

6,600 SF Office - Single or Two-Tenant
At I-40, Exit 59, Between Asheville & Black Mountain

209 Patton Cove Road, Swannanoa, NC 28778



For Sale or Lease
\$14.00 / SF NNN
\$1,199,900 (\$181.80/SF)

Property has 27 parking spaces

- 6,660 SF single tenant, or approximately 3,300 SF each two-tenant space
- Professionally finished, ideal for business
- Ample parking with 27 spaces
- Garage/Storage area with drive-in door
- High-visibility corner at I-40, Exit 59 interchange
- Zoned CS
- Well-suited for corporate office, business services, financial, insurance, legal, medical, dental, allied health practices

SALE: MLS: 3376569 Loopnet: 12129257

LEASE: MLS: 3376596 (whole building) 3376604 (Unit A) 3376619 (Unit B) Loopnet: 12129340

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SUMMARY: 209 Patton Cove Road, Swannanoa

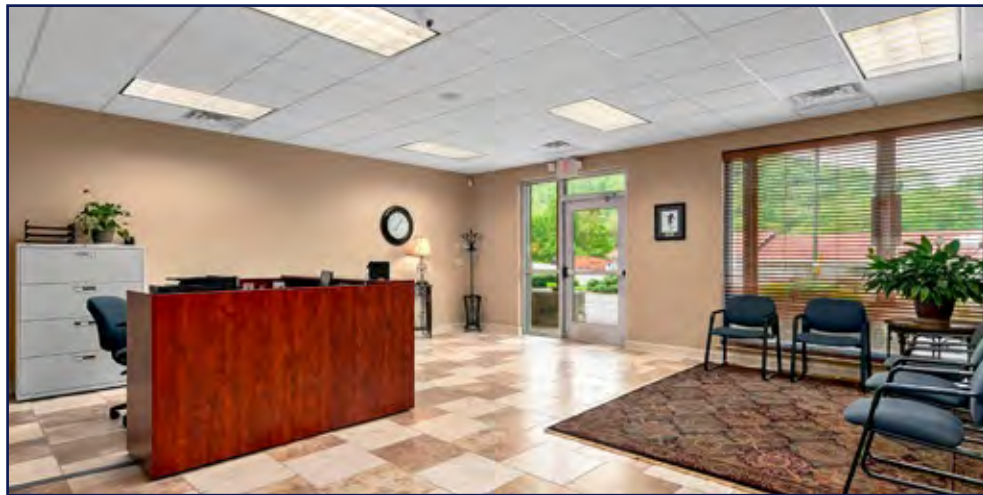
BEST USE: Corporate Office, Business Services, Financial, Insurance, Legal, Medical, Dental, Allied Health Practices

PERMITTED USE: Per CS zoning

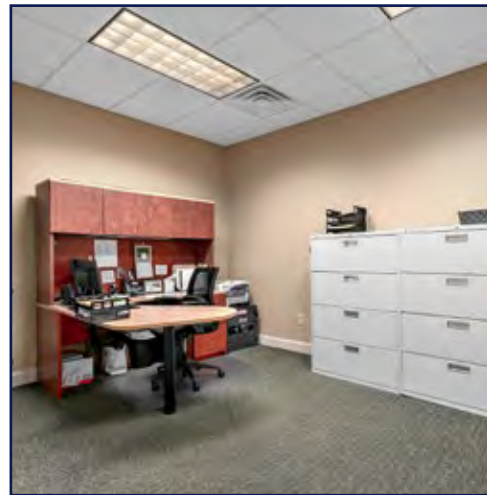
MUNICIPALITY: SWANNANOA
 COUNTY: BUNCOMBE
 COMMUNITY: EAST
 ZONING: CS
 TYPE: OFFICE
 DEED BOOK, PAGE: 5063, 0420
 PIN #: 9668-88-6003
 TAXES: \$5,204 (2017)

TOTAL SQUARE FEET: 6,600 SF
YEAR BUILT: 1990
ACRES: 1.11
LOT SHAPE: IRREGULAR
LOT DIMENSIONS: 290' x 110' x 275' x 236'
ROAD FRONTAGE: 290'
CONSTRUCTION: MASONRY
EXTERIOR: BLOCK/STUCCO
ROOF: COMPOSITION SHINGLE
ROOF AGE: 5 YEARS
DRIVE-IN DOOR: 1
CEILING HEIGHTS: 9
FLOORING: CARPET, TILE
RESTROOMS: 4

WATER: PRIVATE/WELL
SEWER: PRIVATE/SEPTIC
ELECTRIC: ONSITE
GAS: PROPANE
HEATING: FORCED AIR ELECTRIC
 FORCED AIR GAS
COOLING: CENTRAL A/C
PARKING: 27
TRAFFIC COUNTS: 51,000 VPD (I-40)
ADDITIONAL FEATURES: 220 VOLTS
 ADA COMPLIANT



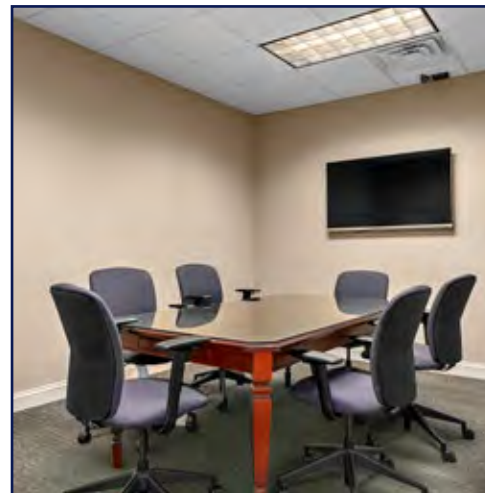
Entry and reception



Work station



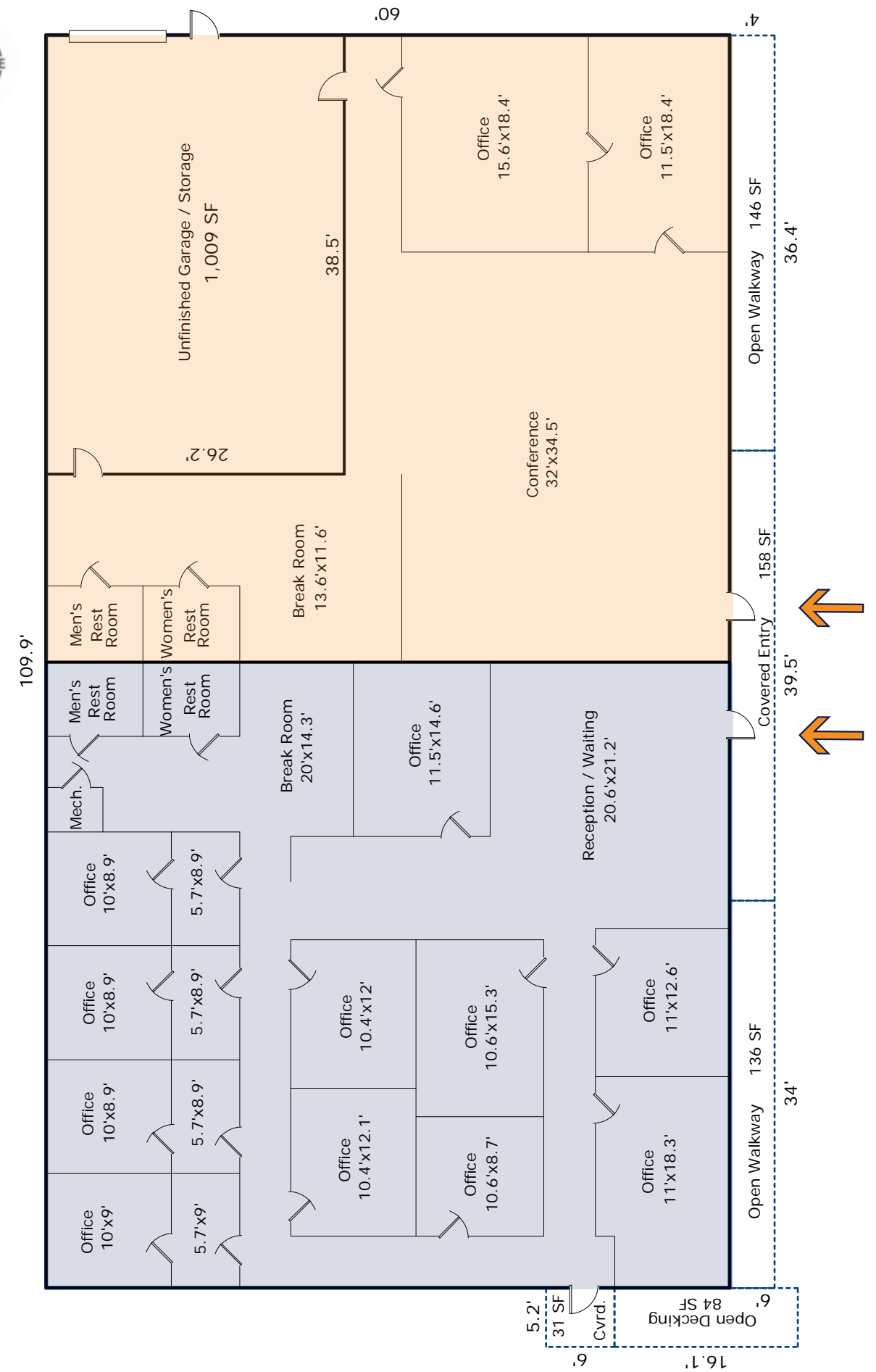
Office



Conference room



Flexible conference/work area



*Maps, illustrations and measurements are approximated.

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Office



Breakroom



Restroom

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:

12.93%

2016 Population: 52,400

Population 20 - 34:

Average Household

6.35%

Income: \$57,279

Population 65+: 5.83%

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:

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%



DIRECTIONS FROM I-40: • Take Exit 44, and turn South on US HWY 25/Asheville Highway for 3 miles, Property is on left at Hilgert Rd



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4/24/18

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