

4,809 SF Retail/Warehouse In The Crossing At Biltmore Village

9 Reed Street, Suite D, Asheville, NC 28803



**For Lease: 4,809 SF
\$14.50/SF Mod. Gr.
(\$5,810.88/mo.)**

The main space is over 3,500 SF with a roll-up door at the back; Inset: newly painted front entrance

- Unique opportunity in Biltmore Village
- End unit in The Crossing At Biltmore Village, behind the shops on Lodge Street
- 3,697 SF main area (including restroom), 1,000 SF auxiliary room, 112 SF bonus closet
- NNN Lease; NNN Estimate \$1.65 / SF
- Converted brick warehouse built in 1921
- Exposed brick, 14' ceilings, skylights
- Two front entrances and plentiful parking
- 2.3 miles to the center of downtown
- 1.3 miles from I-40 on-ramp (Exit 51)

MLS: 3537814 CATYLIST: 23573481 LOOPNET/COSTAR: 16844940

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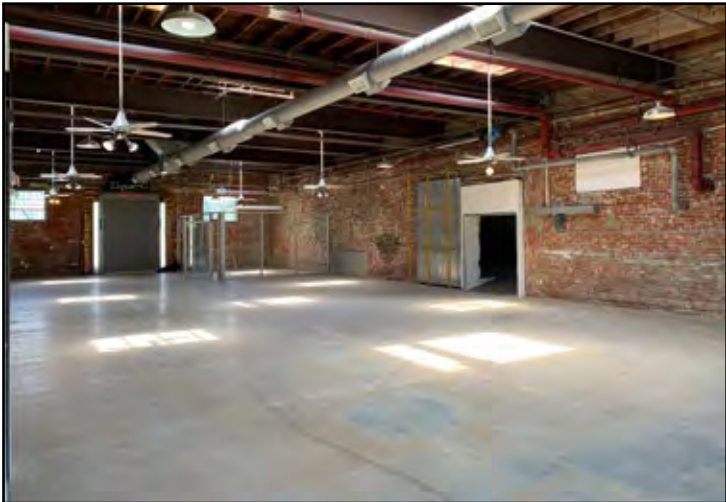
SUMMARY: 9 Reed Street, Suite D, Asheville, NC 28803

BEST USES: Retail, Warehouse, Office, Flex PERMITTED USES: Business, per River Zoning/Landlord Approval

| | | | | | |
|---------------------|------------------|--------------------|--------------|-------------|-------------|
| MUNICIPALITY: | ASHEVILLE | YEAR BUILT: | 1921 | PARKING: | 55 (SHARED) |
| COUNTY: | BUNCOMBE | YEAR RENOVATED: | 2000 | | |
| COMMUNITY: | BILTMORE VILLAGE | ROOF AGE: | 2016 | WATER: | PUBLIC |
| ZONING: | RIVER | CONSTRUCTION TYPE: | MASONRY | SEWER: | PUBLIC |
| TYPE: | RETAIL | ROLL-UP DOOR: | 1 (10' x 7') | ELECTRIC: | PUBLIC |
| DEED BOOK, PAGE: | 2027, 0430 | CEILING HEIGH: | 14' | GAS: | ON-SITE |
| PIN #: | 9648-70-3204 | DOOR HEIGHT: | 7' | HEATING: | BOILER |
| TAXES (ESTIMATED): | \$1,500 | FLOORS: | 1 | COOLING: | CENTRAL A/C |
| | | FLOORING: | CONCRETE | | |
| TOTAL SQUARE FEET: | 4,809 SF | RESTROOMS: | 1 | | |
| MAIN AREA SF: | 3,567 SF | | | ADDITIONAL: | 400 AMP |
| AUXILLIARY ROOM SF: | 1,000 SF | | | | 240 VOLTS |
| BATHROOM SF: | 130 SF | | | | |
| CLOSET SF: | 112 SF | | | | |



Main area, looking toward front entrance



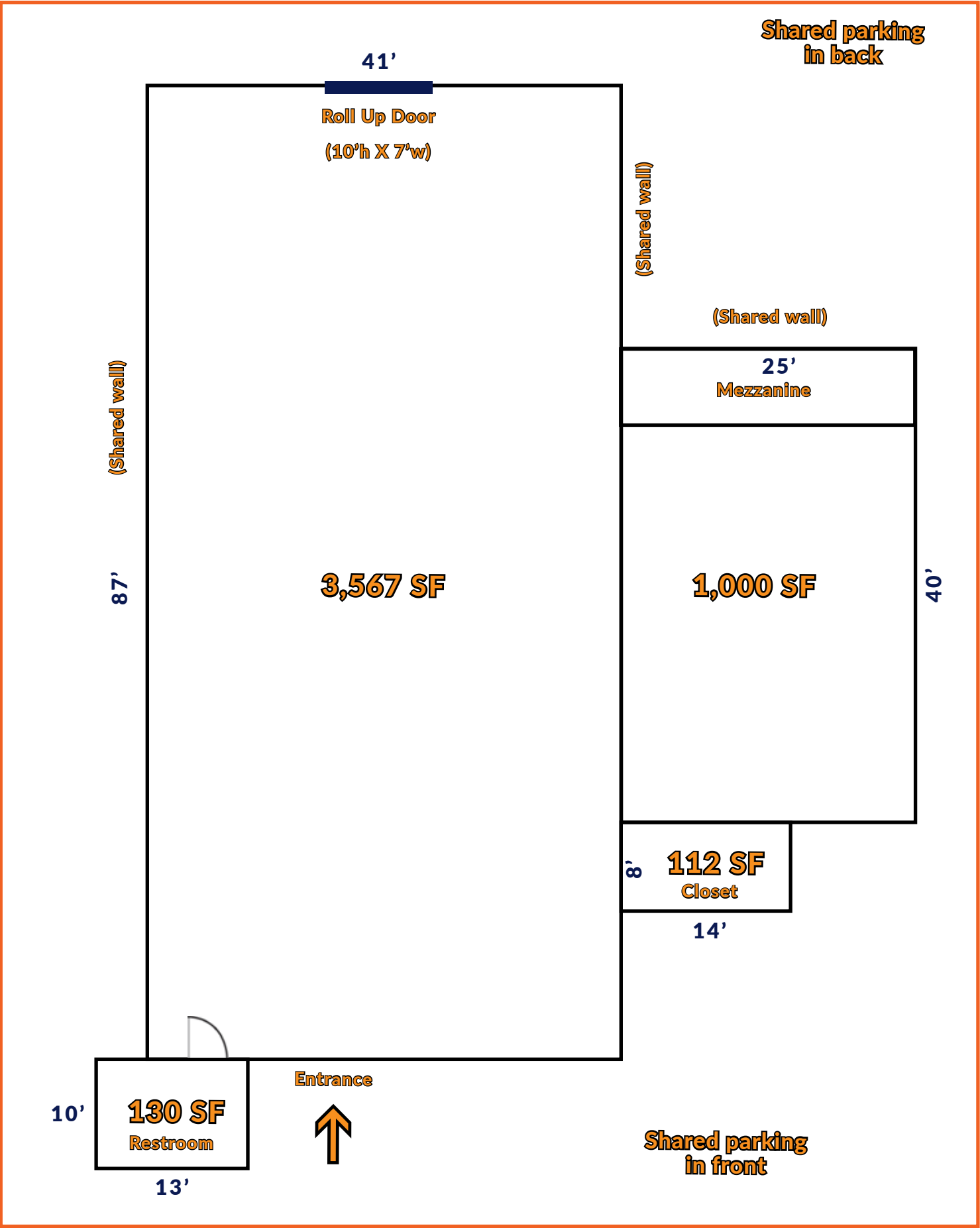
Main area, looking toward rear roll-up door



Auxilliary space



Closet/storage space



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

4,809 SF Retail/Warehouse

In The Crossing At Biltmore Village

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Closet shelving



Skylights and ceiling fans



DIRECTIONS

From Downtown Asheville:

- Take US-25 / Biltmore Avenue for 2 miles south to Biltmore Village. Turn left on Lodge Street, which becomes Brook Street. In 0.1 miles at end of raised shopping center on left hand side, turn left onto Reed Street. Cross bridge, property is directly in front of you.

From I-40 Exit 50/50:

- Head north on US-25 / Hendersonville Road. After 0.2 miles, turn right on All Souls Crescent Drive to Brook Street, where you will see Williams Sonoma across intersection. Turn right. Take an immediate left onto Reed Street. Cross bridge, property is directly in front of you.

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%

5 MILE RADIUS:

2016 Population: 98,400
Average Household Income: \$59,228
Owner Occupied Housing Units: 22,539
Population 35 - 64: 13.7%
Population 20 - 34: 9.45%
Population 65+: 6.07%



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1/9/20