



Dewey Property Advisors

SWANNANOA RIVER ROAD VACANT PARCEL



LAND FOR SALE

498 SWANNANOA RIVER RD, ASHEVILLE, NC 28805

Presented By

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DEWEY PROPERTY ADVISORS

9 Pack Square SW
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	2.08 Acres
Zoning:	River District
Traffic Count:	20,000
Price / Acre:	\$384,134.62

PROPERTY OVERVIEW

Vacant parcel in close vicinity of WalMart and Tunnel Rd. On the corner of high-traffic Swannanoa River Road and Truckers Place; between Aldi and WNC Ceramic Tile.

PROPERTY HIGHLIGHTS

- Area tenants include : PetSmart, Wal-Mart Super Center, Kohl's, Aldi
- Great visibility and access to I-26
- Located off the main Tunnel Road corridor
- Location attracts local, regional and tourist trade
- In flood plain and has been built up.



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ADDITIONAL PHOTOS



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TUNNEL ROAD RETAILER MAP



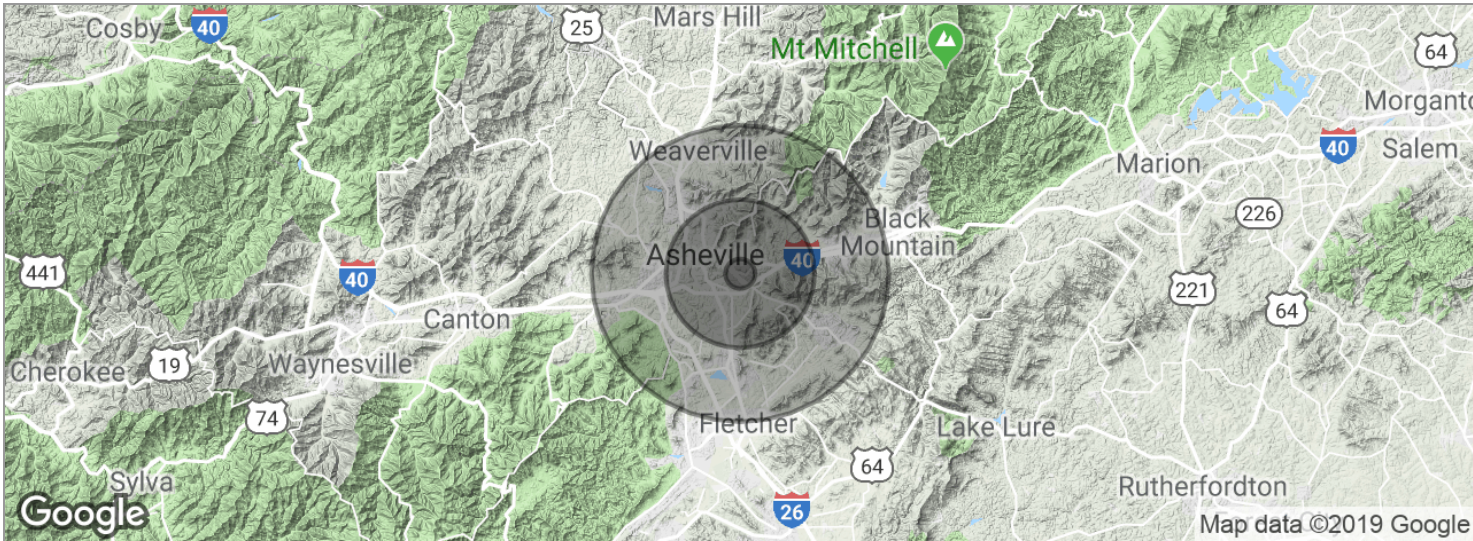
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LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,787	73,441	193,933
Median age	42.1	39.8	40.2
Median age (Male)	37.5	38.9	38.7
Median age (Female)	46.8	40.7	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,823	33,518	83,970
# of persons per HH	2.1	2.2	2.3
Average HH income	\$48,005	\$60,203	\$61,171
Average house value	\$242,487	\$293,496	\$265,348

* Demographic data derived from 2010 US Census



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