



62 WALL STREET RETAIL/ OFFICE FOR LEASE




RETAIL PROPERTY FOR LEASE

62 WALL STREET, ASHEVILLE, NC 28801

Presented By

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DEWEY PROPERTY ADVISORS

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PROPERTY DETAILS & HIGHLIGHTS



Lease Rate:	\$24.00 PSF
Lease Type:	NNN
Building Size:	1,650
Year Built:	1951
Zoning:	CBD
Traffic Count:	16,943

Retail/Office space now available on distinctive Wall Street in downtown Asheville. Current open floor-plan is suitable for a variety of uses. Features an outdoor patio which can also be used as parking for 2 vehicles on a cobble stone road with high foot traffic. One of the most attractive retail rows in Asheville!

Can be combined with adjacent building, 58 Wall Street, for a total of 4,000 SF.

- Within 300 yards of 5 hotels
- Walk-Score of 92
- High Traffic Count
- 3 Parking Garages Nearby
- Neighbors include local and national traders
- Asheville benefits from tourism with 11 million visitors annually, generating \$2.9 billion and growing in economic impact



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ADDITIONAL PHOTOS



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RETAILER MAP

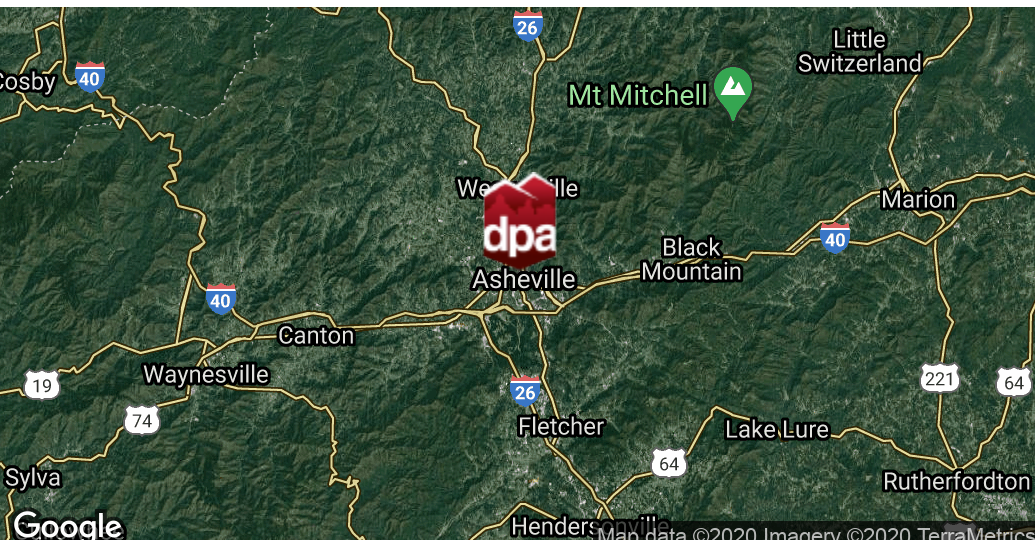


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LOCATION MAPS



LOCATION OVERVIEW

Wall Street is located on the west side of Downtown Asheville. It is located directly off of I-240 at the cross streets of Battery Park Avenue or Otis Street. It anchors an area of downtown that includes a handful of Carolina's finest restaurants, retailers as well as other Historic structures including The Battery Park Apartments, Haywood Park Hotel, The Flat Iron Building and The Grove Arcade.



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DEMOGRAPHICS MAP & REPORT

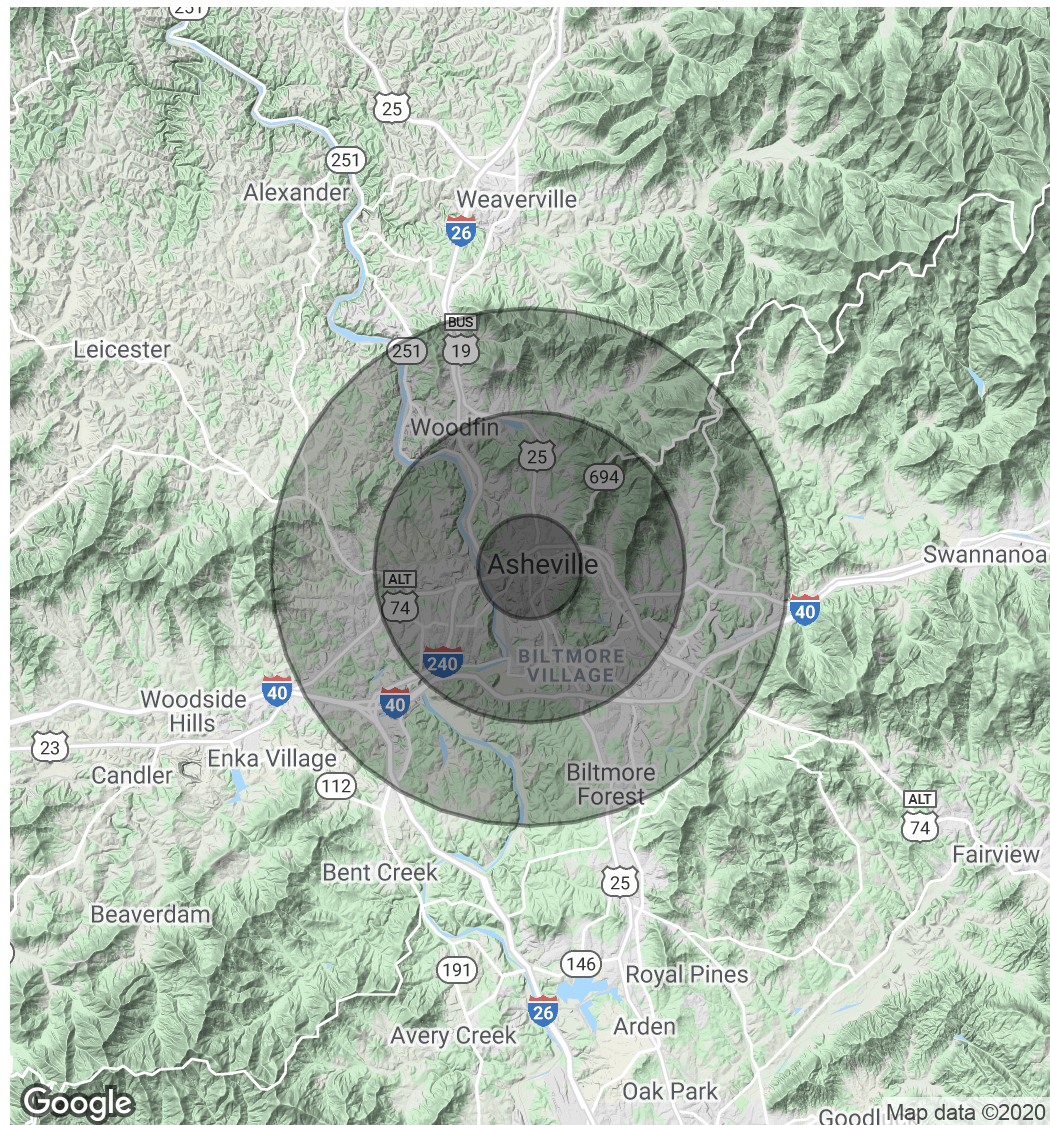
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,596	47,792	93,825
Average age	39.5	37.1	38.5
Average age (Male)	39.6	36.2	36.9
Average age (Female)	39.1	38.0	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,782	21,503	41,751
# of persons per HH	2.0	2.2	2.2
Average HH income	\$43,307	\$51,903	\$54,964
Average house value	\$255,815	\$286,684	\$277,896

* Demographic data derived from 2010 US Census



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