



MERRIMON AVENUE RETAIL CENTER



RETAIL PROPERTY FOR SALE

1453 MERRIMON AVENUE, ASHEVILLE, NC 28804

Presented By

SCOTT RAINES, CCIM

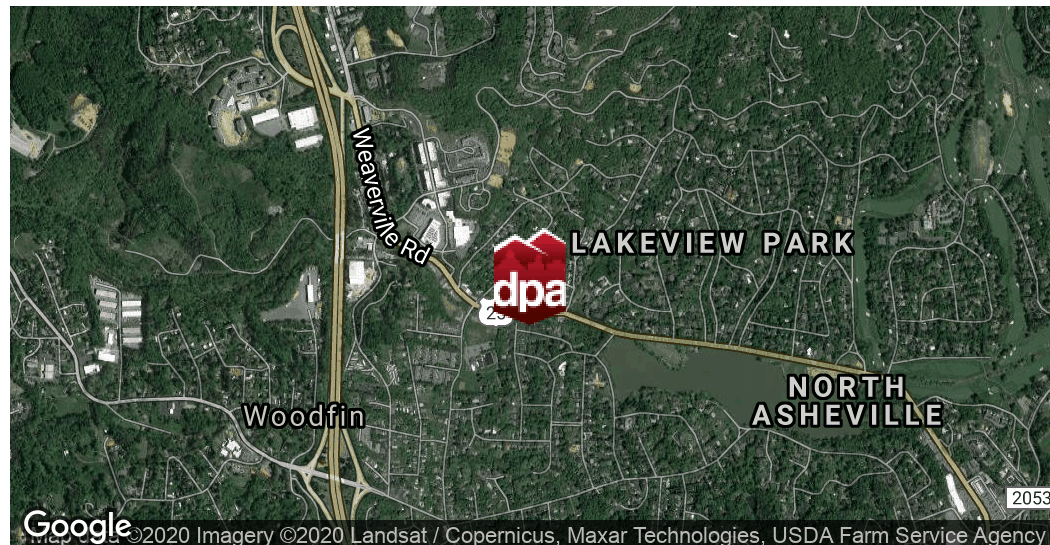
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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	3,200 SF
Lot Size:	0.24 Acres
Number of Units:	4
Price / SF:	\$155.94
Year Built:	1983
Zoning:	CBI
Market:	North
Submarket:	Merrimon Avenue
Traffic Count:	10,600

PROPERTY OVERVIEW

Upside potential for investors. Neighborhood retail center on Merrimon Avenue for sale. Separate utilities and set up for 4 units, however is 100% occupied by Asheville Pet Supply at sub-market rent.

PROPERTY HIGHLIGHTS

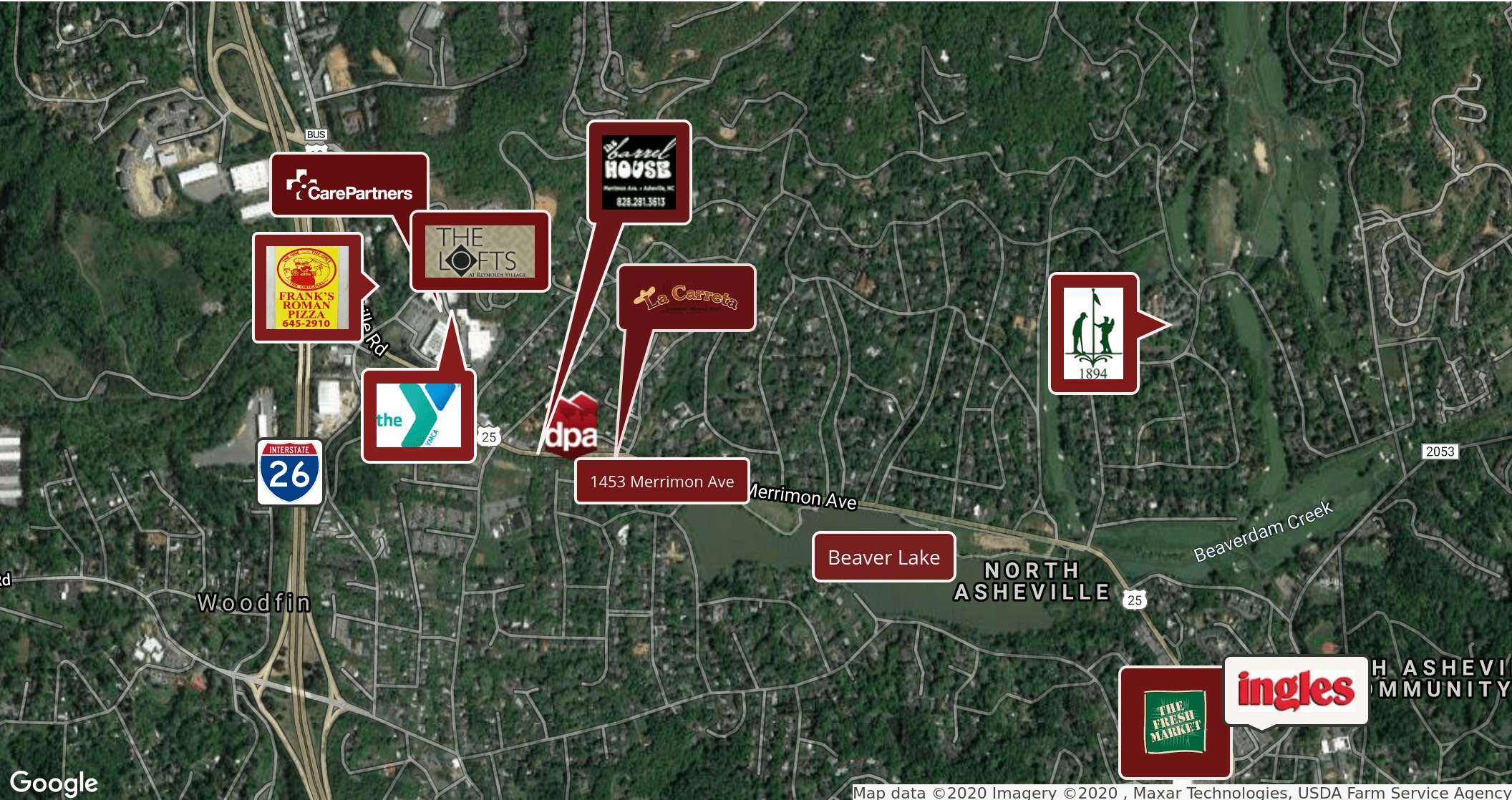
- Set up for 4 units (800 sf ea)
- High-traffic corridor
- Sub-market rent
- Value-add opportunity for an investor



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RETAILER MAP



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

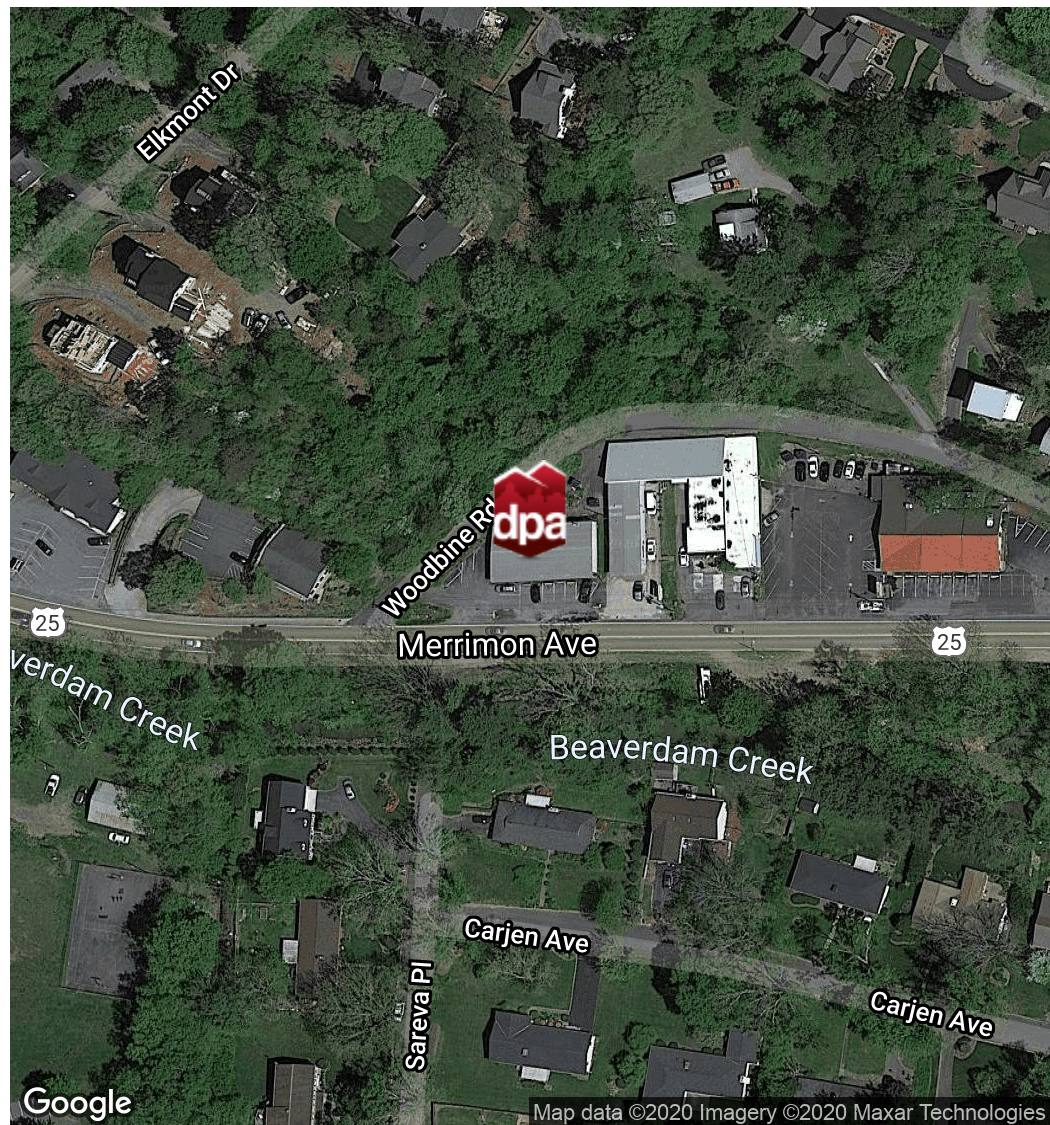
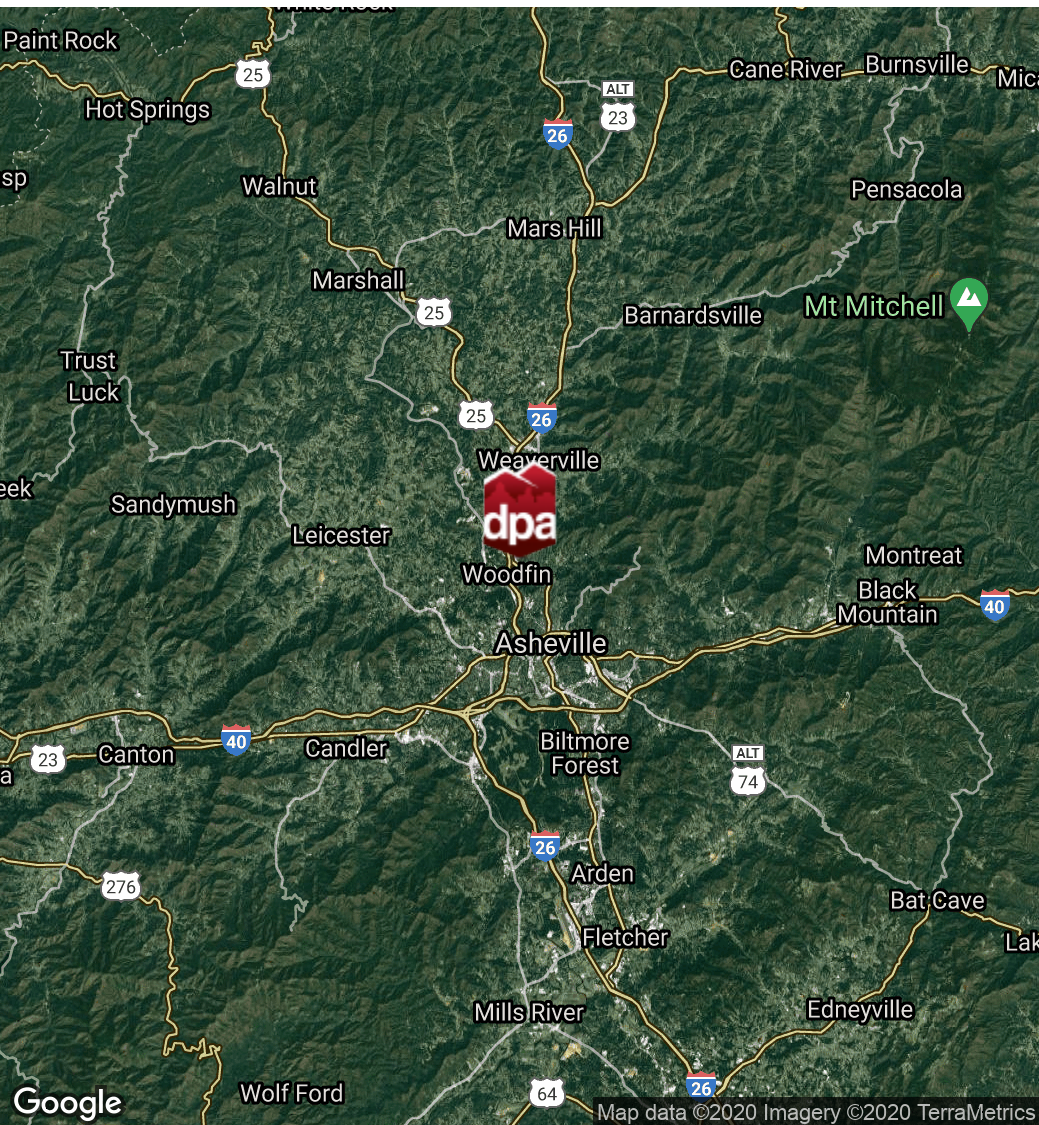


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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

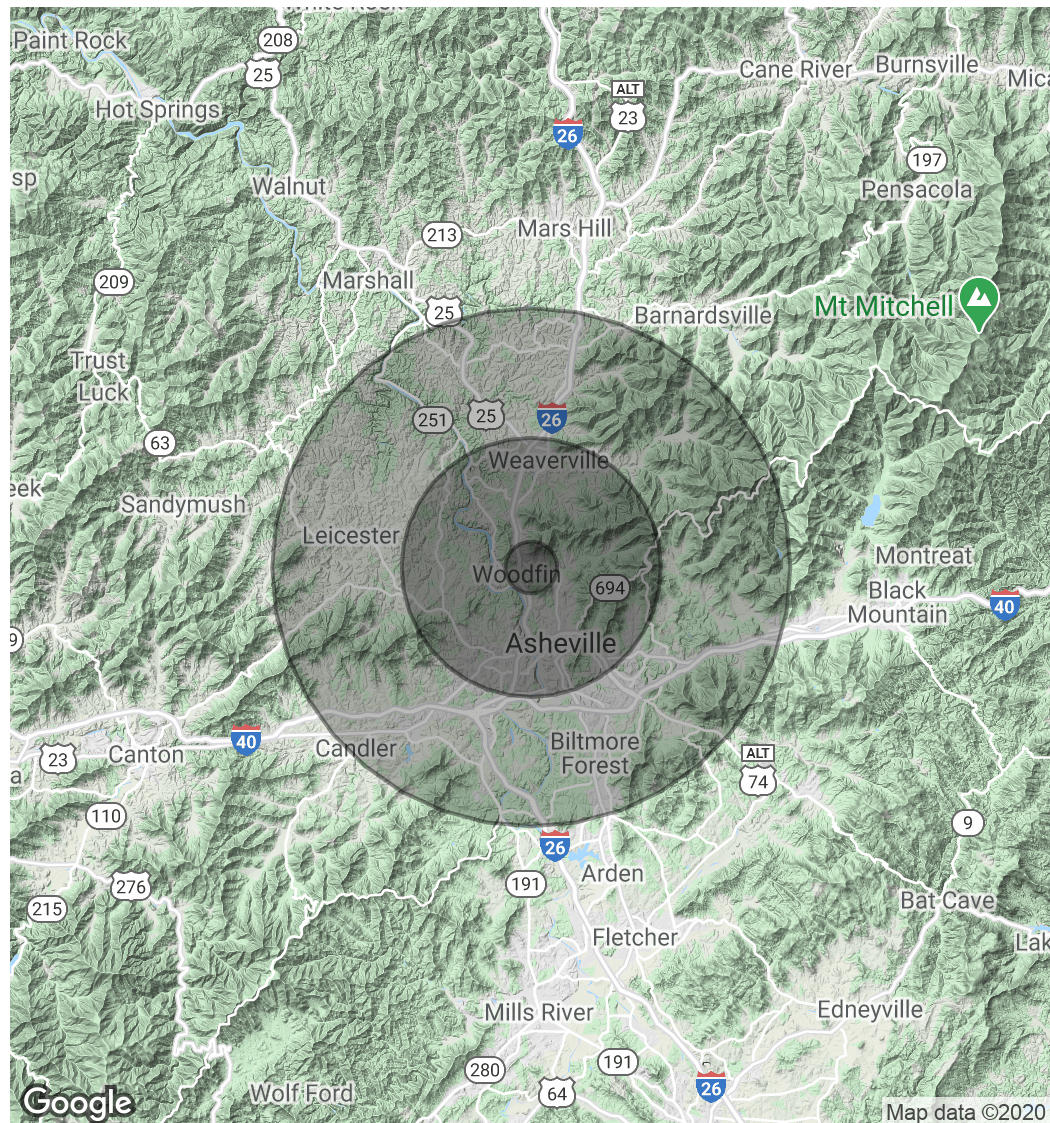
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,116	79,348	177,442
Average age	42.0	39.1	40.1
Average age (Male)	42.1	37.4	38.5
Average age (Female)	42.0	40.5	41.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,399	34,524	76,791
# of persons per HH	2.2	2.3	2.3
Average HH income	\$61,629	\$54,665	\$58,649
Average house value	\$297,472	\$290,319	\$263,553

* Demographic data derived from 2010 US Census



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