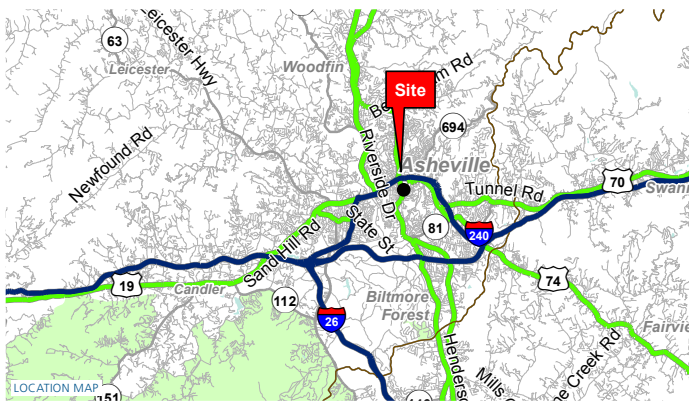




DOWNTOWN ASHEVILLE RESTAURANT OPPORTUNITY

22 SOUTH PACK SQUARE | ASHEVILLE, NORTH CAROLINA 28801



PROPERTY / LEASING INFO

- Call for Pricing
- 4,612 total SF may be demised: 3,529 SF & 1,083 SF
- Available 1st Qtr - 2018

PROPERTY HIGHLIGHTS

- Parking available (adjacent garage)
- Heavy foot traffic
- Popular businesses close by include: *Limones, Curate, Rhubarb, Barley's, Wicked Weed, Tops for Shoes, Mast General Store*
- On the corner of Market Street & South Pack Square in the center of downtown
- Built in 1923 by Ronald Greene, the Jackson building is some of the most sophisticated and distinctive architecture in Western NC.

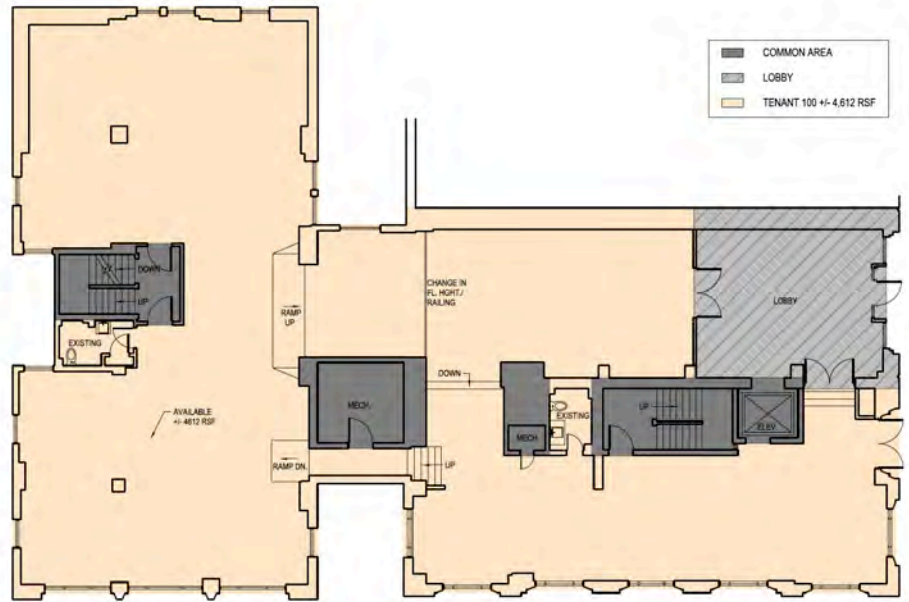
DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
POPULATION	9,036	50,546	95,253
AVERAGE HH INCOME	\$53,399	\$60,921	\$62,645
MEDIAN HH INCOME	\$33,116	\$41,819	\$45,737
BUSINESS ESTABLISHMENTS	2,422	5,537	7,751
DAYTIME EMPLOYMENT	22,895	65,207	87,517

DOWNTOWN ASHEVILLE RESTAURANT OPPORTUNITY

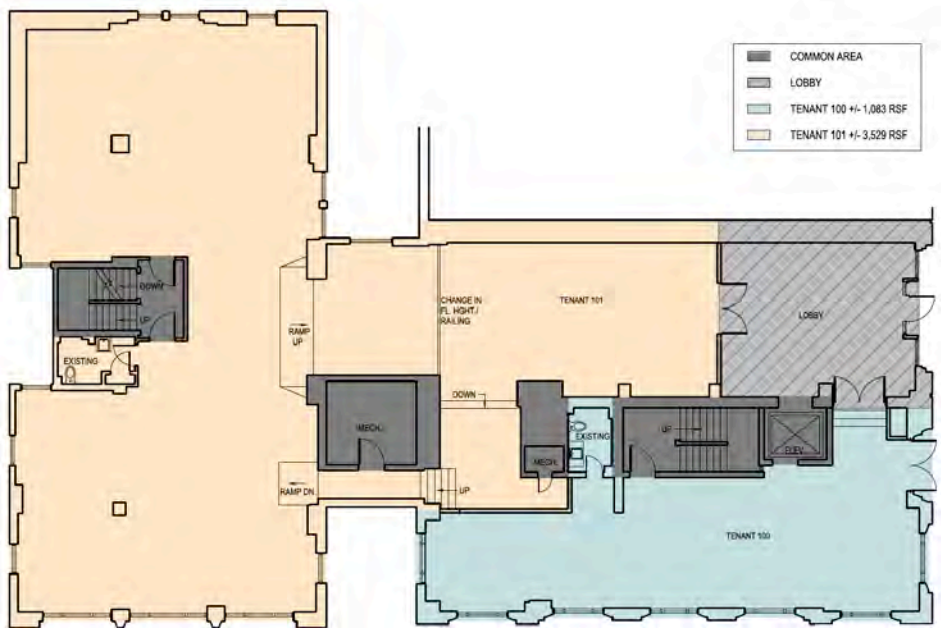
22 SOUTH PACK SQUARE | ASHEVILLE, NORTH CAROLINA 28801



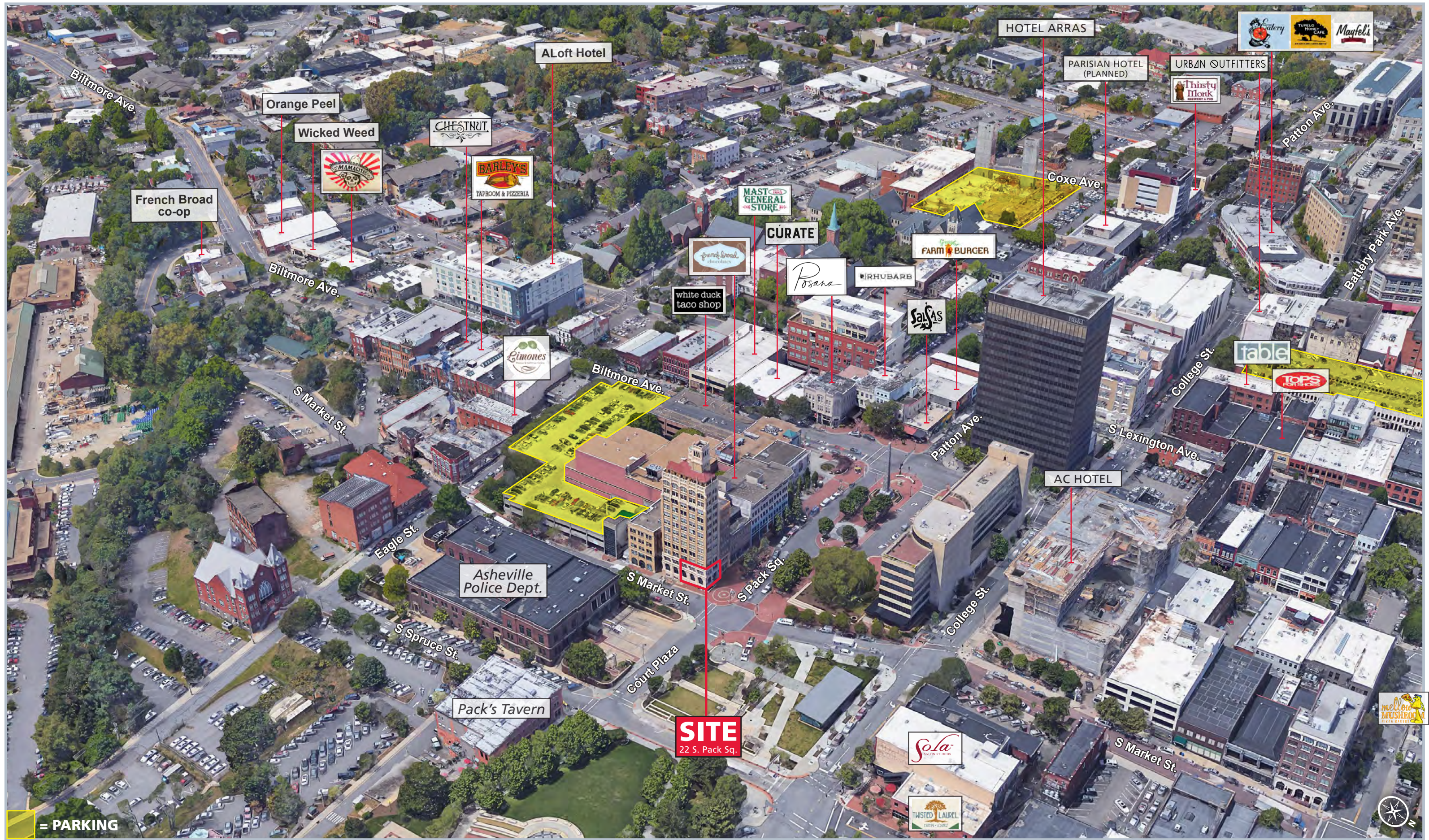
Floor Plan Option 1 - 4,612 SF



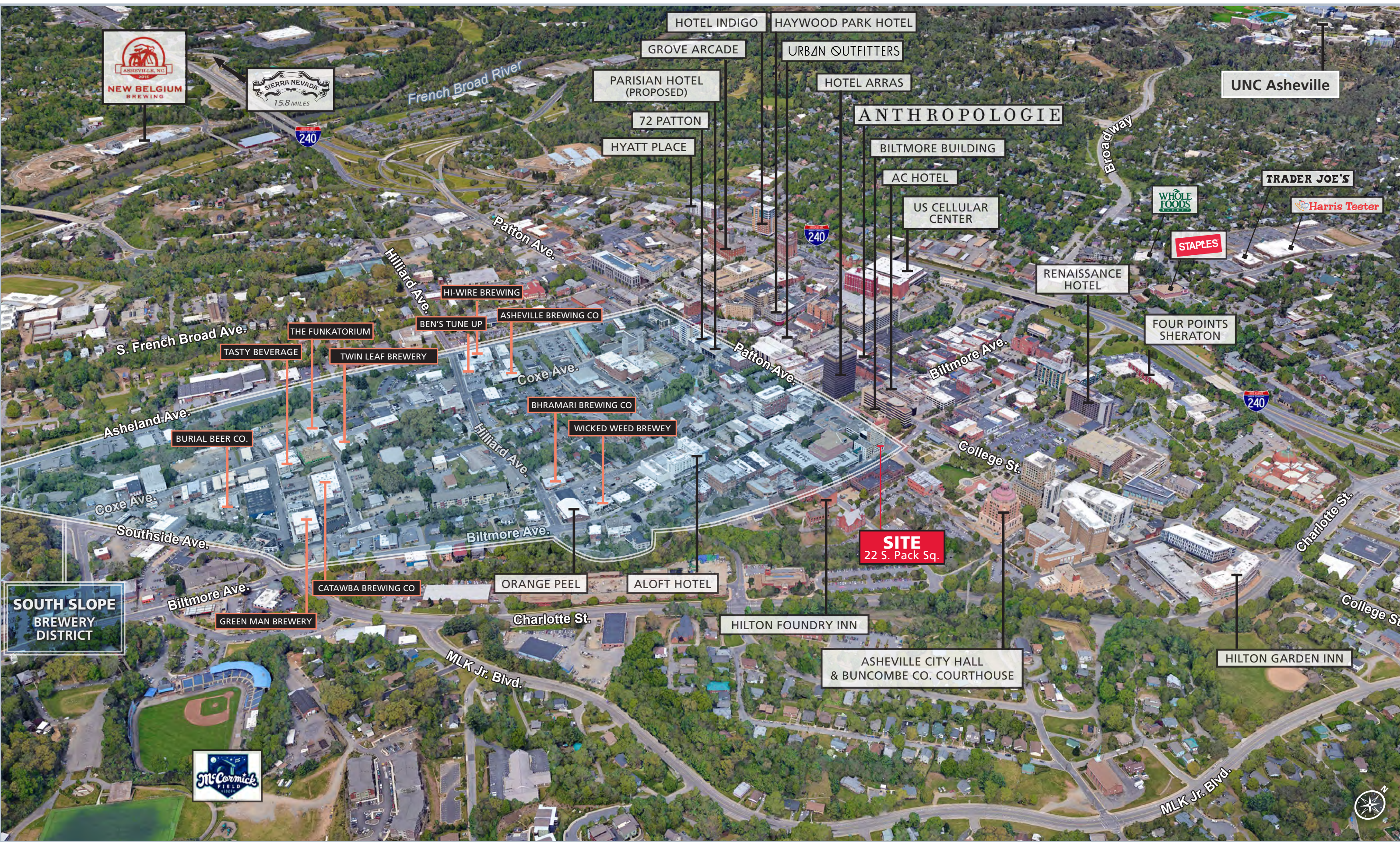
Floor Plan Option 2 - Divided (3,529 SF & 1,083 SF)



1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737 | www.providencegroup.com
Eric Nichols | enichols@providencegroup.com | JQ Freeman | jfreeman@providencegroup.com | Mary Bryant | mbryant@providencegroup.com



= PARKING



HOTEL INDIGO HAYWOOD PARK HOTEL

GROVE ARCADE URBAN OUTFITTERS

PARISIAN HOTEL (PROPOSED) HOTEL ARRAS

72 PATTON ANTHROPOLOGIE

HYATT PLACE BILTMORE BUILDING

AC HOTEL

US CELLULAR CENTER

UNC Asheville

TRADER JOE'S

WHOLE FOODS

Harris Teeter

STAPLES

RENAISSANCE HOTEL

FOUR POINTS SHERATON

HI-WIRE BREWING

BEN'S TUNE UP

ASHEVILLE BREWING CO.

THE FUNKATORIUM

TASTY BEVERAGE

TWIN LEAF BREWERY

BHRAMARI BREWING CO.

WICKED WEED BREWERY

BURIAL BEER CO.

SITE
22 S. Pack Sq.

SOUTH SLOPE
BREWERY
DISTRICT

CATAWBA BREWING CO.

ORANGE PEEL

ALOFT HOTEL

HILTON FOUNDRY INN

ASHEVILLE CITY HALL
& BUNCOMBE CO. COURTHOUSE

HILTON GARDEN INN

