



Dewey Property Advisors

ASHEVILLE MARKET



RETAIL PROPERTY FOR LEASE

4 S TUNNEL ROAD, ASHEVILLE, NC 28805

Presented By

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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$22.00 - \$30.00 SF
1,200 - 4,275 SF

Building Size: 130,000

Zoning: RB-CU

Traffic Count: 102,000

PROPERTY OVERVIEW

Asheville Market is over 130,000 SF of refurbished retail. The multi-tenant center is located on Tunnel Road, the #1 retail corridor in western North Carolina. The center has two points of ingress and egress on Tunnel Road. The main entrance is signalized. Strong draw from anchor retailers and traffic from Asheville Mall across the street. Great visibility along Tunnel Road and I-240.

Tenants include : Whole Foods, DSW, Guitar Center, CityMac and Nadeau

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 40	\$22.00 SF/yr	4,082 SF
Suite 78	\$30.00 SF/yr	1,192 SF
Suite 72	\$30.00 SF/yr	1,783 SF
Suite 100	\$30.00 SF/yr	1,200 SF
Suite 130	\$26.00 SF/yr	2,133 SF



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AVAILABLE SPACES



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 40	Neighborhood Center	\$22.00 SF/yr	NNN	4,082 SF	Negotiable
Suite 78	Neighborhood Center	\$30.00 SF/yr	NNN	1,192 SF	Negotiable
Suite 72	Neighborhood Center	\$30.00 SF/yr	NNN	1,783 SF	Negotiable
Suite 100	Neighborhood Center	\$30.00 SF/yr	NNN	1,200 SF	Negotiable
Suite 130	Neighborhood Center	\$26.00 SF/yr	NNN	2,133 SF	Negotiable



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ADDITIONAL PHOTOS



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AREA RETAILER MAP

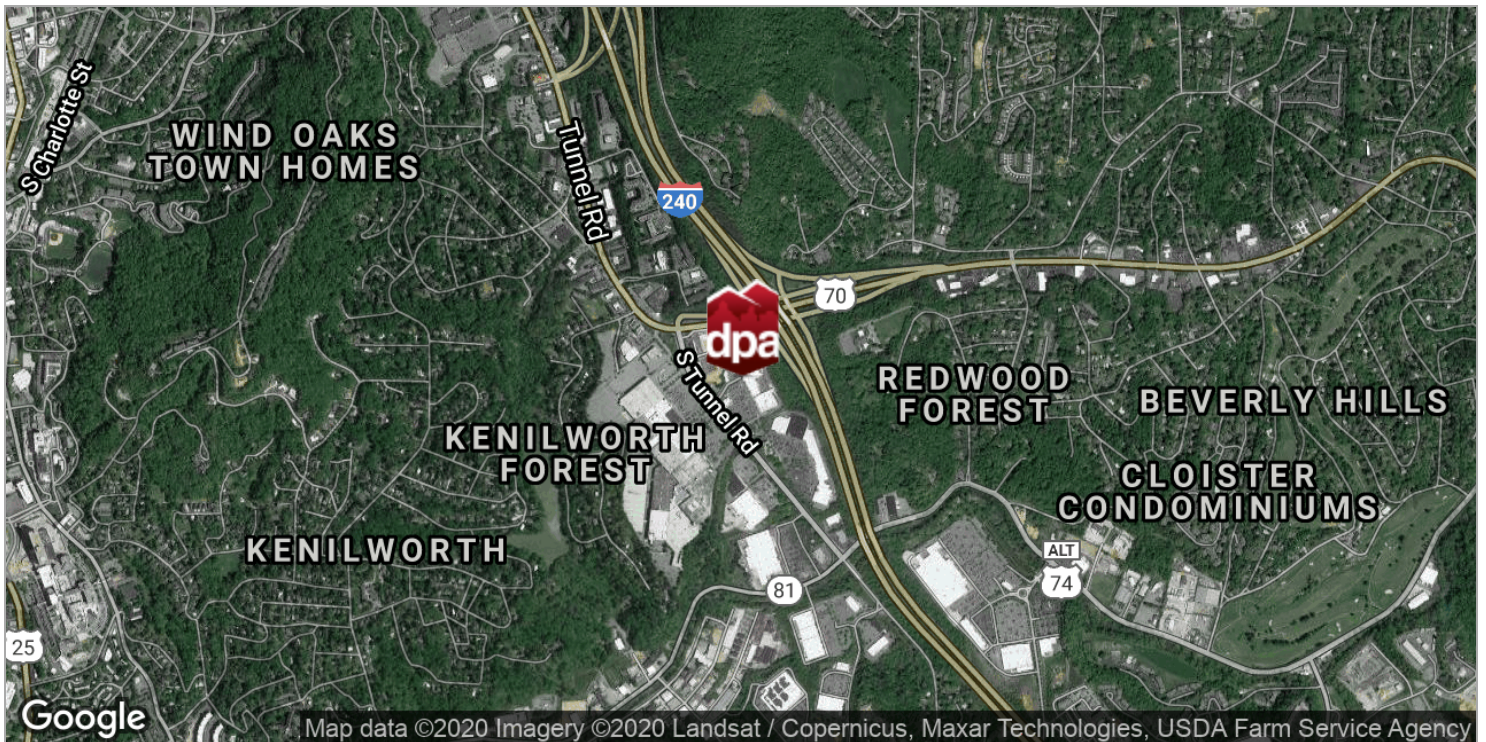


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LOCATION MAPS

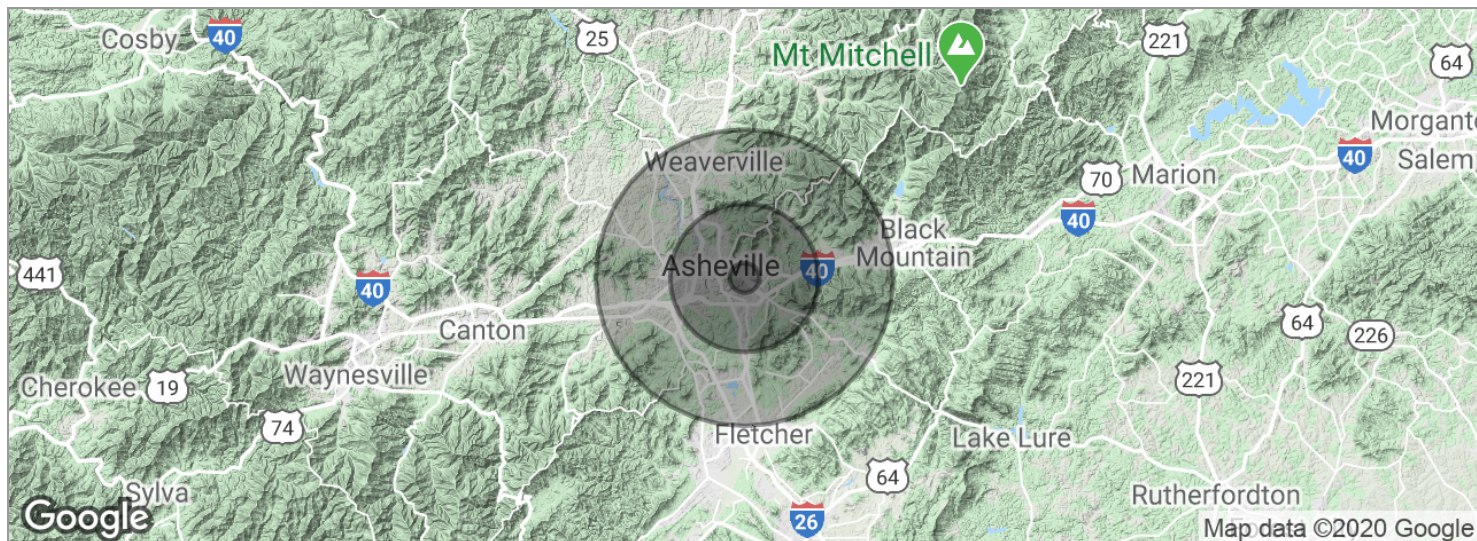


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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,109	81,347	196,541
Median age	40.5	39.3	40.3
Median age (Male)	37.0	38.3	38.8
Median age (Female)	44.6	40.3	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,999	36,840	85,112
# of persons per HH	2.1	2.2	2.3
Average HH income	\$50,838	\$58,488	\$61,107
Average house value	\$237,409	\$288,677	\$265,585

* Demographic data derived from 2010 US Census



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