

1,225 SF Open Office Space in West Asheville
Great Location on Main Business Corridor

797 Haywood Rd, Suite 202, Asheville, NC 28806

1,225 SF
LEASE: \$18.50 / SF
NNN
(\$1,889 / mo.)
ESTIMATED CAM/SF: \$6.50

**SUITE
202**



Street view

- 1,225 SF in multi-tenant building
- Open floor plan with two private offices
- Windows throughout
- Parking available on site (18 shared spaces)
- 10 foot ceilings and historic wood floors in fully renovated 1920s building
- Great visibility on hip Haywood Rd

MLS: 3485600

Catylist: 30271416

Loopnet: 15483748

Austin Walker / CCIM, SIOR
828.713.0777
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797 HAYWOOD ROAD, SUITE 202

BEST USES: OFFICE PERMITTED USES: VARIES

OVERALL

MUNICIPALITY: ASHEVILLE
COMMUNITY: WEST ASHEVILLE
COUNTY: BUNCOMBE
CITY LIMITS: YES
NEAREST MAJOR ROUTES: I-26, Patton Avenue

ZONING: HR-1 CORE
TYPE: OFFICE
DEED BOOK, PAGE: 3767, 0381
PIN #: 9638-15-2045

SUMMARY

TOTAL SF: 1,225
YEAR BUILT: 1927 (Renovated 2005)

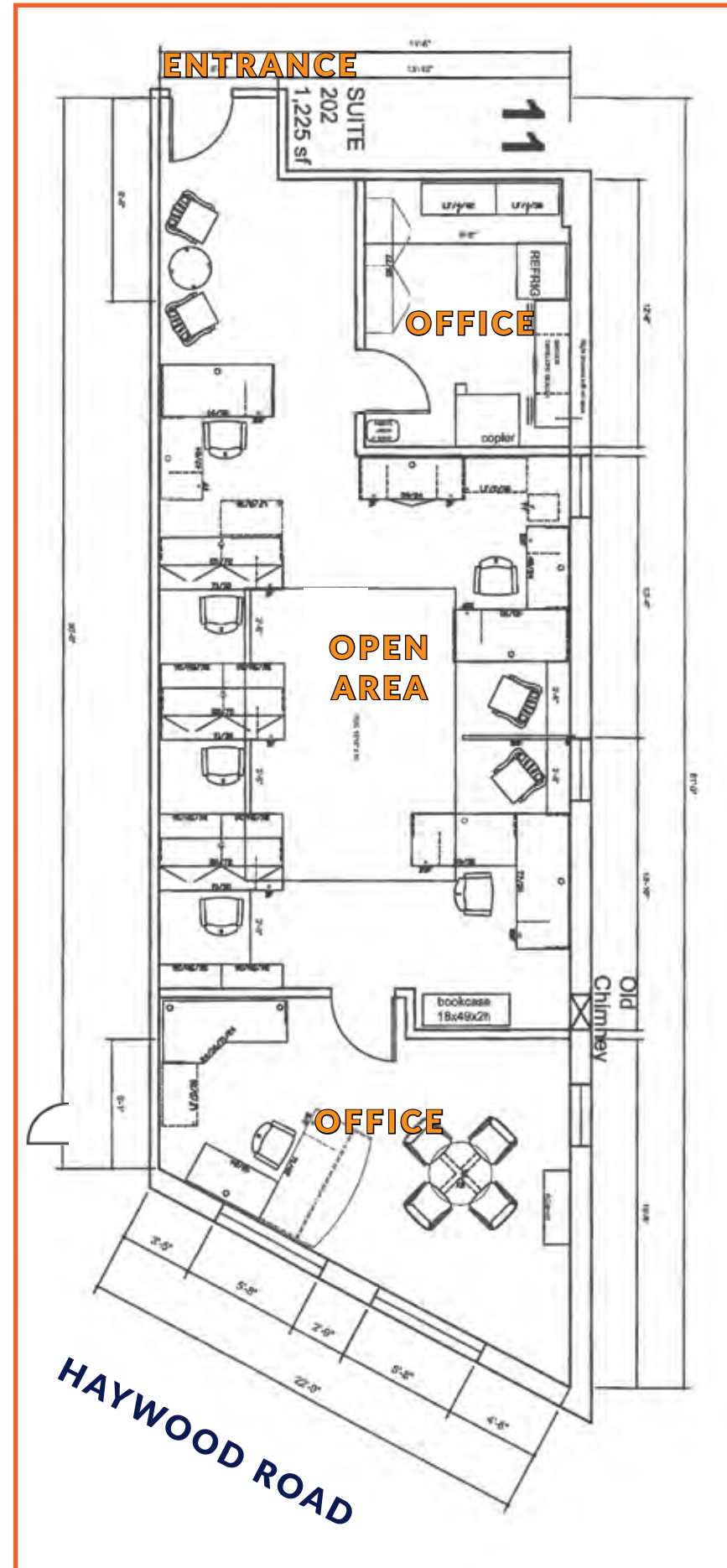
ROOF: BUILT UP
EXTERIOR: BRICK
FLOORING: WOOD

CEILING HEIGHT: 10'
RESTROOMS: 2 (In common hallway)
PARKING SPACES: 18 (SHARED)

HEATING: FORCED AIR DUCTED
FORCED AIR GAS
COOLING: CENTRAL A/C
WATER: PUBLIC
SEWER: PUBLIC
GAS: ONSITE
ELECTRIC: ONSITE
3-PHASE



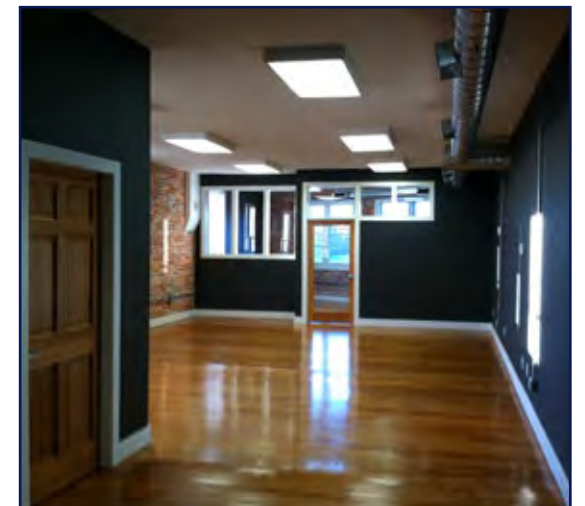
Aerial view



View toward entrance



Main space



Looking from entrance

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View from across Haywood Road; Second floor entrance is on side of building

DIRECTIONS

FROM FREEWAY:

- I-240 West to Exit 2
- Turn right at top of ramp
- Travel 0.7 miles
- Property will be on your right, 2 blocks past Haywood Road/Vermont Street intersection



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Building owner is a licensed North Carolina Real Estate Broker.

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%

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:

Population 35 - 64:

13.7%

Population 20 - 34:

9.45%

Population 65+: 6.07%

FOR LEASE: 1,225 SF OFFICE
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\$18.50 / SF NNN

*All maps, aerials, illustrations, and measurements are approximated.

3/21/19

Whitney Commercial Real Estate Services 828.665.9085 WhitneyCRE.com Commercial Brokerage | Property Management | General Contracting

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