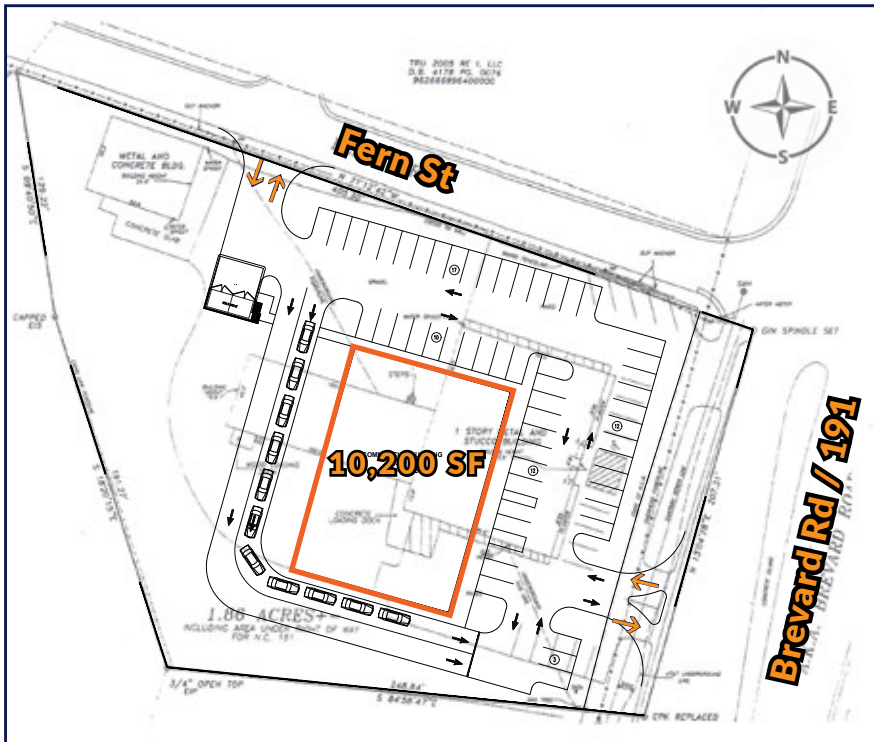


# FOR LEASE: ASHEVILLE, NC NEW RETAIL DEVELOPMENT OPPORTUNITY

895 Brevard Road, Asheville, NC 28806

10,200 SF Retail Unit For Lease in Asheville, on High-Traffic Brevard Road

**10,200 SF**  
**\$35.00 / SF NNN**



Site plan



Neighborhood view

## HIGHLIGHTS

- Brand new, 10,200 SF retail development on Brevard Road (NC-191)
- Accessible to both directions of traffic
- 27,000 vehicles per day
- Across from Asheville Outlets
- Near Ridgefield Business Center
- Proximity to 312-unit Asheville Exchange Apartments and 365-unit Greymont Apartments
- Near restaurants, hotels
- 0.5 miles from I-26, Exit 33
- TI allowance available per term and credit of lease
- Ample parking
- Anticipated delivery April 2019

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**EXTERIOR ELEVATION KEYNOTES** 1

- STONE VENEER, TYP.
- DEIFS, TYP.
- DEIFS CORNICE & METAL COPING, TYP.
- METAL COPING, TYP.
- STOREFRONT, TYP. (KAWNEER - MEDIUM BRONZE)
- MANUFACTURED ALUMINUM CANOPY, TYP.
- DOWNSPOUT, TYP.
- BOLLARD, TYP.
- ROOF ACCESS LADDER, TYP.
- HOLLOW METAL EXTERIOR DOOR, TYP.
- DECORATIVE RAIL AROUND PATIO, TYP.

**SCHMATIC** 3/32" = 1'-0"  
**ELEVATION**

**SCHMATIC** 3/32" = 1'-0"  
**ELEVATION**

**SCHMATIC REAR ELEVATION** 3/32" = 1'-0"  
**ELEVATION**

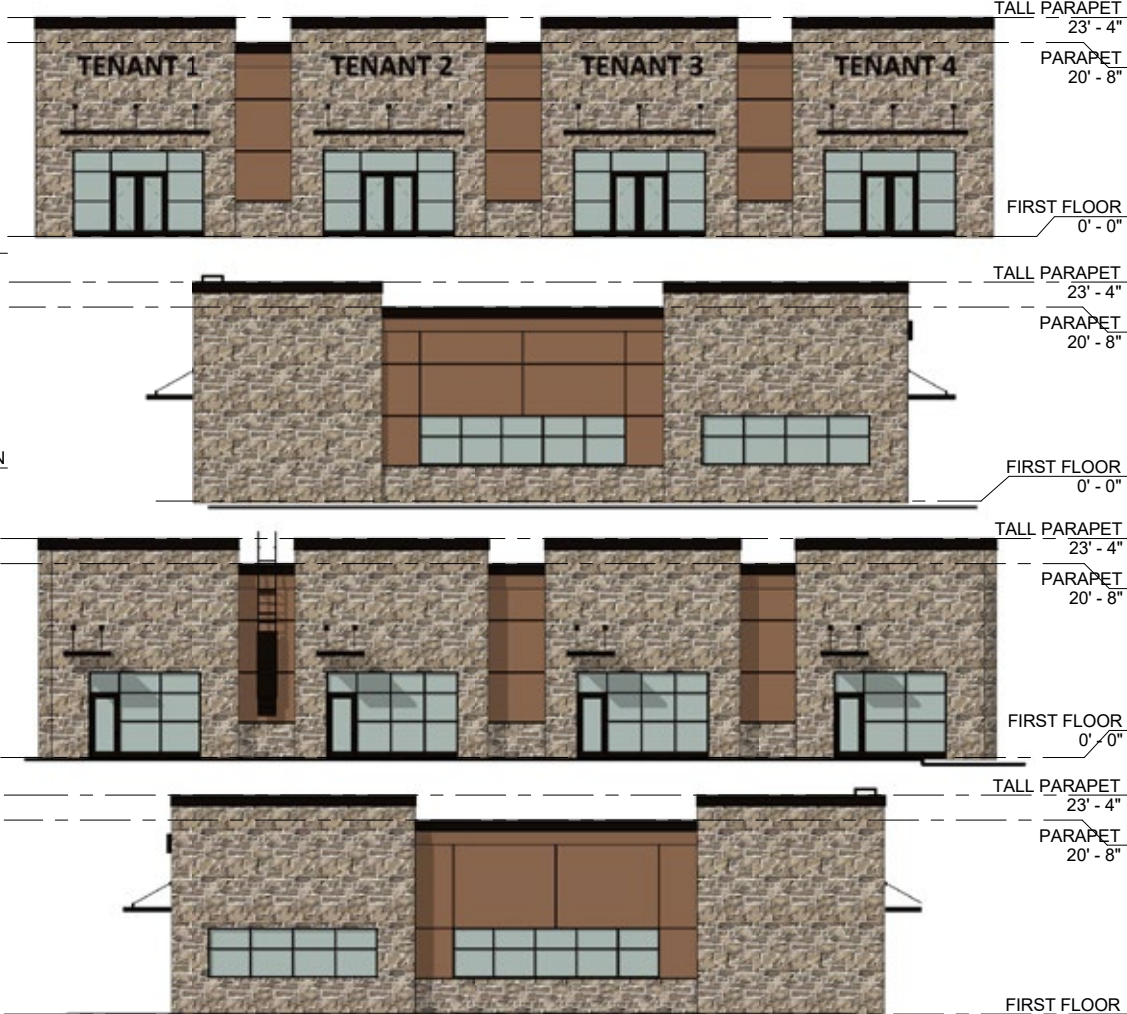
**SCHMATIC** 3/32" = 1'-0"  
**ELEVATION**

TALL PARAPET 23' - 4"  
PARAPET 20' - 8"  
FIRST FLOOR 0' - 0"

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FIRST FLOOR 0' - 0"



Architectural rendering of build style; materials representative, but subject to change

## DIRECTIONS FROM I-26:

- Take Exit 33/Brevard Road
- Turn South on Brevard Road
- Property is 0.5 miles on right

## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	11,608	65,159	203,971
Households	4,859	27,585	86,315
Average HH Income	\$73,420	\$69,797	\$69,568



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**FOR LEASE: 10,200 SF RETAIL**  
**\$35.00 / SF NNN**  
**895 Brevard Road**  
**Asheville, NC 28806**

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

7/5/2018