



Dewey Property Advisors

55 SWEETEN CREEK ROAD



RETAIL/OFFICE PROPERTY FOR LEASE

55 SWEETEN CREEK ROAD, ASHEVILLE, NC 28803

Presented By

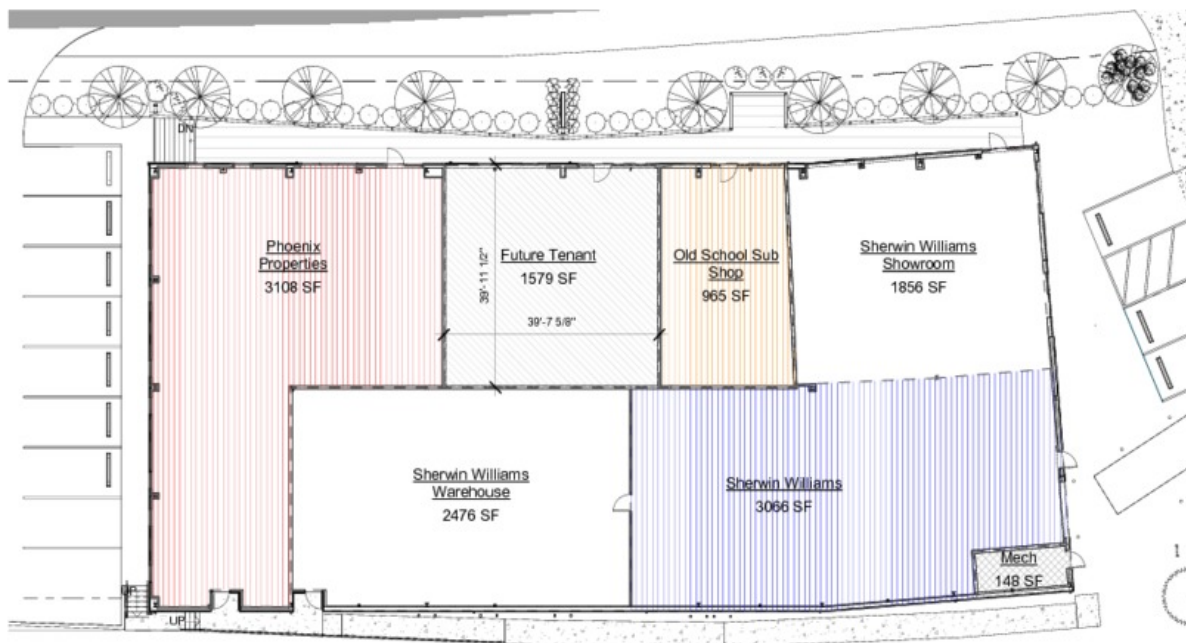
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DEWEY PROPERTY ADVISORS

1 Page Avenue
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr
Available SF:	1,579 SF
Lease Type:	NNN
Year Built:	1991
Building Size:	13,728
Renovated:	2014
Zoning:	CI



PROPERTY OVERVIEW

Retail or office space located in the booming Sweeten Creek and Fairview Road development district. Excellent proximity to downtown Asheville, 1/2 mile from historic Biltmore Village, and 1 mile from I-40.

Newly renovated with open floorpan to provide utmost flexibility.



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ADDITIONAL PHOTOS



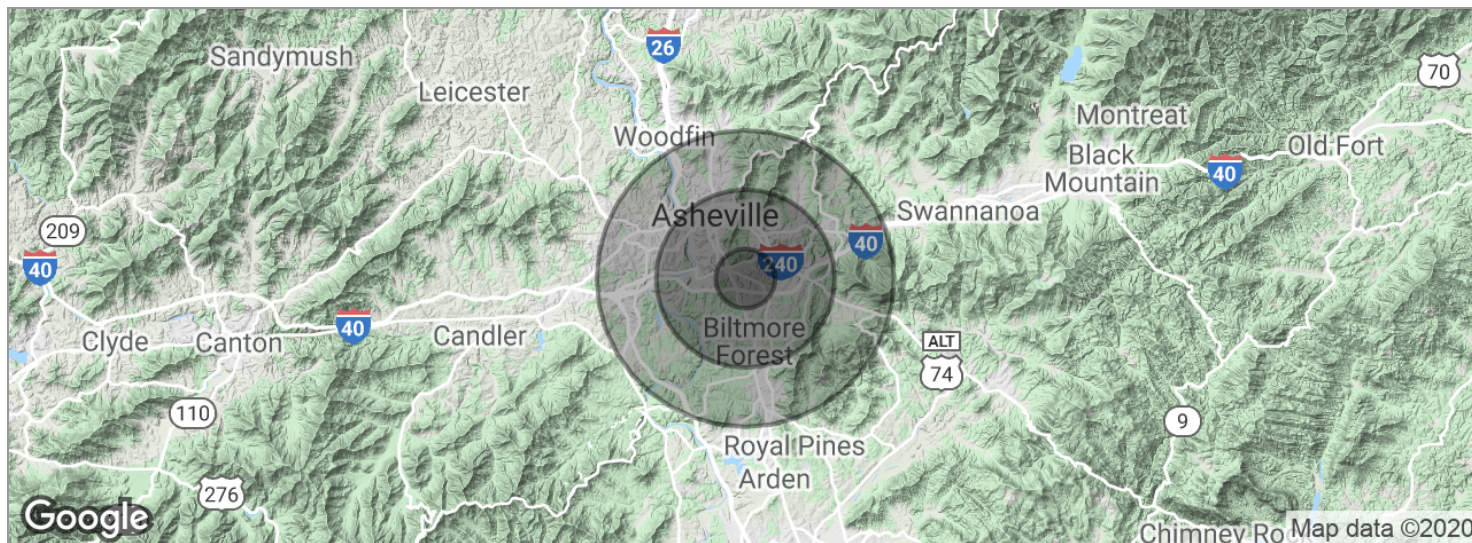
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LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,514	34,169	85,212
Median age	38.9	39.8	39.1
Median age (Male)	34.1	38.4	37.8
Median age (Female)	43.3	40.9	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,102	15,929	38,646
# of persons per HH	2.1	2.1	2.2
Average HH income	\$44,660	\$51,125	\$59,538
Average house value	\$236,817	\$200,856	\$272,822

* Demographic data derived from 2010 US Census



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