

## 5,408 SF in Multi-Tenant Office On Dense Tunnel Road/Mall Corridor



119 Tunnel Road, Asheville, NC 28805

### Centrally Located Office Near Asheville Mall and Downtown



**5,408 SF**

**LEASE: \$8.00 / SF NNN  
(\$3,605.33 / mo.)**

**ESTIMATED CAM/SF: \$2.25**

First floor entrance with commercial canopy over drive up lane

- At Tunnel Road and I-240
- Landlord Will Assist Tenant with Aesthetic Improvement and Selective Demolition
- 35 Parking Spaces
- Access to Property from both Tunnel Road and from Rear
- Surrounded by Dining, Shopping, Lodging and Business Amenities
- Near Both Downtown Asheville and Asheville Mall

MLS: 3302269

Catylist:

Loopnet: 20419738

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# FLOORPLAN



## OVERVIEW: 119 TUNNEL ROAD

**BEST USES: OFFICE, INDUSTRIAL. Permitted Uses Vary**



Aerial view of 119 Tunnel Road, showing ample parking and proximity to I-240 on-ramp

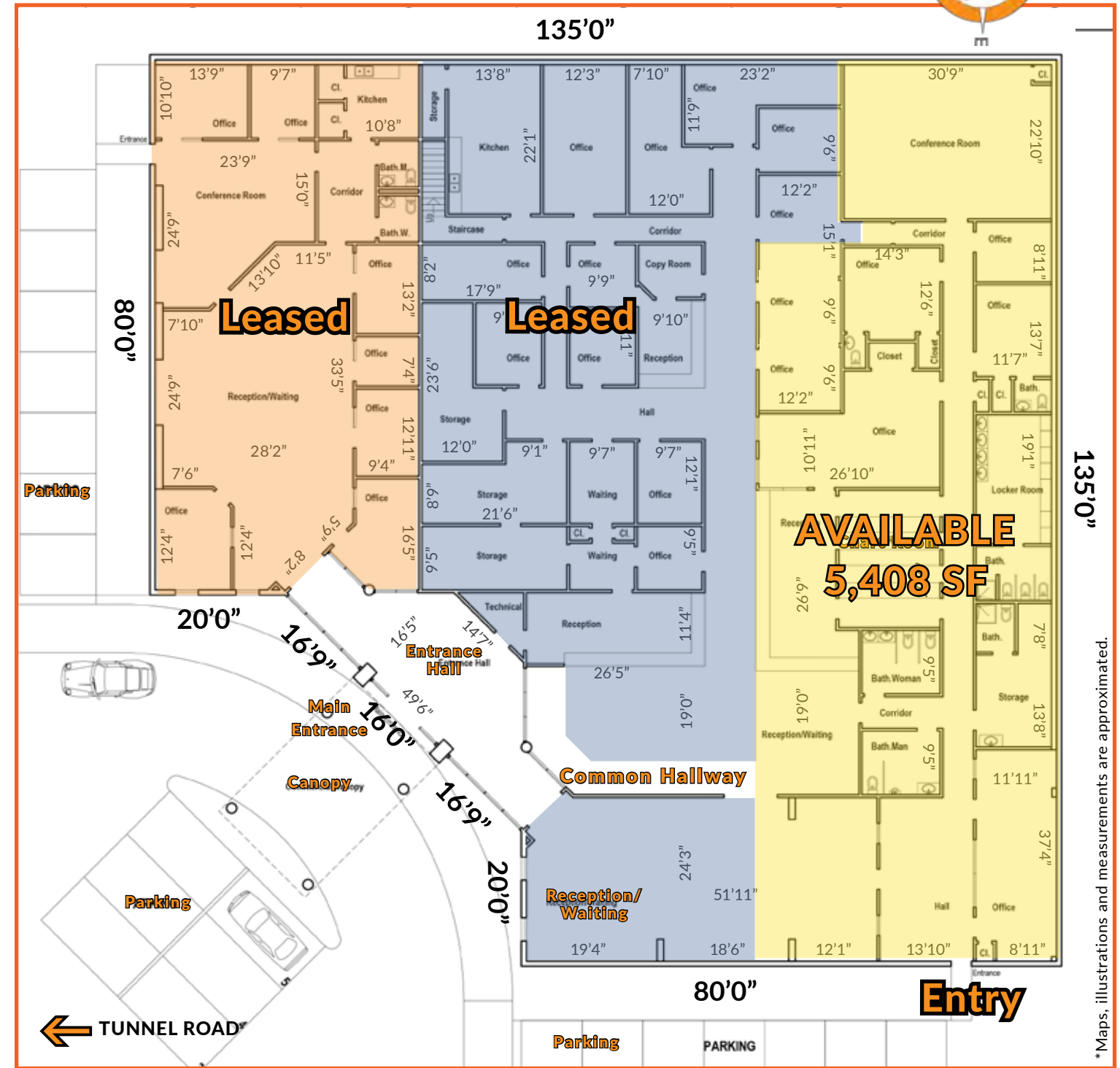
- 5,408 SF in two-story mixed-use building
- Located at Tunnel Road and I-240 (Exit 6)
- Landlord will assist tenant with aesthetic improvement and selective demolition
- 35 parking spaces in a large lot
- Access to property from both Tunnel Road and rear/side road
- Surrounded by dining, shopping, lodging and business amenities
- Near both Downtown Asheville and Asheville Mall

**SIZE:** 5,408 SF (\$5,408/mo.)  
**YEAR BUILT:** 1990  
**BUILDINGS:** 1  
**FLOORS:** 2 (This lease: 1st floor)  
**CONSTRUCTION:** BLOCK & STEEL  
**EXTERIOR:** CONCRETE BLOCK, STUCCO  
**FLOORING:** CARPET, VINYL TILE  
**PARKING:** 75 SPACES  
**UTILITIES:** PUBLIC/ON-SITE  
**HEATING:** FORCED AIR DUCTED  
**COOLING:** CENTRAL A/C

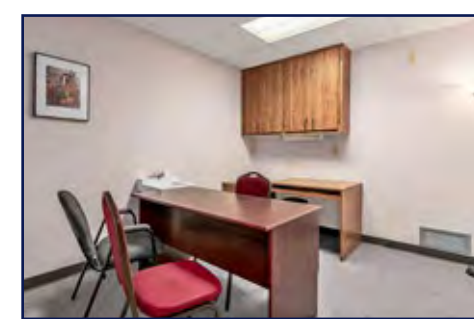
**MUNICIPALITY:** ASHEVILLE  
**COUNTY:** BUNCOMBE  
**ZONING:** RB (Regional Business)  
**TYPE:** OFFICE  
**DEED BOOK, PAGE:** 5452, 0020  
**PIN #:** 96488-99-8138



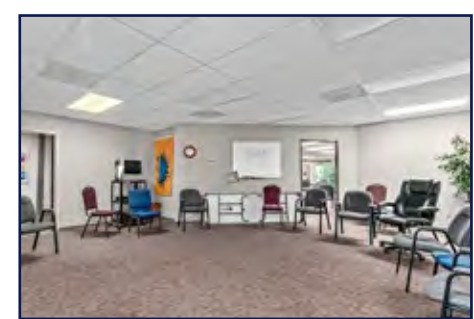
Aerial view of the Tunnel Road corridor and surrounding freeways



\* Maps, illustrations and measurements are approximated.



A typical office configuration



Typical existing finishes



Kitchen

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119 Tunnel Road, Asheville, NC 28805



Typical existing finishes



Ample parking

## 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

#### 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%

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%

#### 5 MILE RADIUS:

2016 Population: 98,400

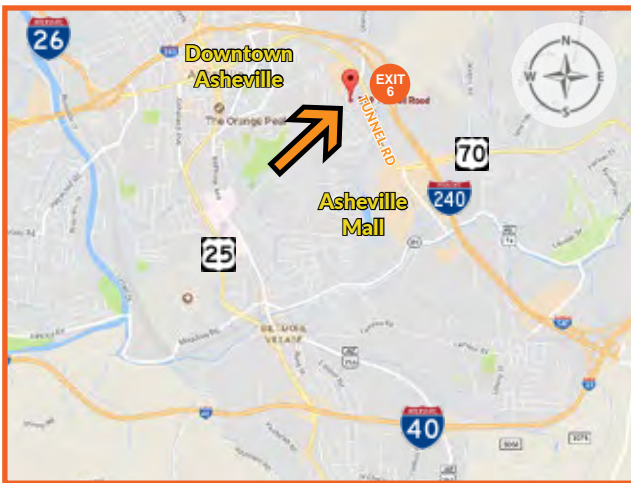
Average Household

Income: \$59,228

Owner Occupied

Housing Units: 22,539

Population 35 - 64:



## DIRECTIONS

### FROM FREEWAY:

- I-240 East to Exit 16.
- Turn right at bottom of ramp
- Take immediate left into Tunnel Road Business Park

### FROM DOWNTOWN ASHEVILLE:

- College Avenue East, through Tunnel, becomes Tunnel Road
- Continue on Tunnel Road 0.45 mi.
- Just past Burger King and Happy Jack's, turn right into Tunnel Road Business Park



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**5,408 SF**

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