

BILTMORE VILLAGE OPPORTUNITY




RETAIL/OFFICE PROPERTY FOR SALE

28 HENDERSONVILLE ROAD, ASHEVILLE, NC 28803

Presented By

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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,950,000
Building Size:	9,790 SF
Price / SF:	\$403.47
Year Built:	1925
Renovated:	2016
Zoning:	CBII
Submarket:	Biltmore Village

PROPERTY OVERVIEW

Nestled in the mountains of WNC the charm and history behind Asheville's Biltmore Village is no secret. It is one of the largest and most visited districts in the state of North Carolina. Biltmore Village was originally modeled after and still, today resembles a small English village full of clothiers, jewelers, artists, food/beverage and entertainment with close proximity to downtown Asheville.

This historic building is located in a prime Biltmore location. Minutes drive from downtown Asheville and the Biltmore Estate. Walking distance to major retailers. Exclusive on-site parking for customers and employees in the rear of the building.

Street level ideal for a restaurant users. Upper level consists of 15 offices, common area bathrooms and break rooms with steady rental history. 1st level can also be separated into 3 separate spaces (+/-2,040sf, +/-2,040sf, and 1,710sf (current kitchen area).



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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Street Address	28 - 32 Hendersonville Road
City, State, Zip	Asheville, NC 28803
County	Buncombe
Market	Asheville
Sub-market	Biltmore Village
Cross-Streets	Lodge Street

BUILDING INFORMATION

Tenancy	Multiple
Number of Floors	2
Average Floor Size	1st : 5,790 SF 2nd: 4,000
Year Last Renovated	2016
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Historic building in the heart of Biltmore Village
- Highest Traffic Count on Hendersonville Road (30,000 VPD)
- Great Walkability
- High Foot Traffic
- Year-round attraction for locals and tourists
- Neighbors include local and national tenants
- Located across from the entrance to the Biltmore Estate & Gardens
- Asheville benefits from tourism with 11 million visitors annually, generating \$2.9 billion in economic impact (2017)



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1ST FLOOR RESTAURANT PHOTOS



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KITCHEN PHOTOS



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2ND FLOOR OFFICE PHOTOS

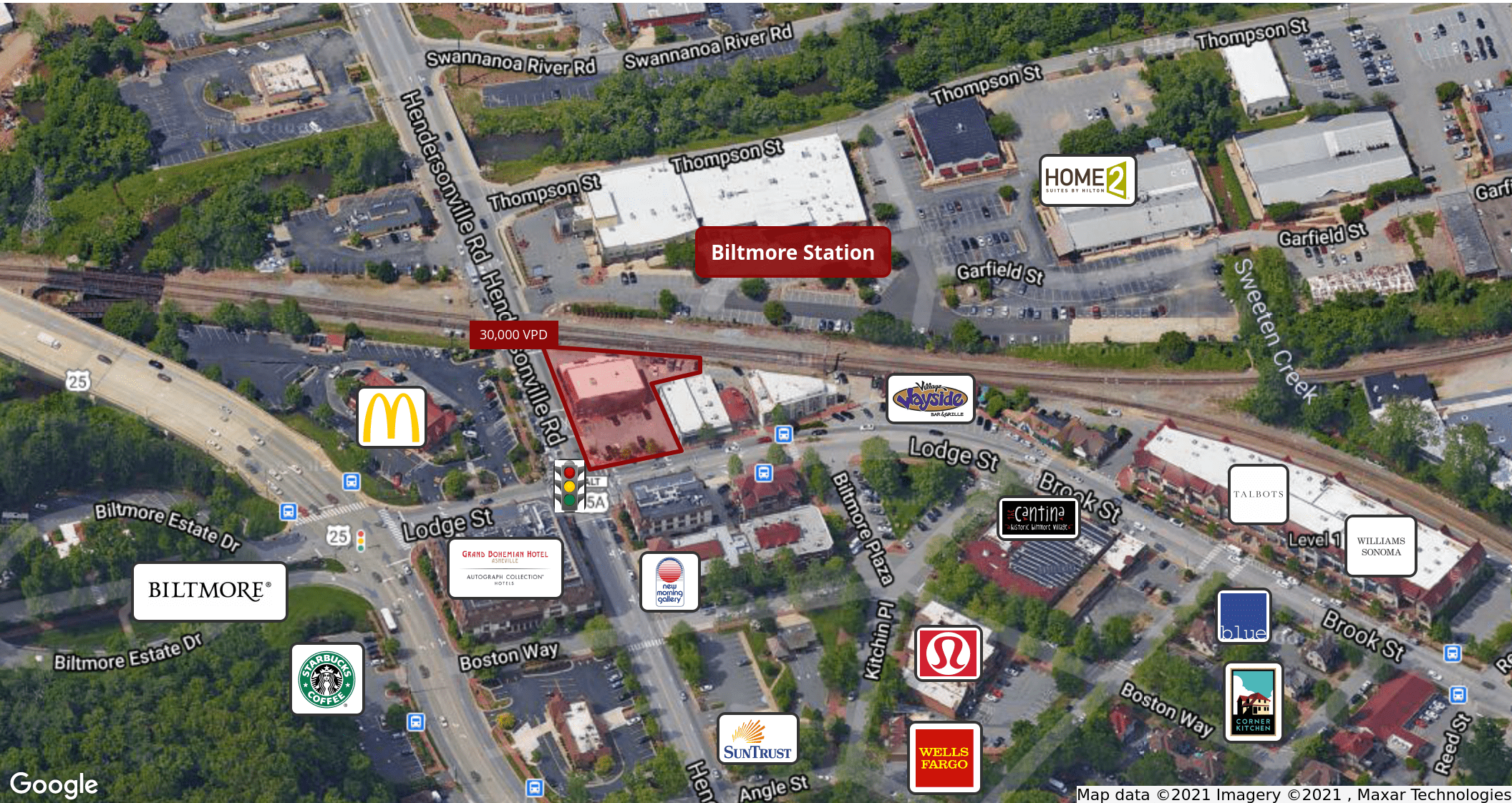


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28 HENDERSONVILLE AERIAL



Google

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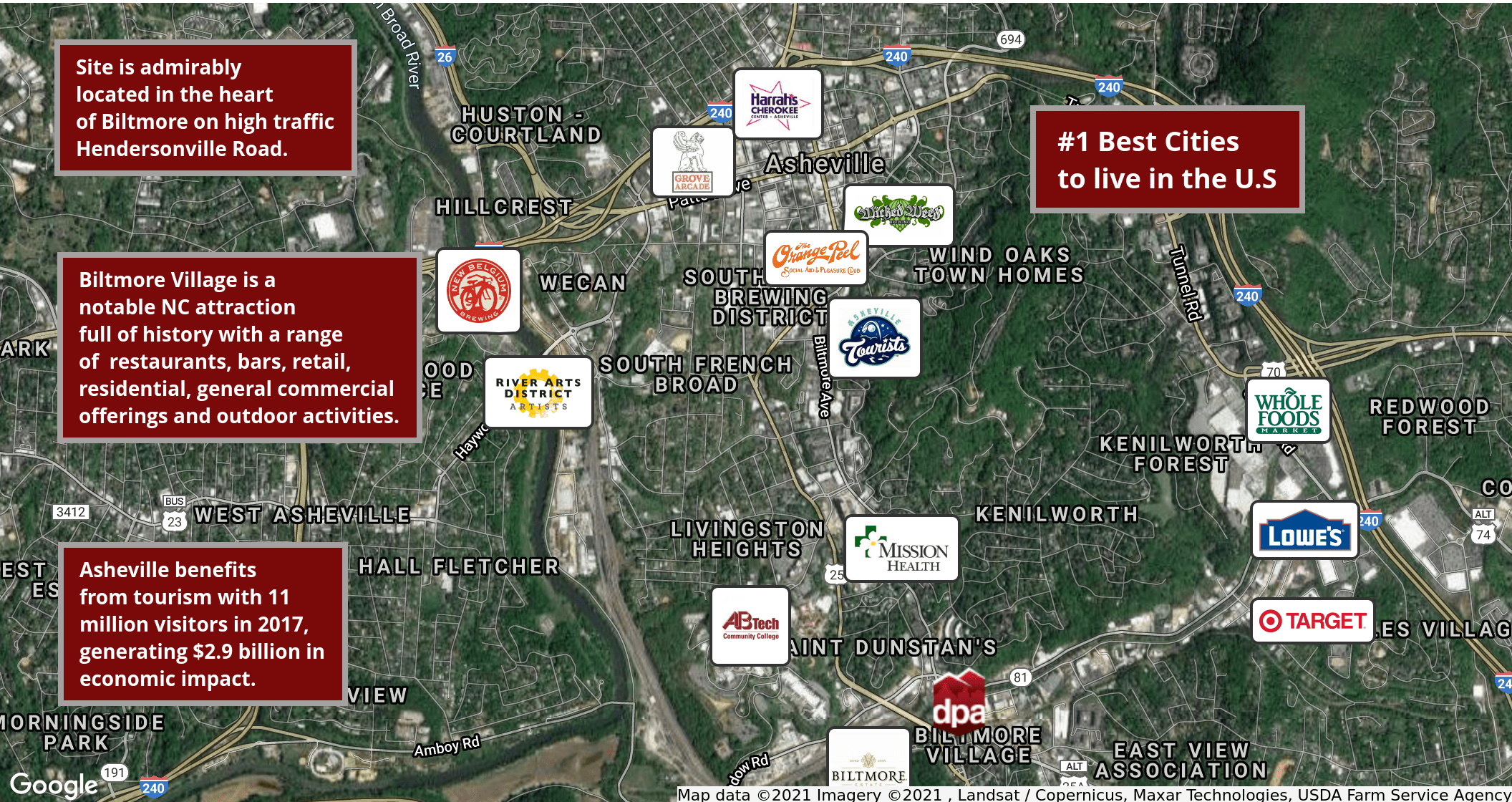
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WNC'S CULTURAL HUB



Beer City USA - WNC is home to over 47 breweries.



West Asheville - people have flocked to this funky neighborhood known for its originality.



The Orange Peel - one of many popular music venues. Asheville is home to many innovative musicians.



One look at Asheville's wide range of festivals, and it's easy to see why any time of the year is a good time for music in Asheville.



Asheville is a culinary explosion and home to many James Beard Award winning chefs.



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DEMOGRAPHICS MAP & REPORT

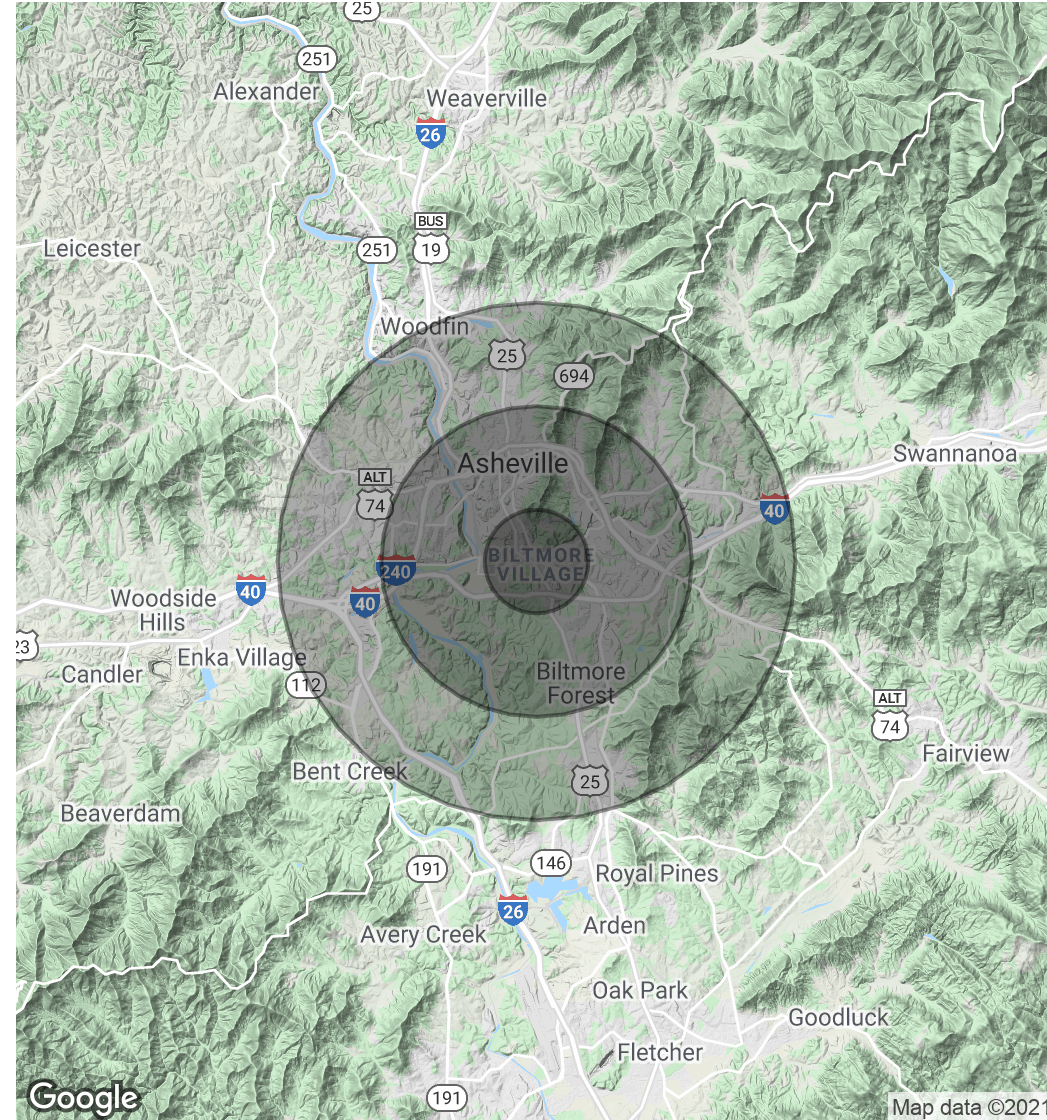
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,026	36,225	87,815
Average age	40.2	39.2	38.9
Average age (Male)	36.9	38.1	37.5
Average age (Female)	42.5	40.0	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,858	16,985	39,673
# of persons per HH	2.2	2.1	2.2
Average HH income	\$47,473	\$50,521	\$58,632
Average house value	\$227,963	\$214,164	\$269,211

* Demographic data derived from 2010 US Census



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