

2,183 SF Flexible Office in Downtown Asheville Close to All Amenities, I-240 On-ramps

255 Haywood Street, Asheville, NC 28801



FOR LEASE
2,183 SF
\$13.50 /SF Gross
(\$2,456 / mo.)

Located between Patton Avenue and Montford Avenue, this location is highly accessible

- Centrally located at Haywood Street and Patton Avenue
- Parking at front door - 13 spaces
- Signage available
- Landlord pays taxes, insurance, and grounds maintenance
- Tenant pays utilities
- Open floor plan with one private office
- Between Exits 4 and 5 on downtown portion of I-240
- Walkable to downtown and all amenities

MLS: 3404154 Catylist: 30290444 Loopnet: 12924920

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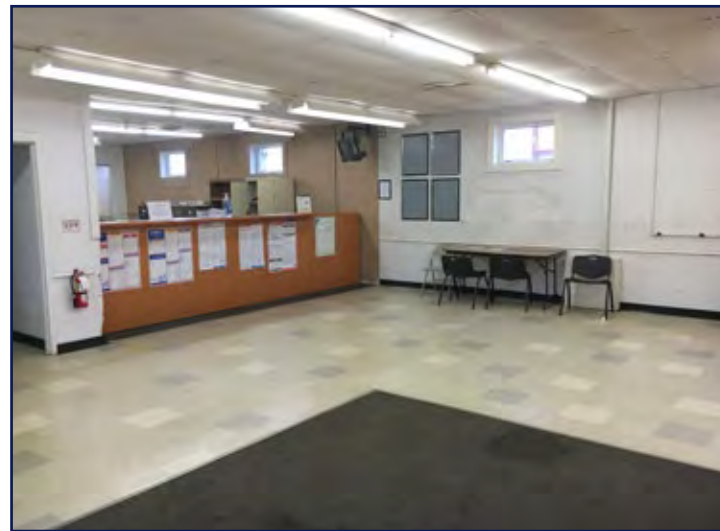
SUMMARY: 255 Haywood Street, Asheville, NC 28801

BEST USE: Office, Retail **PERMITTED USES:** Per CBD Zoning

MUNICIPALITY: ASHEVILLE	TOTAL SQUARE FEET: 2,183 SF	WATER: PUBLIC
COUNTY: BUNCOMBE	YEAR BUILT: 1965	SEWER: PUBLIC
COMMUNITY: DOWNTOWN	YEAR RENOVATED: 2007	ELECTRIC: ON-SITE
ZONING: CBD	ACRES: 0.58	GAS: ON-SITE
TYPE: OFFICE	ROAD FRONTAGE: 50'	HEATING: FORCED AIR GAS
DEED BOOK, PAGE: 1834, 0152	CONSTRUCTION: BLOCK	COOLING: CENTRAL A/C
PIN #: 9649-10-2217	EXTERIOR: CONCRETE BLOCK	PARKING: 13
TAXES: \$2,000 (2018)	CEILING HEIGHTS: VARIES	TRAFFIC COUNTS: 18,000 VPD
	FLOORING: CONCRETE SLAB/GRADE VINYL TILE CARPET	
	RESTROOMS: 2	



Entrance



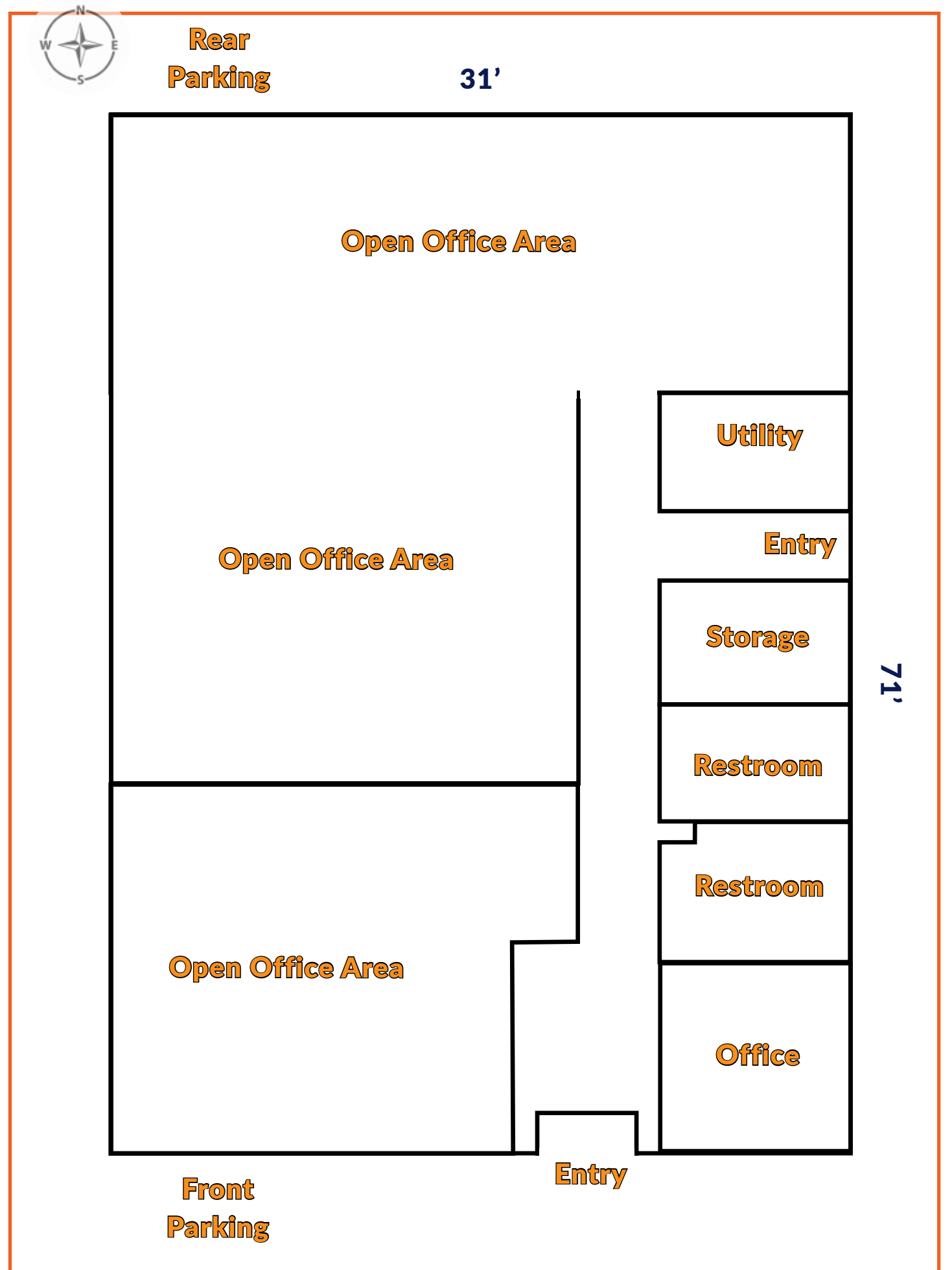
Lobby, reception



Lobby



Office area



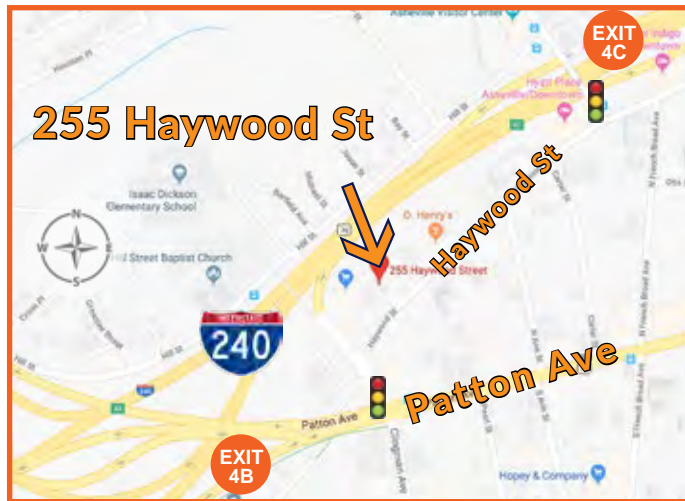
*Maps, illustrations and measurements are approximated.

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Nearby businesses



DIRECTIONS FROM I-240:

- From 1-240 West, take Exit 4B/Patton Ave
- Turn left at first light onto Haywood St
- Property is on left
- From 1-240 East, take Exit 4C/Montford Ave
- Turn left top of ramp onto Montford Ave
- Turn right on Haywood St
- Property is on left

market | >>>intel

GREATER AVL MSA - 4 COUNTIES: Buncombe, Haywood, Henderson & Madison

Population: 443,890
Projected 2020 Population: 468,146
Households: 179,606
Average Household Size: 2.28
Median Home Value: \$207,170
Average Family Income: \$73,638
Median Age: 44.2
Private Industries: 12,881
Service Providing Industries: 10,793
Federal, State & Local Industries: 12,235

ASHEVILLE DATA:

3 MILE RADIUS: 12.93%
2016 Population: 52,400 Population 20 - 34: 6.35%
Average Household Income: \$57,279 Population 65+: 5.83%
Owner Occupied
Housing Units: 10,828
Population 35 - 64: 12.53%
Population 20 - 34: 12.55%
Population 65+: 5.47%
5 MILE RADIUS: 2016 Population: 98,400
Average Household Income: \$59,228
Owner Occupied
Housing Units: 22,539
Population 35 - 64: 13.7%
Population 20 - 34: 9.45%
Population 65+: 6.07%



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12/5/18