



BILTMORE VILLAGE COTTAGE FOR LEASE




RETAIL PROPERTY FOR LEASE

5 ALL SOULS CRESCENT, ASHEVILLE, NC 28803

Presented By

TIM BRAMLEY, CCIM **EMILY DRESBACK**

828.548.0090 x103
tim.bramley@deweypa.com

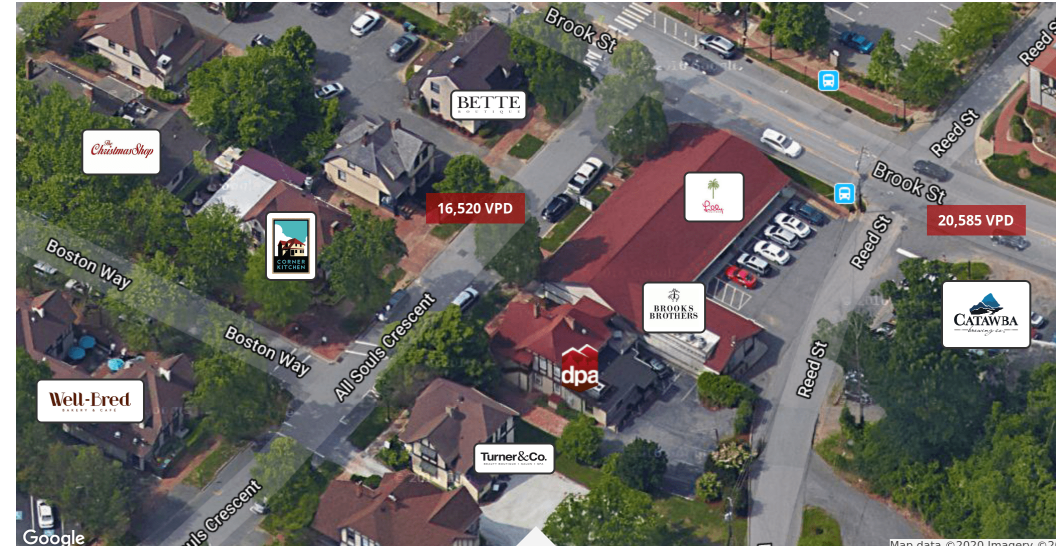
828.548.0090 x105
emily.dresback@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
828.548.0090
deweypa.com

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EXECUTIVE SUMMARY



Lease Rate:	\$32.00 PSF
Available SF:	1,776
Lease Type:	NNN
Year Built:	1895
Parking:	On Site
Zoning:	CBI

Biltmore Village is situated in Asheville, NC across from the main entrance to The Biltmore Estate, the top tourist destination in North Carolina. This desirable location, close to downtown Asheville, Mission Hospital, the I-40 interchange and the Biltmore Forest neighborhood attracts local, regional and tourist trade. Biltmore Village offers great visibility and access for restaurant, retail and office uses.

- Historic building in the heart of Biltmore Village
- Great Walkability
- High Foot Traffic
- Year-round attraction for locals and tourists
- Distinctive English-Style Cottage
- Neighbors include local and national tenants
- Located across from the entrance to the Biltmore Estate & Gardens.
- Asheville benefits from tourism with 11 million visitors annually, generating \$2.9 billion in economic impact (2017)



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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RETAILER MAP



Google

Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency



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DEMOGRAPHICS MAP & REPORT

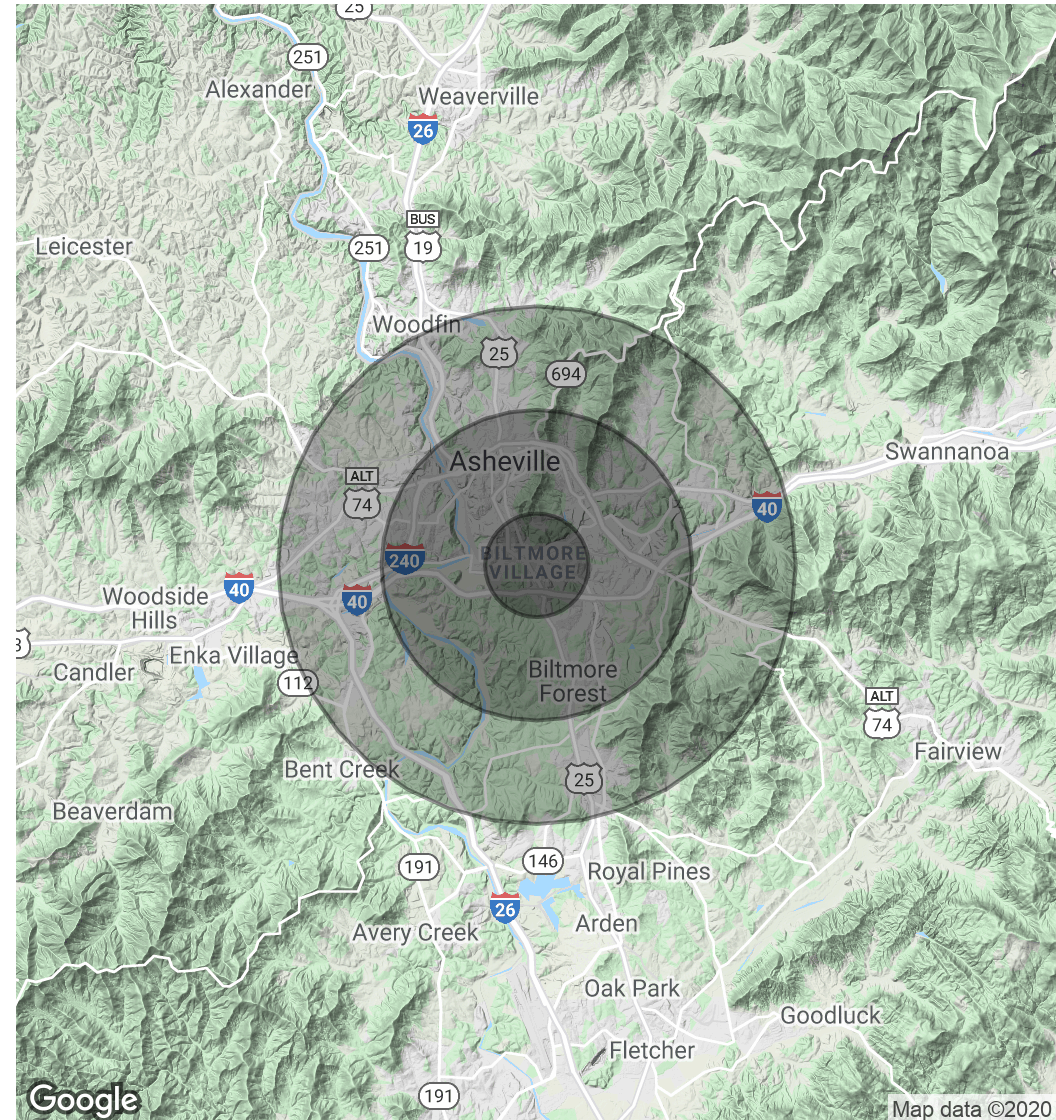
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,026	36,225	87,815
Average age	40.2	39.2	38.9
Average age (Male)	36.9	38.1	37.5
Average age (Female)	42.5	40.0	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,858	16,985	39,673
# of persons per HH	2.2	2.1	2.2
Average HH income	\$47,473	\$50,521	\$58,632
Average house value	\$227,963	\$214,164	\$269,211

* Demographic data derived from 2010 US Census



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