

2,000 SF Medical/Business Office At I-40, Exit 44 in West Asheville

123 Acton Circle, Asheville, NC 28806

For Lease
\$12.00 / SF NNN



Lease is for the larger suite on the ground floor

- Clean and functional medical or business office
- One of only two suites on the first floor
- Shared parking lot with 15 spaces
- Building at intersection of Acton Circle and Monte Vista Road
- 0.3 mile from I-40, Exit 44 and Smokey Park Highway
- 0.25 mile from Acton Circle and Smokey Park Highway
- Clear signage at intersection

MLS: 3429268 Catylist: 30286470 Loopnet: 12770165

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SUMMARY: 123 Acton Circle, Asheville

BEST USES: MEDICAL OFFICE, BUSINESS OFFICE PERMITTED USES: OFFICE

OVERALL

MUNICIPALITY: ASHEVILLE
COUNTY: BUNCOMBE
ZONING: 02
TYPE: OFFICE
DEED BOOK, PAGE: 2919, 0213
PIN #: 9617-67-6342
TAXES: \$6,053.25

SQUARE FEET: 2,000 SF
YEAR BUILT: 1999
EXTERIOR: STUCCO
CEILING HEIGHTS: 8'6"
DOOR HEIGHT: 7'
FLOORING: CARPET, VINYL TILE
RESTROOMS: 3

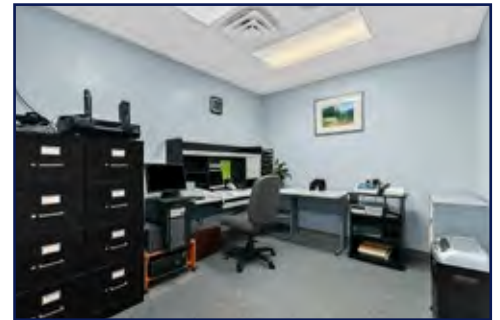
WATER: PUBLIC
SEWER: PUBLIC
ELECTRIC: PUBLIC
HEATING: HEAT PUMP
COOLING: HEAT PUMP
PARKING: 15



Lobby/reception area



Administrative area, window to reception



Interior office



Hallway, administrative desk



Private office



Exam room



Breakroom

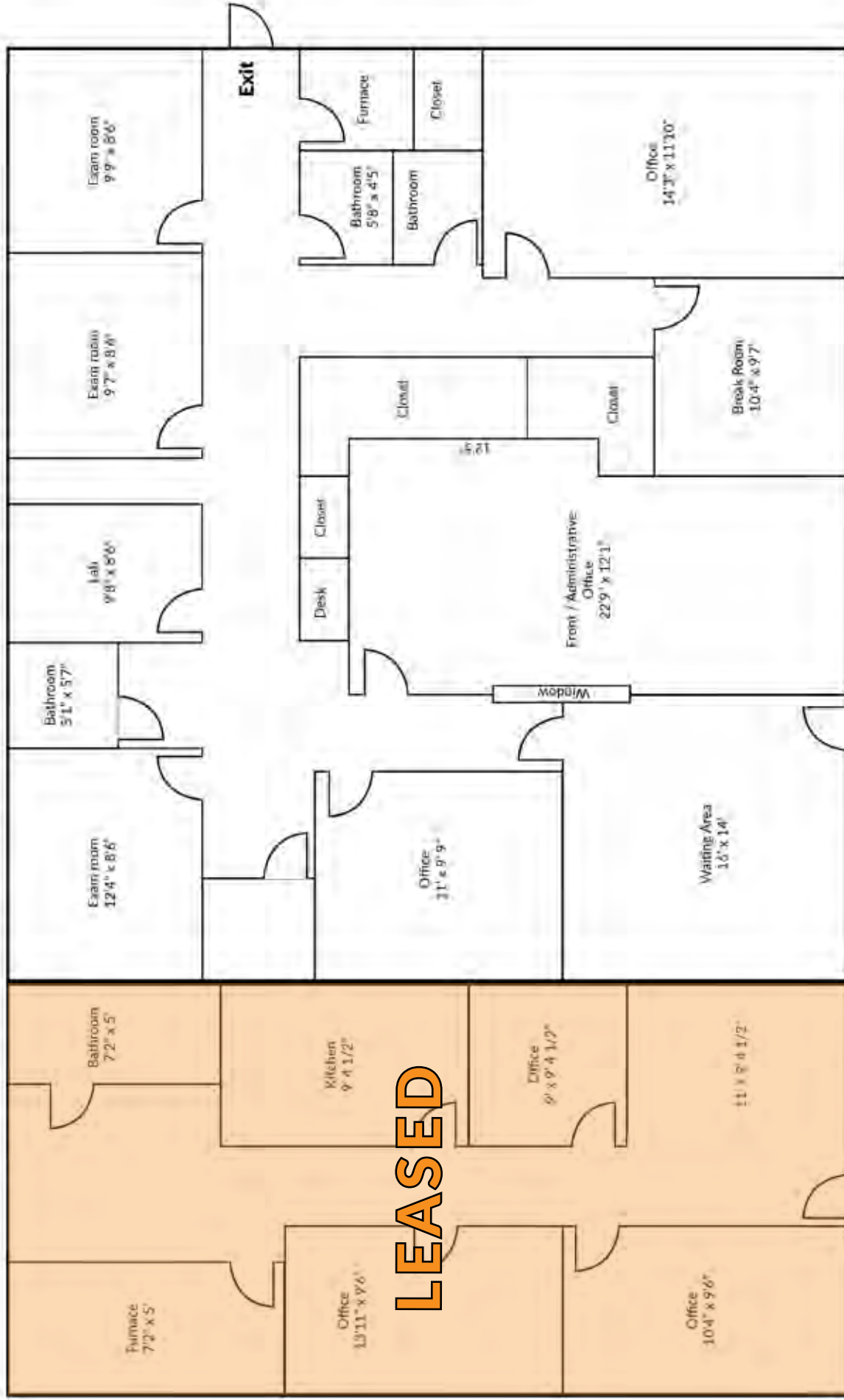


Exam room



Exam room

123 Acton Circle, Asheville, NC 28806: 2,000 SF Available



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DIRECTIONS

FROM I-40:

- Take Exit 44 onto Smokey Park Highway
- Head west (toward Holiday Inn)
- Take first right onto Acton Circle
- At next light building is across the street on the right
- Turn into lower parking lot

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

ASHEVILLE DATA:

| | |
|------------------------------------|------------------------------------|
| 3 MILE RADIUS: | 12.93% |
| 2016 Population: 52,400 | Population 20 - 34: 6.35% |
| Average Household Income: \$57,279 | Population 65+: 5.83% |
| Owner Occupied | 10 MILE RADIUS: |
| Housing Units: 10,828 | 2016 Population: 187,500 |
| Population 35 - 64: 12.53% | Average Household Income: \$67,735 |
| Population 20 - 34: 12.55% | Owner Occupied |
| Population 65+: 5.47% | Housing Units: 52,076 |
| 5 MILE RADIUS: | Population 35 - 64: 13.7% |
| 2016 Population: 98,400 | Population 20 - 34: 9.45% |
| Average Household Income: \$59,228 | Population 65+: 6.07% |
| Owner Occupied | |
| Housing Units: 22,539 | |
| Population 35 - 64: | |



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