



RIVER ARTS FLEX WAREHOUSE FOR LEASE




INDUSTRIAL PROPERTY FOR LEASE

99 RIVERSIDE DRIVE, ASHEVILLE, NC 28801

Presented By

TIM BRAMLEY

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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	10,000 SF
Parking:	Exclusive on-site
Year Built:	1961
Year Renovated:	2010
Zoning:	RAD-RIV
Market:	Asheville
Submarket:	River Arts District

PROPERTY OVERVIEW

DPA is pleased to offer for lease 99 Riverside Drive in the heart of Asheville's River Arts District.

The 10,000 square foot light manufacturing facility has operated as a first-class woodworking studio for the past 10 years.

It is equipped with 3-phase power, 2 loading docks, 18 foot ceilings, sprinkler system, 2 private offices and on site parking.

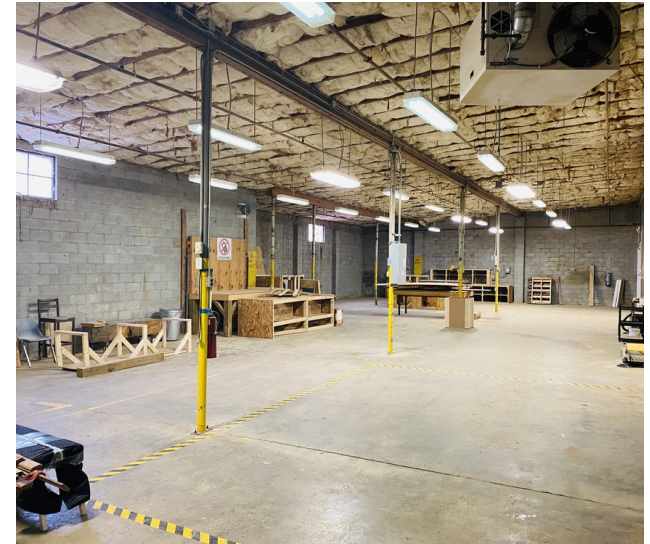
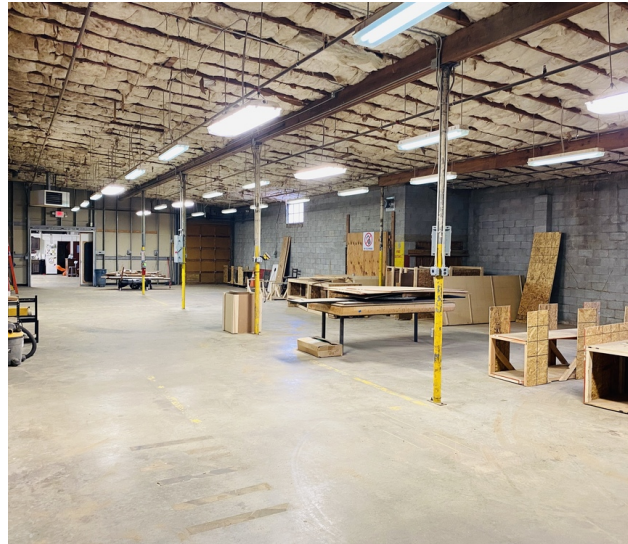
Please call broker to for more information or to schedule a tour.



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ADDITIONAL PHOTOS

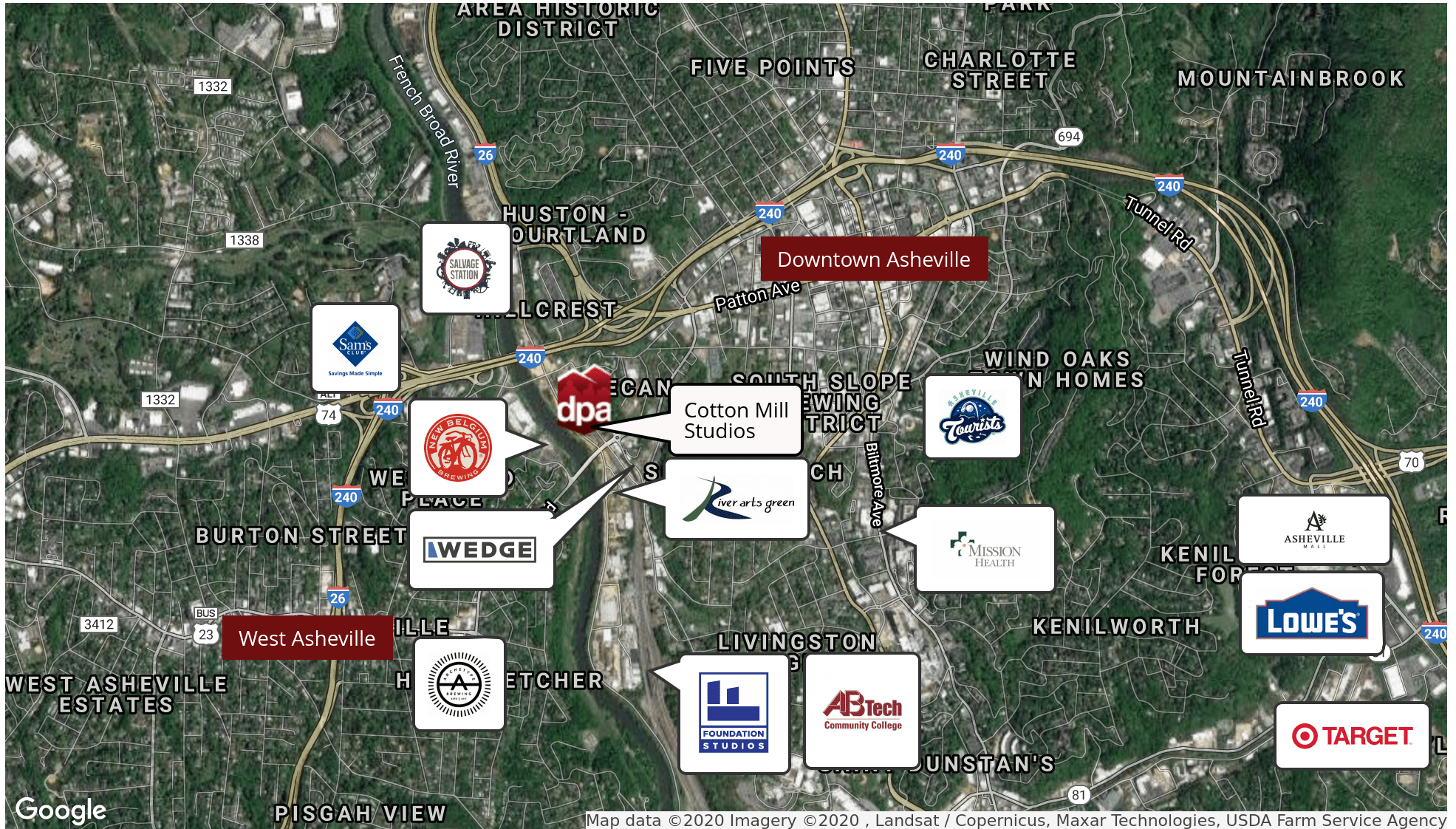


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RETAILER MAP



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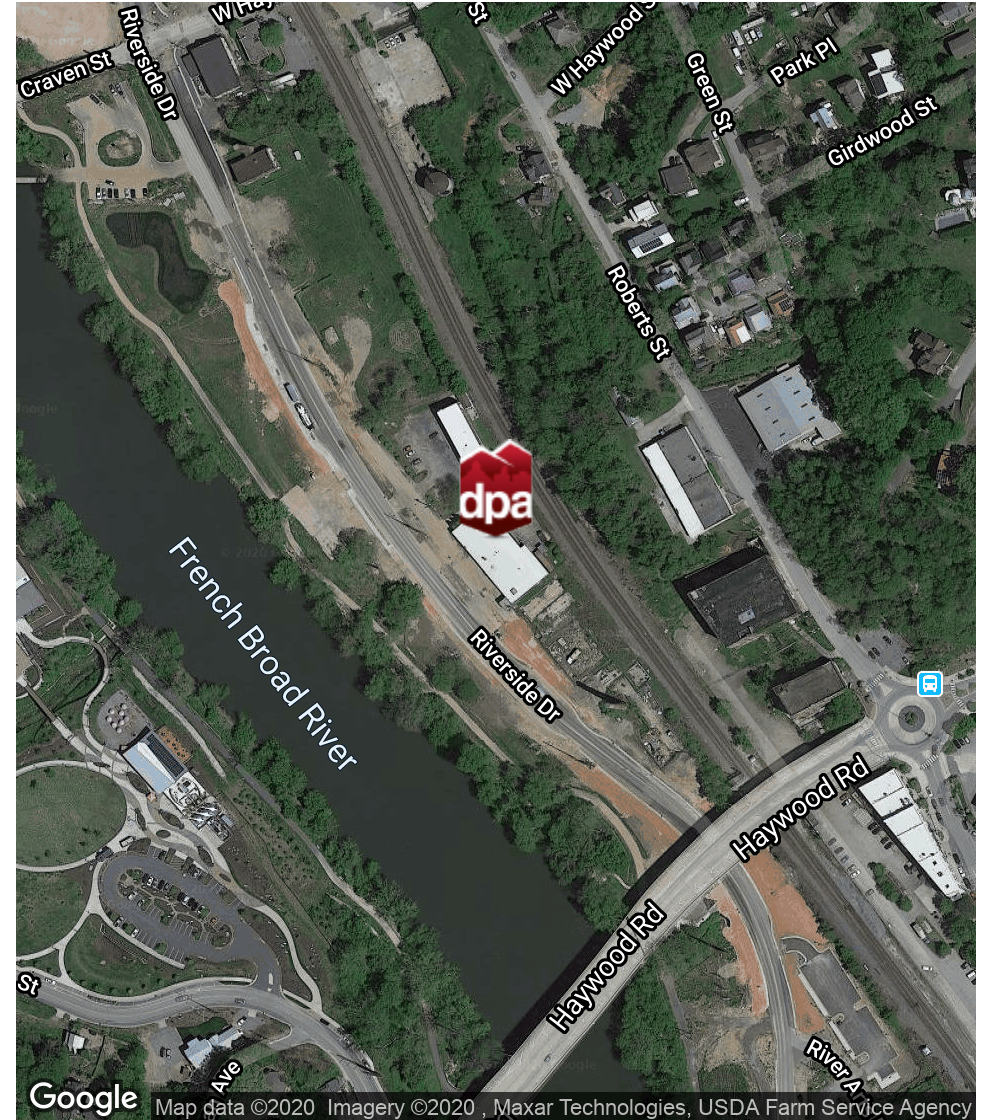
LOCATION MAPS



LOCATION OVERVIEW

DPA is pleased to offer for lease 99 Riverside Drive in the heart of Asheville's River Arts District. The 10,000 square foot light manufacturing facility has operated as a first-class woodworking studio for the past 12 years. It is equipped with 3-phase power, 2 loading docks, 18 foot ceilings, sprinkler system, 2 private offices and on site parking.

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DEMOGRAPHICS MAP & REPORT

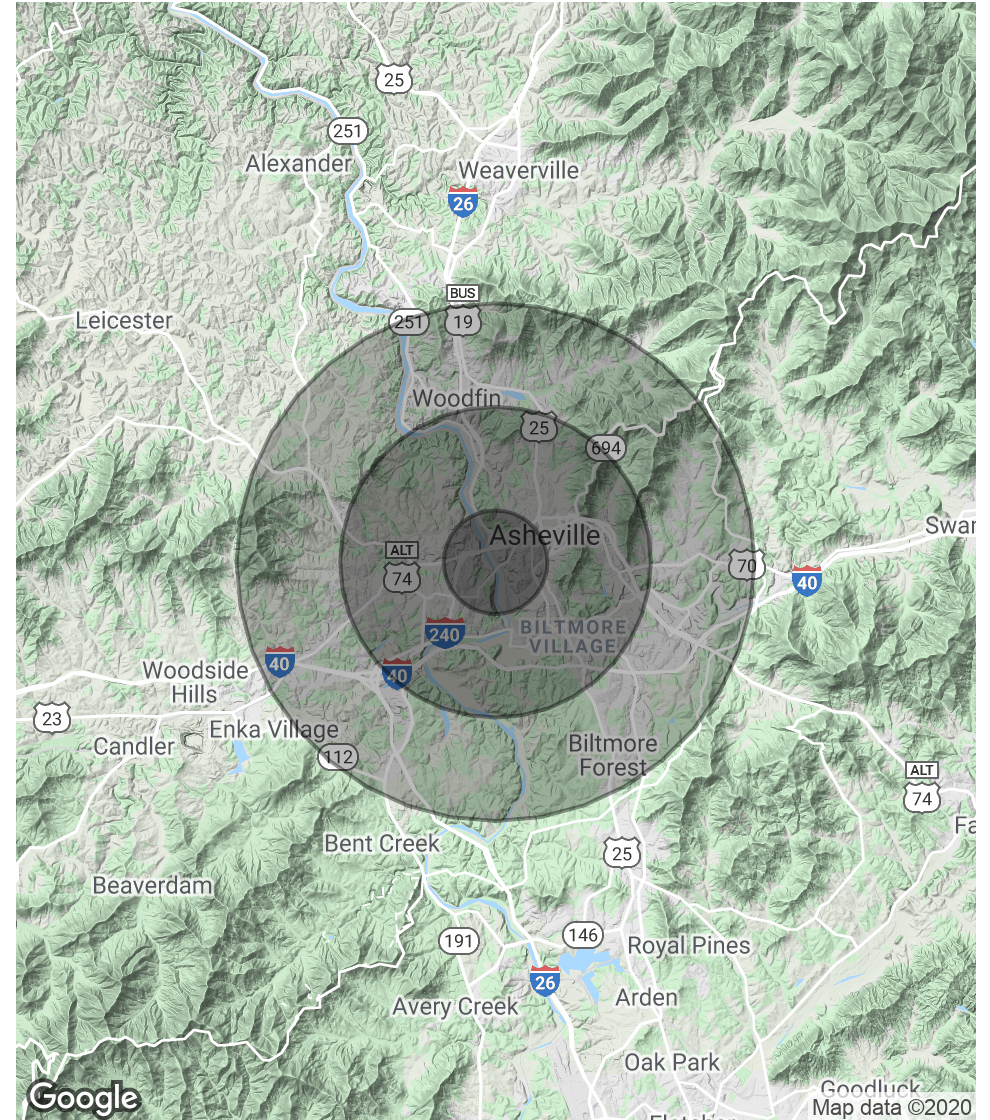
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,359	47,452	91,226
Average age	37.0	36.6	37.9
Average age (Male)	38.3	35.7	36.1
Average age (Female)	36.0	37.3	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,286	20,990	40,312
# of persons per HH	2.2	2.3	2.3
Average HH income	\$40,706	\$49,277	\$53,595
Average house value	\$226,346	\$247,937	\$271,878

* Demographic data derived from 2010 US Census



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