

3,649 SF Renovated Restaurant & Rooftop Bar

Whole Building or Individual Floors Available

128 Broadway Avenue, Black Mountain, NC 28711

FOR LEASE
Whole Bldg: 3,649 SF
First Floor: 2,554 SF
Second Floor: 1,095 SF
\$ 22.00 / SF NNN



Architectural rendering shows existing historic structure (outlined, at front) with rear and upper floor addition

- 3,649 SF renovated/upgraded restaurant on two floors with courtyard, covered porch, rooftop terrace
- OR - Entire first floor 2,554 SF, including kitchen, dining areas, and restrooms
- OR - Entire second floor 1,095 SF, including lounge, restrooms, stairs, and elevator
- Classic details blend with historic downtown district and future building projects
- Historic 1930's building, originally the "Icehouse"
- Prominent gateway to downtown Black Mountain
- Expanding tourist and commercial area with many national consumer brands nearby
- Available Fall of 2019

Whole Building: MLS: 3427793 Catylist: 30325921 Loopnet: 13647651

First Floor: MLS: 3498856 Catylist: 30325921 Loopnet: 13647651 | Second Floor: MLS: 3498862 Catylist: 30325921 Loopnet: 13647651

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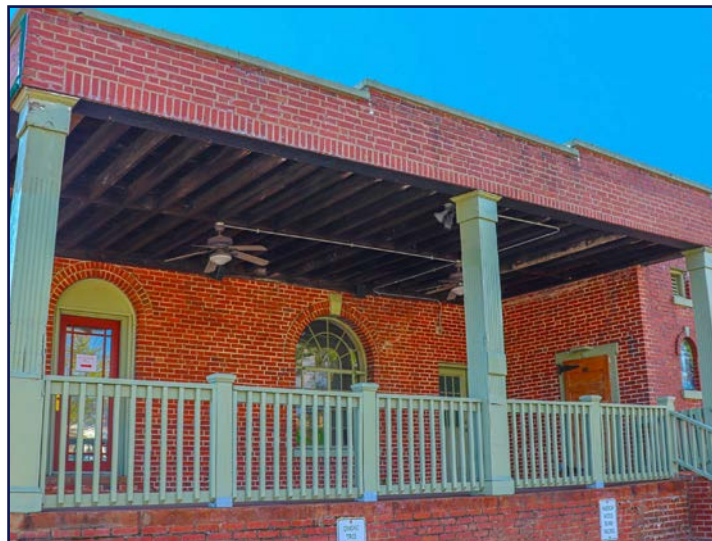
SUMMARY: 128 Broadway Avenue, Black Mountain

BEST USE: Restaurant, Dining, Lounge **PERMITTED USES:** Variety of commercial uses per CB zoning

MUNICIPALITY: BLACK MOUNTAIN	TOTAL SQUARE FT: 3,649 SF	PARKING: STREET, LOTS
COUNTY: BUNCOMBE	FIRST FLOOR SQUARE FT: 2,554 SF	UTILITIES: ON-SITE
ZONING: CB (Commercial Business)	SECOND FLOOR SQUARE FT: 1,095 SF	HEATING/COOLING: FORCED AIR
TYPE: RETAIL	YEAR BUILT/RENOVATED: 1915 / 2018	ADDITIONAL FEATURES: INDUSTRIAL KITCHEN
DEED BOOK, PAGE: 0543 / 0541	FLOORS: 2	*Under Construction
0543 / 0537	CONSTRUCTION: N/A*	
PIN #: 0619-35-4796	ROOF: N/A*	
0619-35-4843	FLOORING: N/A*	
	RESTROOMS: 2	



Current view of Icehouse building



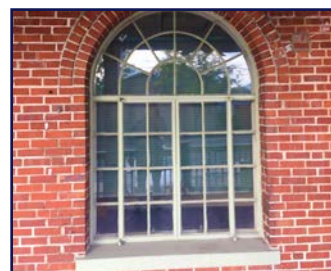
Front porch will become dining porch



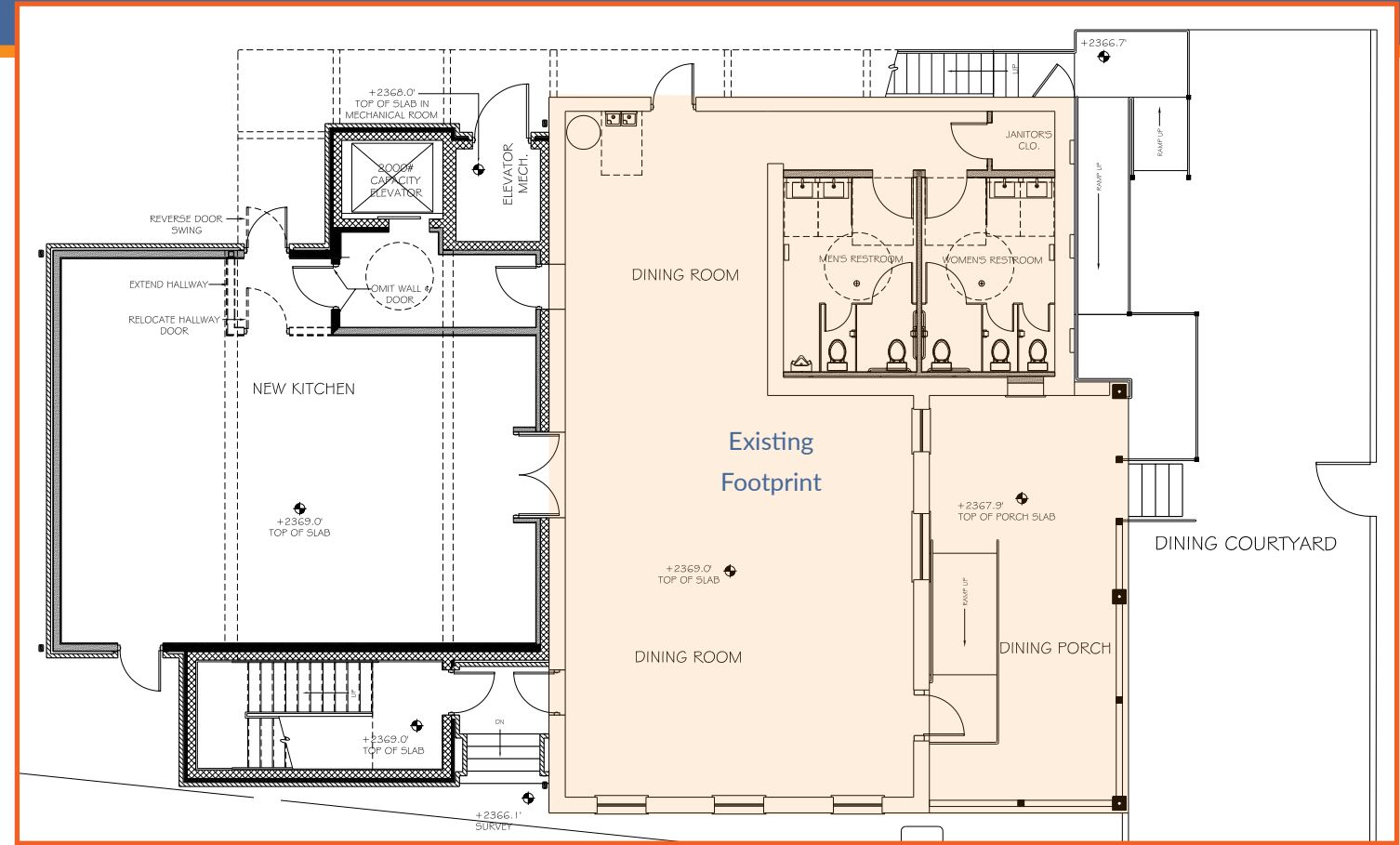
Original ice locker



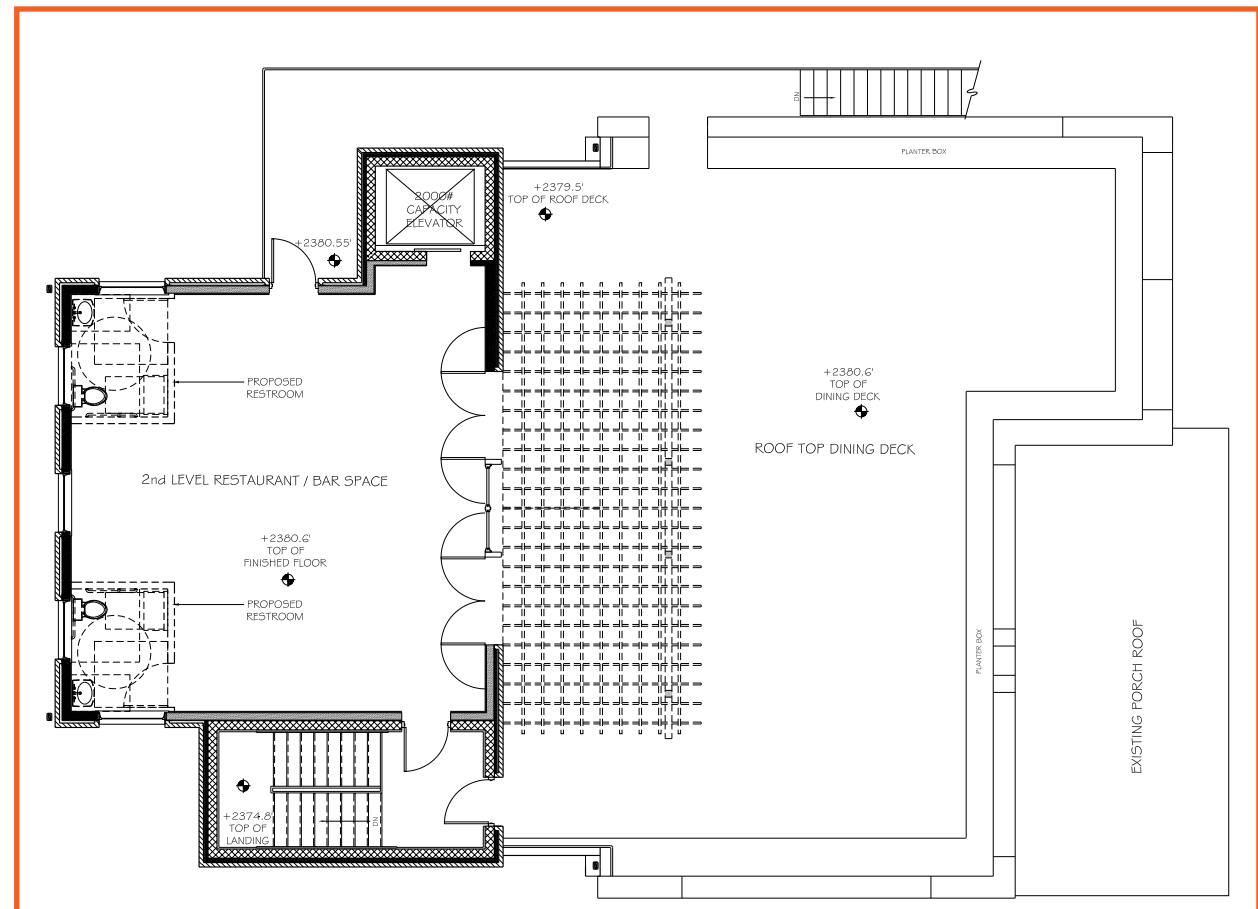
Ice crane



Window detail



First floor, showing proposed kitchen addition at back, and dining porch and courtyard at refreshed front



Second floor will include additional restaurant and bar space, as well as an outdoor terrace over the existing first floor

*All maps, aerials, illustrations, lot lines, and measurements are approximated.

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Street views: this property is at the edge of a very walkable downtown



DIRECTIONS FROM I-40:

- Take Exit 64 for Highway 9/Black Mountain
- Travel north on Highway 9 toward downtown Black Mountain for 0.26 miles
- Property is on left, adjacent to Take A Hike, after crossing railroad tracks

market | >>> intel

GREATER AVL MSA - 4 COUNTIES:

Buncombe, Haywood, Henderson & Madison

Population: 443,890

Projected 2020 Population: 468,146

Households: 179,606

Average Household Size: 2.28

Median Home Value: \$207,170

Average Family Income: \$73,638

Median Age: 44.2

Private Industries: 12,881

Service Providing Industries: 10,793

Federal, State & Local Industries: 12,235

3 MILE RADIUS:

12.93%

2016 Population: 52,400

Population 20 - 34:

Average Household

6.35%

Income: \$57,279

Population 65+: 5.83%

Owner Occupied

Housing Units: 10,828

Population 35 - 64:

187,500

12.53%

Average Household

Population 20 - 34:

Income: \$67,735

12.55%

Owner Occupied

Population 65+: 5.47%

Housing Units: 52,076

5 MILE RADIUS:

2016 Population: 98,400

Population 35 - 64:

Average Household

13.7%

Income: \$59,228

Population 20 - 34:

Owner Occupied

Population 65+: 6.07%

Housing Units: 22,539

Population 35 - 64:



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FOR LEASE: Up to 3,649 SF
128 BROADWAY AVENUE
BLACK MOUNTAIN, NC 28711
\$22.00 / SF

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6/24/19

Whitney Commercial Real Estate Services 828.665.9085 WhitneyCRE.com Commercial Brokerage | Property Management | General Contracting

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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends Purchaser's or Tenant's personal investigation.