

6,000 SF in Downtown Asheville Entire Basement Available

124 College Street, Asheville, NC 28801



For Lease
\$9.00 / SF
NNN

View from College Street; This property faces Pack Square Park

- Wide open and expansive space
- Historic building constructed in 1912
- Handicap accessible with elevator access
- Adjacent to Pack Square Park
- Newly polished concrete floors
- Perfect for coffee shop, yoga, studio space, and more
- Immediate proximity to street and public parking garages
- Steps away from downtown amenities
- Only 1/3 mile from 1-240 on-ramp
- Attractive and welcoming lobby at street level
- Sprinkler system, existing bathrooms, and alley access

MLS: 3436397

Catylist: 30334424

Loopnet: 13840091

Stephanie West
828.712.2828
swest@whitneycre.com

SUMMARY

BEST USES: Retail, Production, Storage

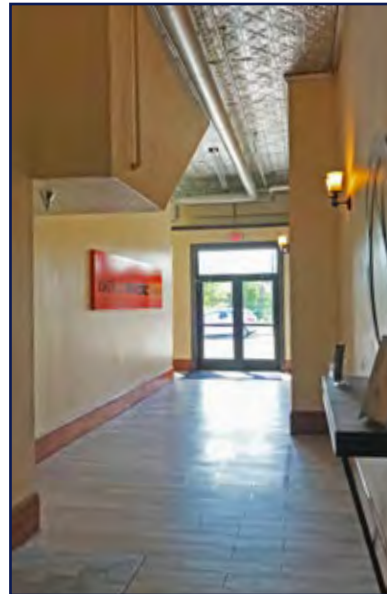
MUNICIPALITY: ASHEVILLE
 COUNTY: BUNCOMBE
 ZONING: COMMERCIAL BUSINESS DISTRICT (CBD)
 DEED BOOK, PAGE: 5626, 21
 PIN #: 9649-40-7763

SQUARE FEET: +/- 6,000 SF
 YEAR BUILT: 1912
 EXTERIOR: BRICK
 CONSTRUCTION: STEEL BEAM
 CEILING HEIGHTS: 8'
 FLOORING: LOBBY: TILE
 BASEMENT: POLISHED CONCRETE
 RESTROOMS: 2

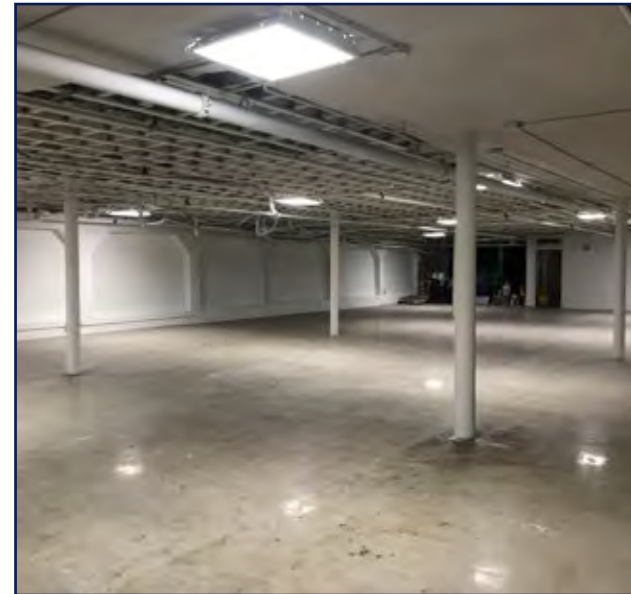
WATER: ONSITE
 SEWER: ONSITE
 ELECTRIC: ONSITE
 GAS: ONSITE
 ADDITIONAL FEATURES: ELEVATOR
 HANDICAP ACCESS



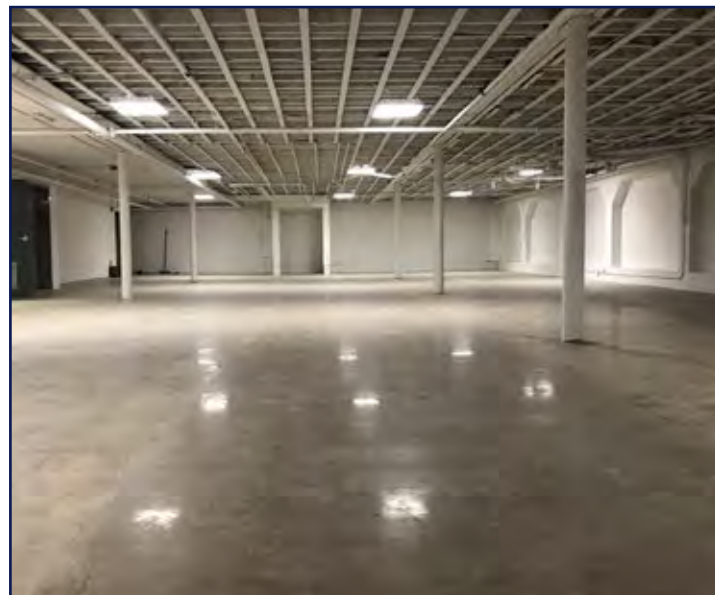
Street level entry lobby



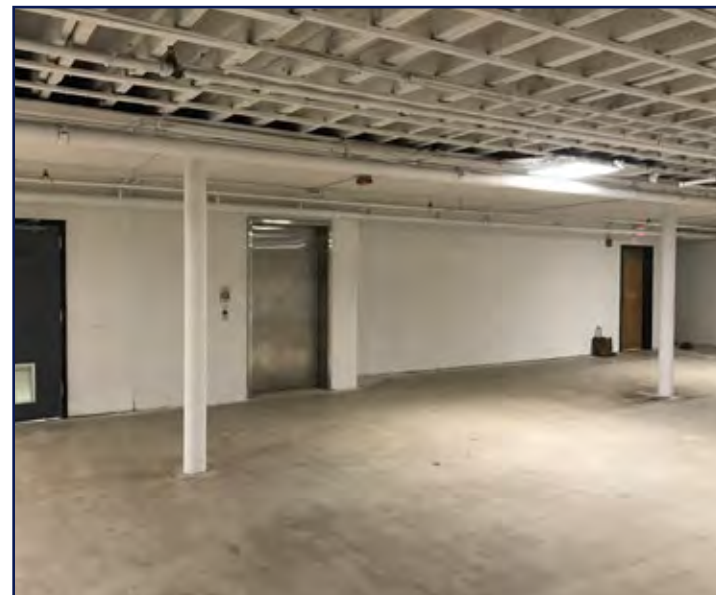
Street level entry lobby



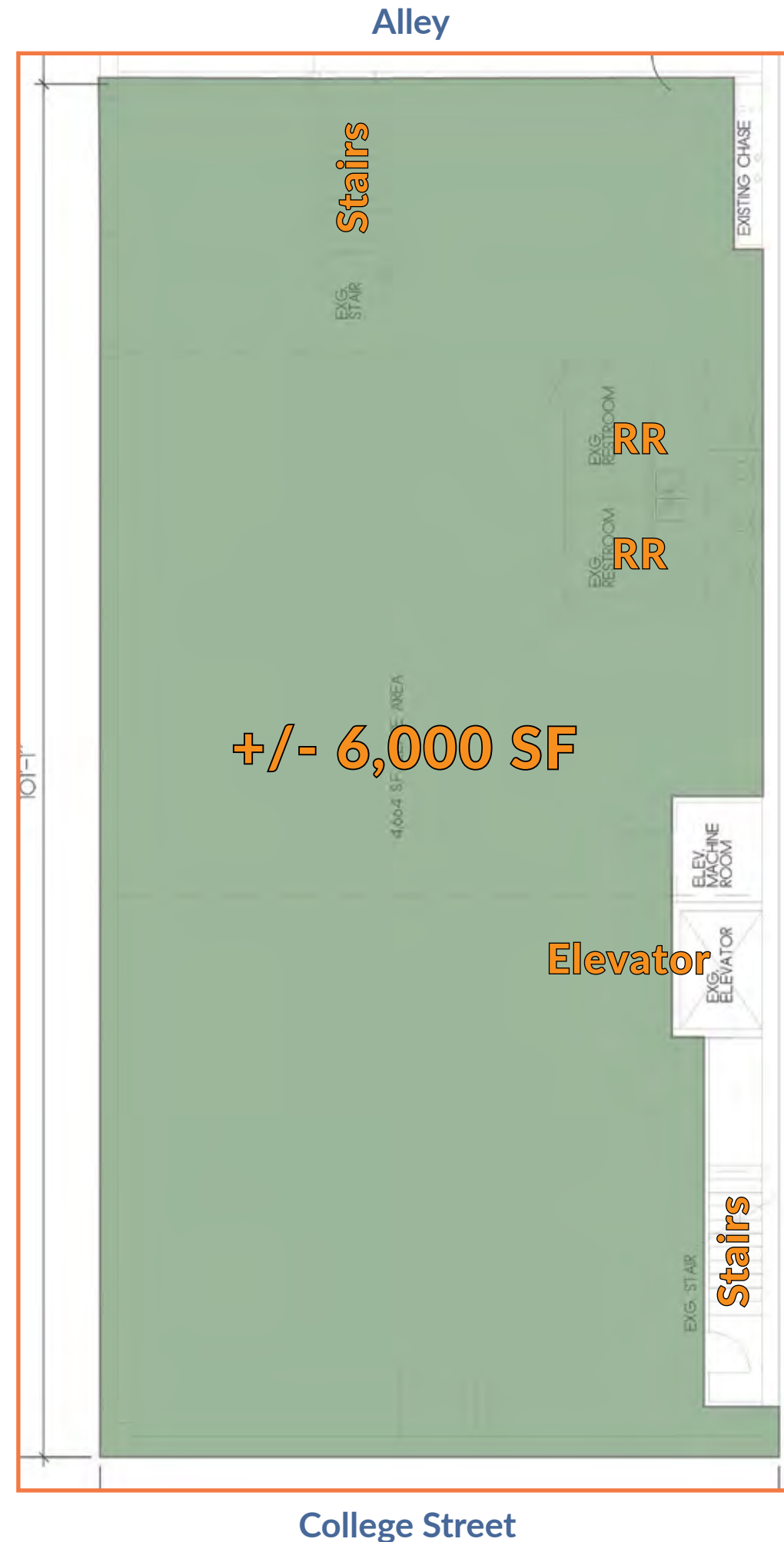
Open area



Open area



Open area - elevator and stair access



*Maps, illustrations and measurements are approximated.

6,000 SF Office in Downtown Asheville

Entire Open-Floorplan Basement Available

124 College Street, Asheville, NC 28801



Downtown Asheville

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

ASHEVILLE DATA

3 MILE RADIUS:
 2016 Population: 52,400
 Average Household Income: \$57,279
 Owner Occupied
 Housing Units: 10,828
 Population 35 - 64: 12.53%
 Population 20 - 34: 12.55%
 Population 65+: 5.47%

5 MILE RADIUS:
 2016 Population: 98,400
 Average Household Income: \$59,228
 Owner Occupied
 Housing Units: 22,539
 Population 35 - 64: 12.93%
 Population 20 - 34: 6.35%
 Population 65+: 5.83%

10 MILE RADIUS:
 2016 Population: 187,500
 Average Household Income: \$67,735
 Owner Occupied
 Housing Units: 52,076
 Population 35 - 64: 13.7%
 Population 20 - 34: 9.45%
 Population 65+: 6.07%

DIRECTIONS

FROM I-240:

- Exit 5B, Charlotte Street
- Turn South on Charlotte Street to College Avenue
- Turn right on College Avenue
- Proceed straight through roundabout
- 124 College will be on right, just past signalized intersection of College Avenue and Spruce Street



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3/1/19