488	6.8%	108
Did banking online in last 12 months	3,520	49.4%	115
Did banking on mobile device in last 12 months	2,776	39.0%	121
Paid bills online in last 12 months	4,424	62.1%	113

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
HH used beef (fresh/frozen) in last 6 months	2,466	62.9%	93
HH used bread in last 6 months	3,599	91.8%	98
HH used chicken (fresh or frozen) in last 6 months	2,528	64.5%	97
HH used turkey (fresh or frozen) in last 6 months	558	14.2%	102
HH used fish/seafood (fresh or frozen) in last 6 months	2,073	52.9%	96
HH used fresh fruit/vegetables in last 6 months	3,192	81.4%	97
HH used fresh milk in last 6 months	3,090	78.8%	95
HH used organic food in last 6 months	948	24.2%	101
Health (Adults)			
Exercise at home 2+ times per week	2,455	34.5%	115
Exercise at club 2+ times per week	1,163	16.3%	113
Visited a doctor in last 12 months	5,346	75.0%	97
Used vitamin/dietary supplement in last 6 months	3,720	52.2%	95
Home (Households)			
HH did any home improvement in last 12 months	1,231	31.4%	110
HH used any maid/professional cleaning service in last 12 months	662	16.9%	110
HH purchased low ticket HH furnishings in last 12 months	917	23.4%	130
HH purchased big ticket HH furnishings in last 12 months	1,110	28.3%	123
HH bought any small kitchen appliance in last 12 months	1,117	28.5%	122
HH bought any large kitchen appliance in last 12 months	549	14.0%	105
Insurance (Adults/Households)			
Currently carry life insurance	3,282	46.1%	104
Carry medical/hospital/accident insurance	5,415	76.0%	101
Carry homeowner/personal property insurance	3,224	45.2%	93
Carry renter's insurance	803	11.3%	122
HH has auto insurance: 1 vehicle in household covered	1,499	38.2%	132
HH has auto insurance: 2 vehicles in household covered	1,062	27.1%	98
HH has auto insurance: 3+ vehicles in household covered	614	15.7%	68
Pets (Households)			
Household owns any pet	1,914	48.8%	92
Household owns any cat	903	23.0%	100
Household owns any dog	1,349	34.4%	85
Psychographics (Adults)			
Buying American is important to me	2,148	30.1%	83
Usually buy items on credit rather than wait	987	13.9%	102
Usually buy based on quality - not price	1,509	21.2%	113
Price is usually more important than brand name	1,949	27.4%	94
Usually use coupons for brands I buy often	1,092	15.3%	98
Am interested in how to help the environment	1,729	24.3%	116
Usually pay more for environ safe product	1,136	15.9%	106
Usually value green products over convenience	1,051	14.8%	127
Likely to buy a brand that supports a charity	2,576	36.2%	102
Reading (Adults)			
Bought digital book in last 12 months	1,207	16.9%	119
Bought hardcover book in last 12 months	1,495	21.0%	101
Bought paperback book in last 12 month	2,072	29.1%	103
Read any daily newspaper (paper version)	1,420	19.9%	136
Read any digital newspaper in last 30 days	4,137	58.1%	130
Read any magazine (paper/electronic version) in last 6 months	6,663	93.5%	104

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	5,342	75.0%	104
Went to family restaurant/steak house: 4+ times a month	1,920	26.9%	109
Went to fast food/drive-in restaurant in last 6 months	6,497	91.2%	101
Went to fast food/drive-in restaurant 9+ times/month	2,766	38.8%	102
Fast food restaurant last 6 months: eat in	2,393	33.6%	103
Fast food restaurant last 6 months: home delivery	724	10.2%	114
Fast food restaurant last 6 months: take-out/drive-thru	3,463	48.6%	101
Fast food restaurant last 6 months: take-out/walk-in	1,404	19.7%	96
Television & Electronics (Adults/Households)			
Own any tablet	3,430	48.1%	94
Own any e-reader	819	11.5%	112
Own e-reader/tablet: iPad	2,318	32.5%	106
HH has Internet connectable TV	1,550	39.6%	108
Own any portable MP3 player	1,123	15.8%	108
HH owns 1 TV	1,022	26.1%	123
HH owns 2 TVs	1,179	30.1%	113
HH owns 3 TVs	661	16.9%	80
HH owns 4+ TVs	543	13.9%	79
HH subscribes to cable TV	1,497	38.2%	96
HH subscribes to fiber optic	205	5.2%	90
HH owns portable GPS navigation device	611	15.6%	81
HH purchased video game system in last 12 months	251	6.4%	78
HH owns any Internet video device for TV	1,458	37.2%	111
Travel (Adults)			
Took domestic trip in continental US last 12 months	4,416	62.0%	116
Took 3+ domestic non-business trips in last 12 months	960	13.5%	106
Spent on domestic vacations in last 12 months: \$1-999	1,054	14.8%	140
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	633	8.9%	138
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	423	5.9%	148
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	410	5.8%	133
Spent on domestic vacations in last 12 months: \$3,000+	423	5.9%	83
Domestic travel in last 12 months: used general travel website	592	8.3%	124
Took foreign trip (including Alaska and Hawaii) in last 3 years	2,528	35.5%	116
Took 3+ foreign trips by plane in last 3 years	493	6.9%	104
Spent on foreign vacations in last 12 months: \$1-999	453	6.4%	117
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	356	5.0%	111
Spent on foreign vacations in last 12 months: \$3,000+	639	9.0%	125
Foreign travel in last 3 years: used general travel website	445	6.2%	99
Nights spent in hotel/motel in last 12 months: any	3,849	54.0%	116
Took cruise of more than one day in last 3 years	674	9.5%	97
Member of any frequent flyer program	1,861	26.1%	127
Member of any hotel rewards program	1,837	25.8%	121

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

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.