



Dewey Property Advisors

# 52 CLAYTON STREET



SPACE FOR LEASE

## 52 CLAYTON STREET, ASHEVILLE, NC 28801

*Presented By*

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**DEWEY PROPERTY ADVISORS**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Base Rent:	\$14.00 SF
Lease Type:	NNN
Available SF:	2,300 SF - 4,750 SF
Lot Size:	0.18 Acres
Year Built:	1972
Building Size:	13,000
Renovated:	1995
Zoning:	CB2
Market:	Asheville
Submarket:	Central Business District
Traffic Count:	19,000

### PROPERTY OVERVIEW

Great opportunity for downtown-adjacent retail, office or flex/warehouse space accessible from Charlotte Street and Clayton Street. Convenient to I-240, Charlotte Street and downtown Asheville.

The space features an open floor plan with high ceilings, a loading dock, and 3 garage doors for easy loading/unloading access. Exclusive on-site parking and street parking available. Neighboring businesses include City Bakery, Chop Shop Butchery, Bone and Broth Restaurant and Club Pilates. Space is sub-dividable.

### LOCATION OVERVIEW

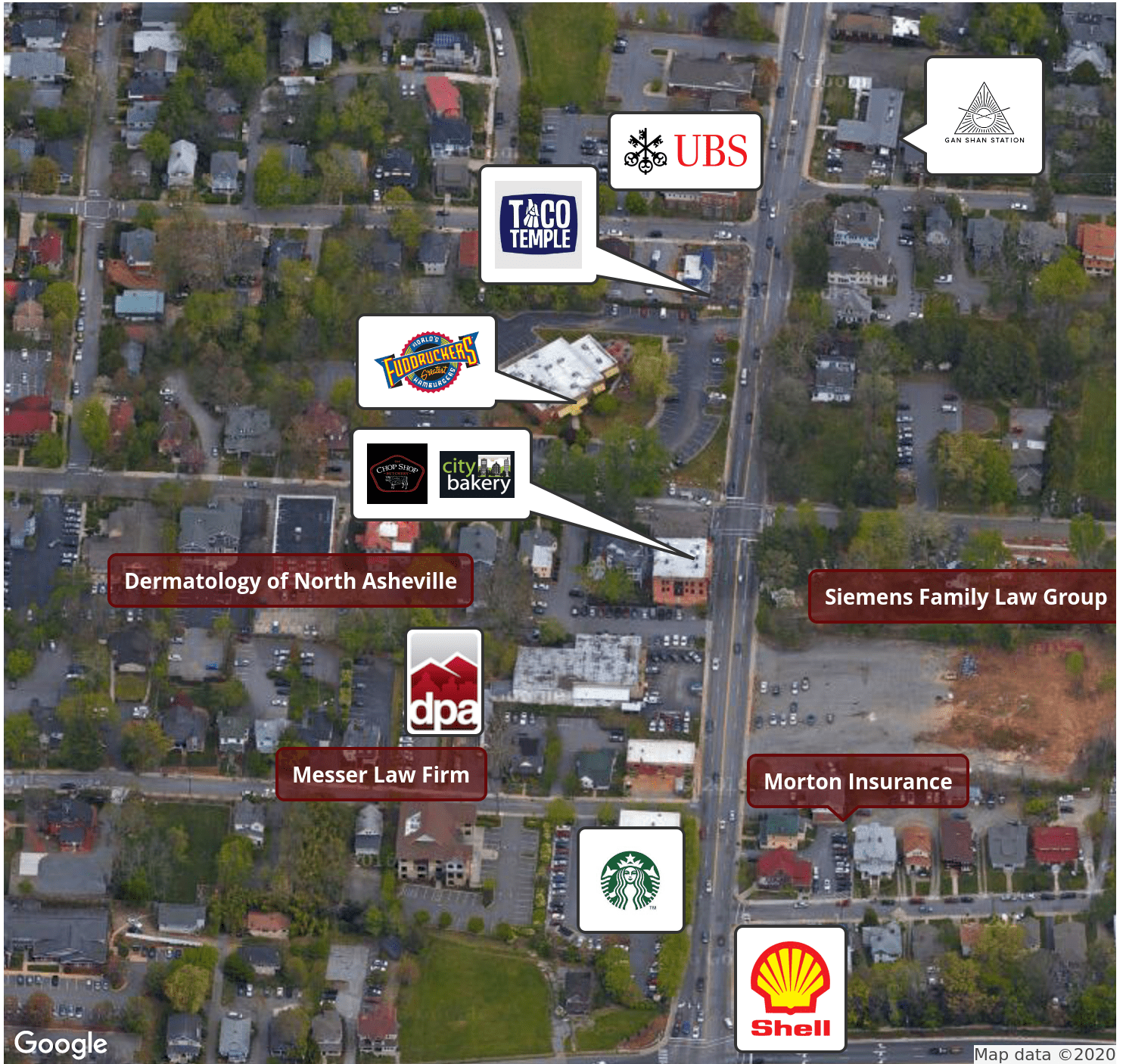
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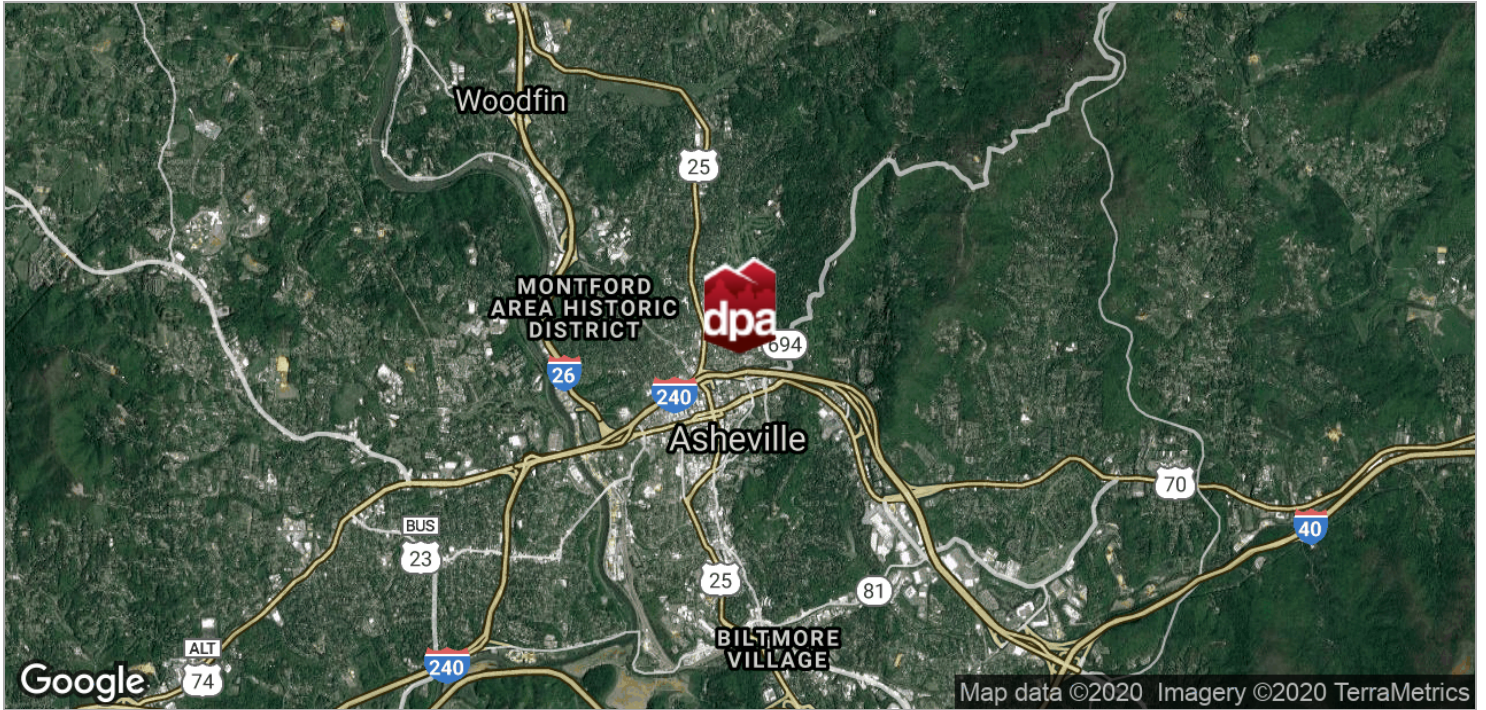
RETAILER MAP



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LOCATION MAPS

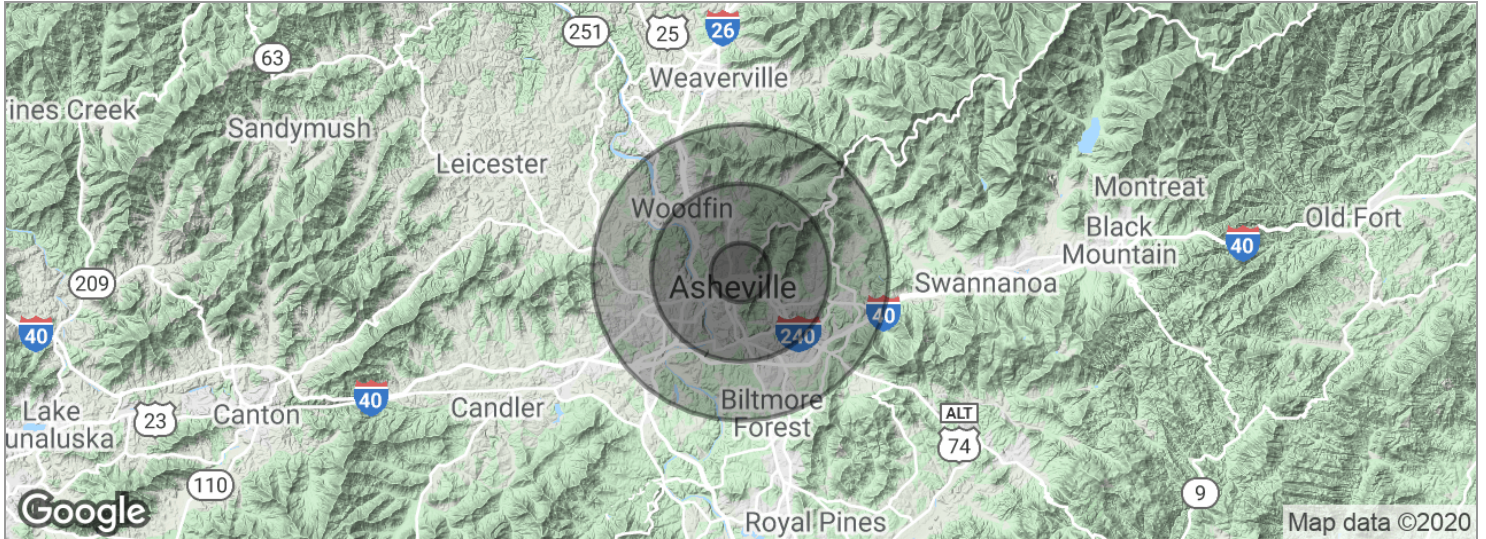


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## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,433	45,695	91,060
Median age	39.0	37.7	38.9
Median age (Male)	38.1	36.8	37.5
Median age (Female)	39.1	38.6	40.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,822	20,682	40,725
# of persons per HH	1.9	2.2	2.2
Average HH income	\$53,270	\$53,964	\$55,782
Average house value	\$361,186	\$307,106	\$286,797

\* Demographic data derived from 2010 US Census



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