

Street-Level Office/Retail on Broadway New Building Just North of Downtown Asheville

323 Broadway St, Suites A & B, Asheville, NC 28801



Architectural rendering for 323 Broadway Street in Asheville

FOR LEASE
\$25.00/RSF
NNN

Suite A:
927 RSF
(\$1,932/mo.)

Suite B:
1,044 RSF
(\$2,175/mo.)

Both Suites:
1,971 RSF
(\$4,107/mo.)

- Brand new space ready for custom design
- Delivered as “warm shell” with restrooms, lighting, HVAC, and sheetrock. Tenant Improvement Allowance offered
- Modern construction with floor-to-ceiling windows, 10’ ceilings, and abundant natural light
- Secure on-site garage parking with elevator access
- Ready to occupy Spring 2020
- Excellent visibility at street level of highly-trafficked corridor
- Central location within walking distance to downtown Asheville, UNCA, Merrimon Avenue, and Montford
- Adjacent to Magnolia Park and Reed Creek Greenway
- Less than 1 minute to 1-240 access
- Professional space perfect for law firm, accountant, financial advisor, real estate firm, or insurance agency

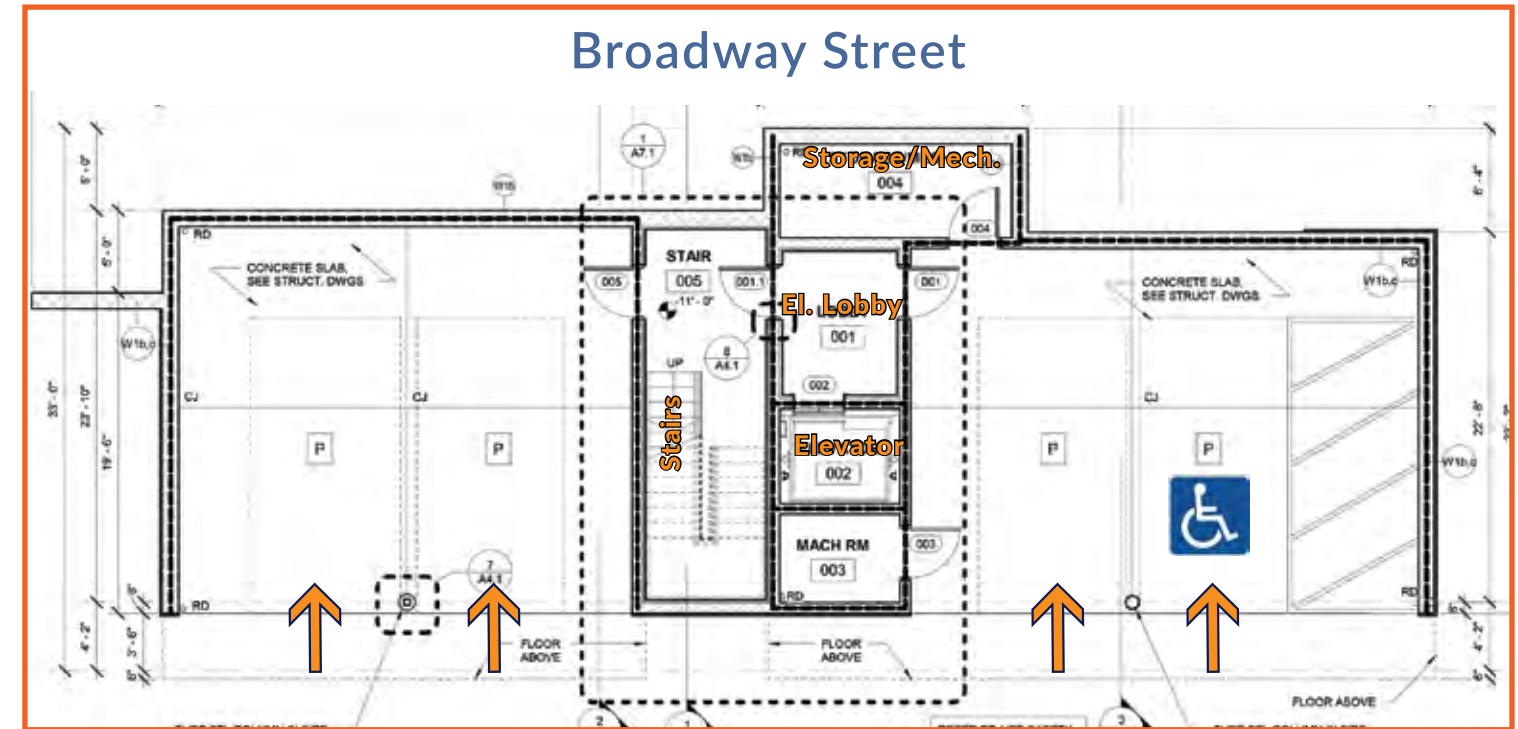
MLS: Combined: 3542779 Suite A: 3542791 Suite B: 3542792
Catylist: Suite A: 2362612 Suite B: 23626161 CoStar/Loopnet: 16998978

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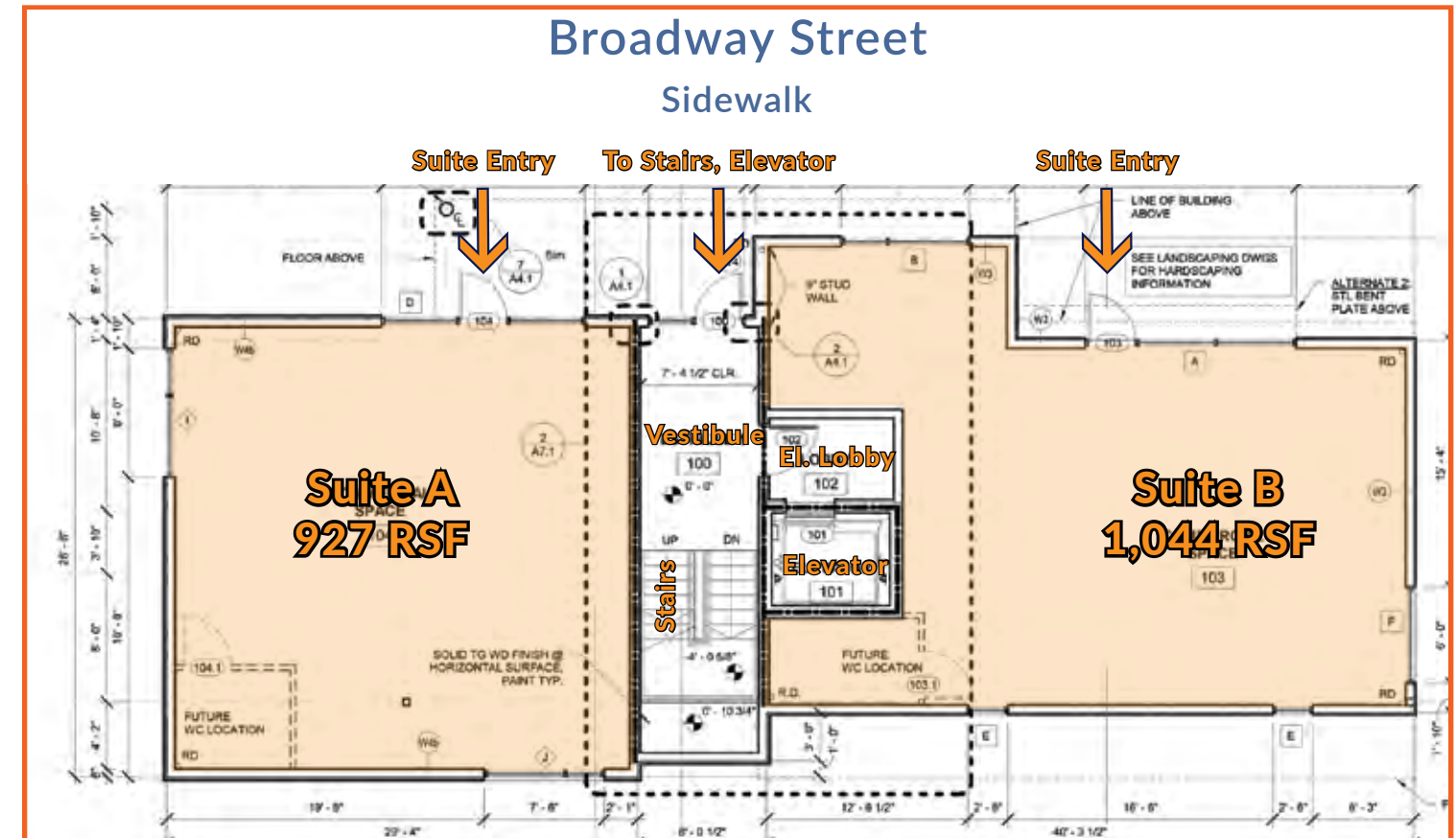
SUMMARY: 323 Broadway Street, Suites A & B, Asheville, NC

BEST USES: Office, Retail **PERMITTED USES:** Office, Retail, Professional Services, Medical

MUNICIPALITY: ASHEVILLE	YEAR BUILT: Spring 2020 occupancy	WATER: On-Site
COUNTY: BUNCOMBE	BUILDINGS: 1	SEWER: On-Site
COMMUNITY: DOWNTOWN - NORTH	FLOORS: 3 (Suites at street level)	ELECTRIC: On-Site
ZONING: NCD (Neighborhood Corridor District)	CEILING HEIGHT: 10'	HEATING: Heat Pump
TYPE: OFFICE / RETAIL	RESTROOMS: 2	COOLING: Central A/C
TOTAL SQUARE FEET: 1,971 RSF	ELEVATOR: 1	TRAFFIC COUNTS: Broadway St: 24,000 I-240: 80,000
Suite A: 927 SF		ADDITIONAL: Handicap Facilities
Suite B: 1,044 SF		Security System
		Roof top



Garage level at rear of building, one level below street



Two spaces at street level, facing Broadway Street



Architectural renderings of brand new construction

Great street presence

Close to Downtown

Ready to occupy Spring 2020



Rendering of apartment interior

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

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323 Broadway St, Suites A & B, Asheville, NC 28801

Demographic Statistics for this Address

Proximity:	1 mile	3 miles	5 miles
Total Population:	12,370	52,693	99,485
Median Age:	31.82	37.56	39.28
Households:	5,382	23,147	43,499

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:	12.93%
2016 Population: 52,400	Population 20 - 34:
Average Household	6.35%
Income: \$57,279	Population 65+: 5.83%
Owner Occupied	
10 MILE RADIUS:	
Housing Units: 10,828	2016 Population:
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:	Population 35 - 64:
2016 Population: 98,400	13.7%
Average Household	Population 20 - 34:
Income: \$59,228	9.45%
Owner Occupied	Population 65+: 6.07%
Housing Units: 22,539	
Population 35 - 64:	



DIRECTIONS

FROM I-240 West:

- Take Exit 5A for US25/Merrimon Ave.
- Take a left on Chestnut Street
- Take a right on Broadway
- Property is on the left at the corner of Broadway Street and Magnolia Avenue



Stephanie West
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FOR LEASE

323 Broadway Street, Multiple Suites
Asheville, NC 28801
927 - 1,971 RSF \$25.00 / SF NNN

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9/5/19