

Publix #1473 - Pinnacle Point

1830 Hendersonville Road
Asheville, NC 28803
Lat 35.505, Long -82.522

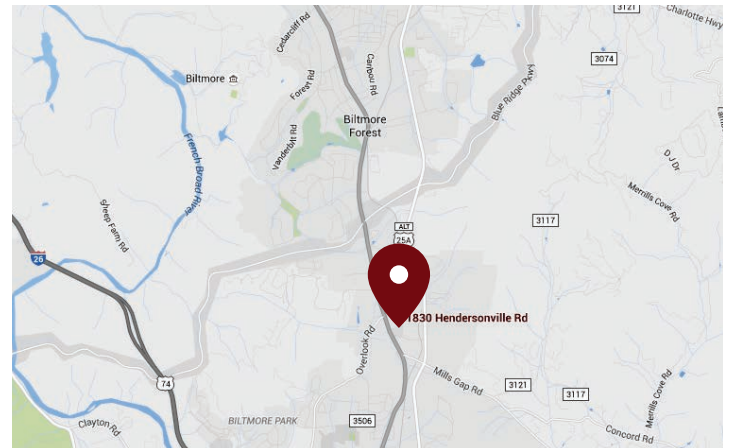
FOR LEASE



1,400 - 25,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored
- Located in Buncombe County in Asheville, NC
- In the Center of the Retail Corridor Fronting on Hendersonville Road
- Excellent Visibility and Signalized Access
- Near the Blue Ridge Parkway and Biltmore Village
- Easy Access to US 26 and US 40
- Traffic Count: 29,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,696	29,681	68,147
Daytime Population	8,995	33,121	81,652
Total Households	4,312	12,347	29,685
Avg. HH Income	\$95,101	\$98,779	\$90,952

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jill Ecuyer

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5950 Fairview Road, Suite 610, Charlotte, NC

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SITE PLAN



Suite	Tenant	Size
1	Publix	50,353
10	AVAILABLE	1,400
20	Jersey Mikes	1,750
30	Great Clips	1,050
40	Creekside Finance	1,400
50	Angel Nails Spa	1,400
60-70	Orange Theory Fitness	2,800
A	AVAILABLE	25,000

TOTAL 85,153



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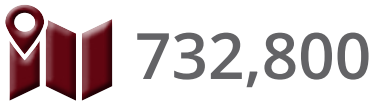
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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



	# OF VISITS
Saturday	125,150
Sunday	117,803
Monday	105,213

OF VISITS

TOP 3 HOURS

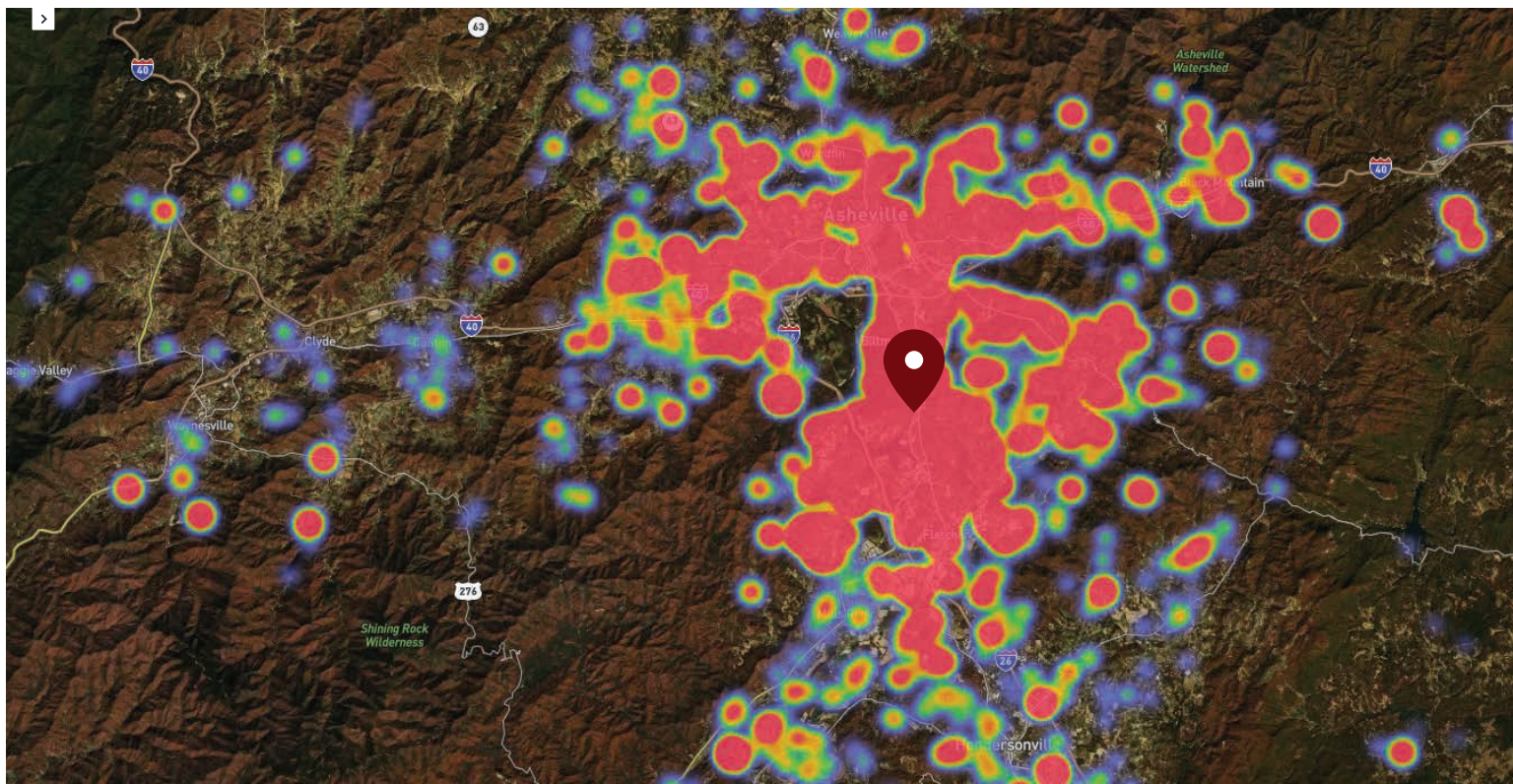


3-4 PM	142,495
2-3 PM	140,142
4-5 PM	139,131

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Nov 1, 2019 - Oct 31, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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