



BUILDING 1 FOR LEASE




RETAIL PROPERTY FOR LEASE

235 WEAVERVILLE HIGHWAY, ASHEVILLE, NC 28804

Presented By

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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Property Type:	Retail / Office
Available SF:	2,856 SF
Price / SF:	\$134.14

PROPERTY OVERVIEW

Unique property situated with 3 other buildings on 0.75 acres 10 minutes from downtown Asheville in the Town of Woodfin. Building 1 is nicely appointed with modern finishes. The rear of the property includes a private landscaped outdoor area with creek running through. The property is adaptable for many uses, including general office, education, veterinary, cafe, brewery/distillery, etc.

Property containing all four buildings is also being offered for sale.



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ADDITIONAL PHOTOS



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

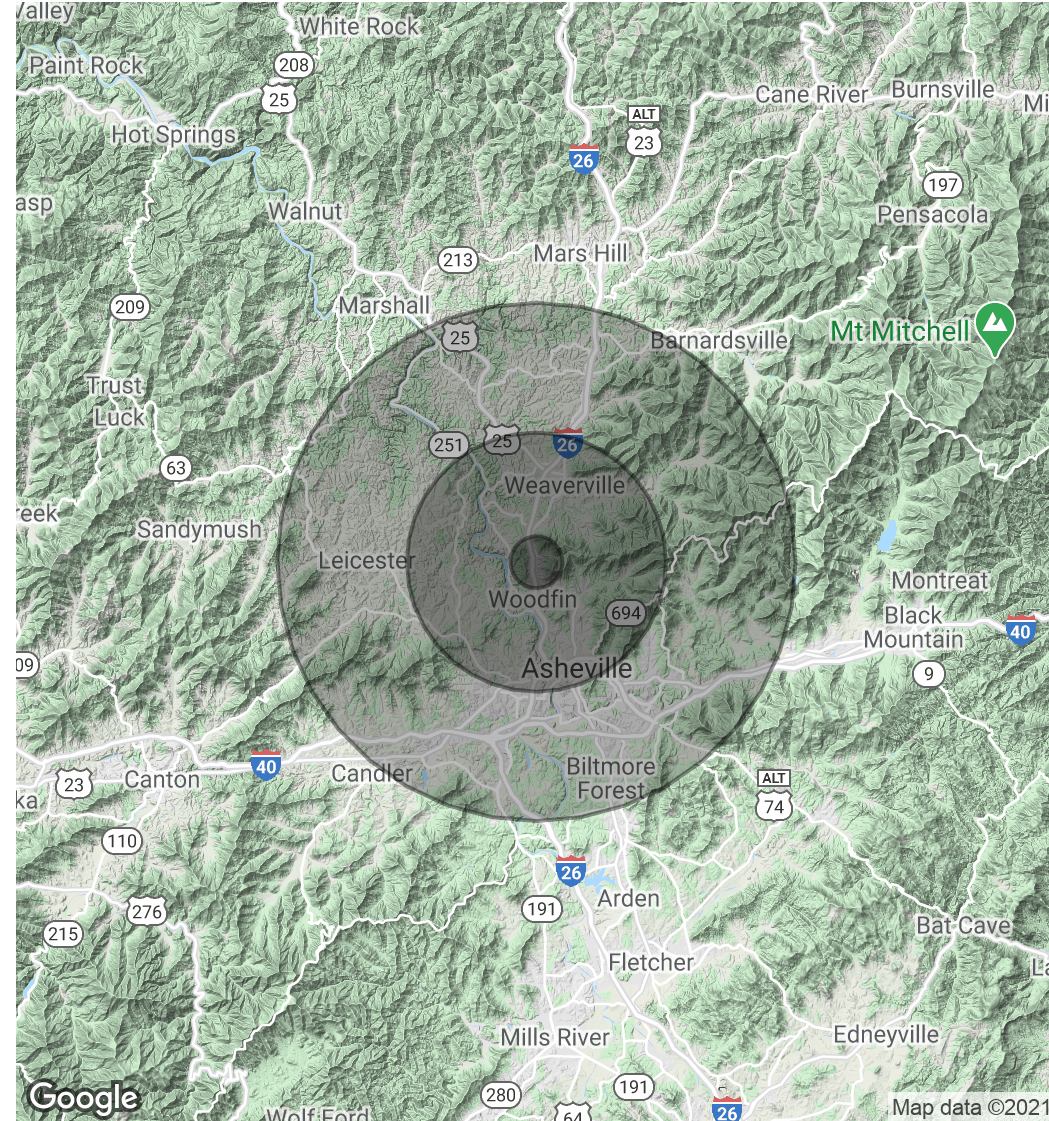
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,243	63,912	168,085
Average age	44.9	39.7	39.8
Average age (Male)	44.1	37.9	38.3
Average age (Female)	46.6	41.4	41.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	959	27,292	72,274
# of persons per HH	2.3	2.3	2.3
Average HH income	\$70,506	\$57,048	\$57,005
Average house value	\$344,552	\$295,432	\$263,963

* Demographic data derived from 2010 US Census



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