

## 4,448 SF Turnkey Restaurant, Downtown Asheville Corner of Biltmore & Hilliard Avenues

121 Biltmore Avenue, Asheville, NC 28801

**For Lease**  
**4,448\* SF**  
**\$34.00 / SF NNN**  
**\*plus 2,421 Patio SF**



Front view of this restaurant property; Inset: Patio chimney feature overlooking plenty of outdoor seating

- \$1.2 million restaurant renovation 2015/2016
- Kitchen and bar equipment included
- Indoor and outdoor dining amenities
- Full Service, Cook, Prep, and Bar galleys
- Seating: 249 guests
- Extra storage mezzanine with second walk-in freezer
- Master lighting/control panel
- Alarm and fire security system
- Installed Bose sound system
- Additional attic storage with pull-down stair access
- Across from Orange Peel music venue, Wicked Weed Brewing
- Near all downtown amenities
- Signalized intersection
- 10,000 average daily vehicle count (NCDOT 2016)
- Superior location in growing South Slope area with expanding commercial development

MLS#: 3447794 Catylist: 30345896 Loopnet: 14220724

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# SUMMARY: 121 Biltmore Avenue, Asheville

**BEST USE:** Restaurant, Retail **PERMITTED USE:** Per CBD Zoning

**OVERALL**

MUNICIPALITY: ASHEVILLE  
 COUNTY: BUNCOMBE  
 ZONING: CBD  
 TYPE: RETAIL, FOOD SERVICE  
 DEED BOOK, PAGE: 5096, 1973  
 PIN #: 9648-48-4930  
 TAXES: \$14,640 (2018)

TOTAL SQUARE FEET: 4,448 SF  
 EXTERIOR UNCOVERED PATIO: 1,452 SF  
 EXTERIOR COVERED PATIO: 684 SF  
 EXTERIOR SERVICE AREA: 285 SF

YEAR BUILT: 1941  
 YEAR RENOVATED: 2015/2016

**BUILDINGS:** 1  
**FLOORS:** 2 (380 SF Storage Mezzanine)  
**EXTERIOR:** CONCRETE, STUCCO, STONE  
**ROOF:** MEMBRANE, INSULATED  
**ROOF AGE:** 5 YEARS  
**FLOORING:** CONCRETE, CERAMIC TILE  
**WALLS:** WOOD, BRICK  
**RESTROOMS:** 2  
**PARKING:** STREET, GARAGES

**WATER/SEWER:** ON-SITE  
**ELECTRIC:** ON-SITE  
**GAS:** ON-SITE  
**HEATING:** HEAT PUMP  
**COOLING:** CENTRAL A/C

**ROAD FRONTAGE:** 95' (Hilliard); 120' (Biltmore)  
**ADDITIONAL:** FIXTURES/FURNITURE  
 MASTER CONTROL PANEL  
 SERVER ROOM  
 380 SF SECURED STORAGE AREA WITH EXTRA WALK-IN FREEZER  
 240 VOLT  
 3 PHASE  
 CEILING FANS



Additional exterior serving area



A portion of restaurant interior



Restaurant interior with central bar



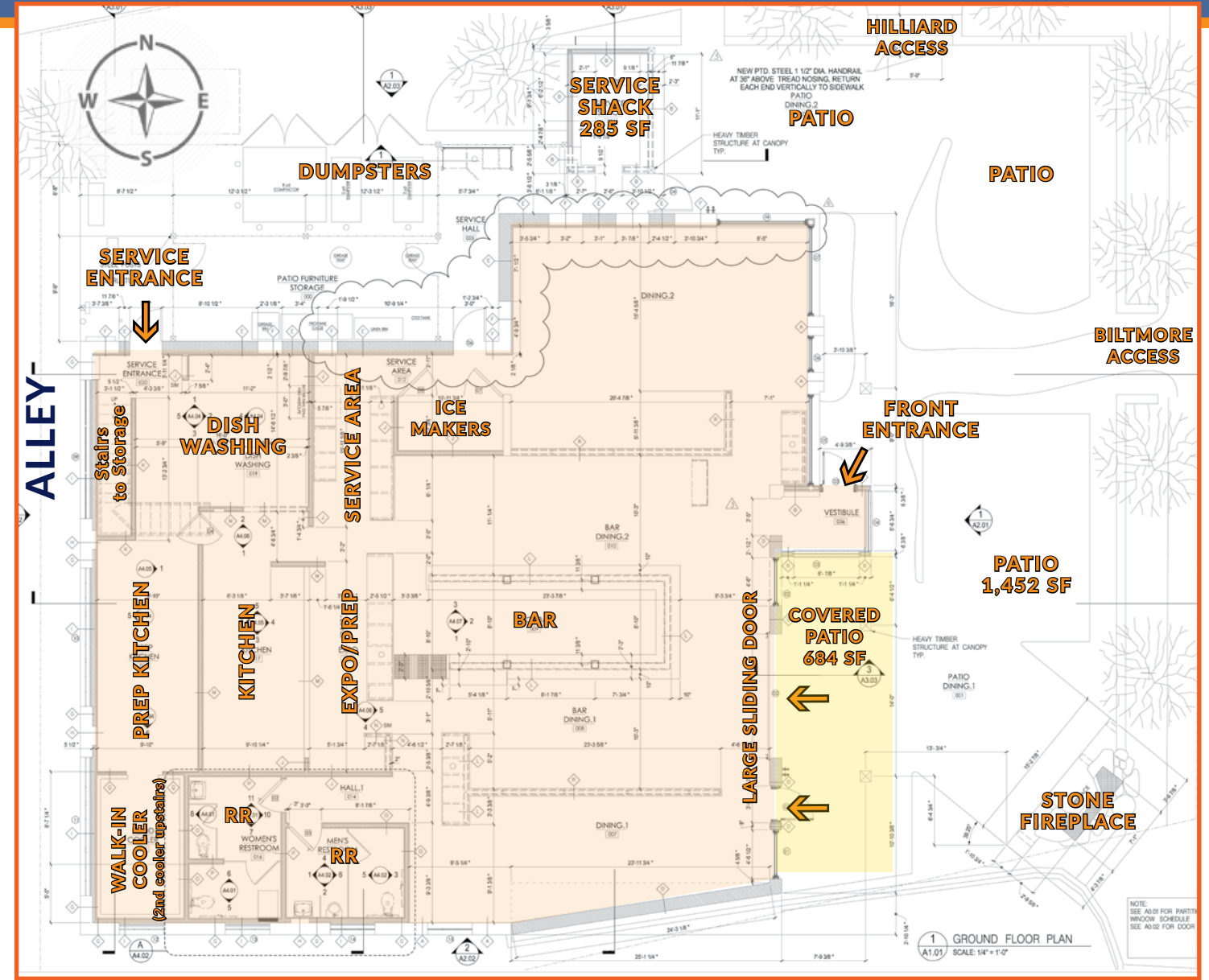
Bartender Galley



Server/Prep (i.e. "Expo") Galley



Kitchen/Cooks Galley



Caption

## EQUIPMENT LIST 10/29/18 - Subject to Tenant Verification

**FIXTURES**

- Exterior stone fireplace
- Full wooden bar
- 7 wooden booths – 6 person
- 8 wooden benches
- Lighting (with master control panel)
- Ceiling fans
- Alarm and fire security system
- Bose sound system

**EQUIPMENT**

- 22' hood
- 1 ea. Walk-in Cooler
- 1 ea. Walk-in Freezer
- 3 ea. Flat top stoves – 4 / 4 / 3 gas burners
- 2 ea. Double convection oven

- 2 ea. Ice Maker - Cube Style
- 5 ea. Reach-in coolers
- 2 ea. Floor coolers
- 2 ea. Double fryer
- 2 ea. Single fryer
- 1 ea. Food warmer – 8 foot linear area
- 1 ea. Double steam table
- 1 ea. Alto Shaam oven
- 1 ea. Steam cooker
- 2 ea. Dish washers for bar/expo area
- 1 ea. Ice cream freezer
- 1 ea. Bread warmer
- Multiple Bar taps
- 1 ea. Mixer
- 1 ea. Grill – 6 burner gas
- 1 ea. Rotisserie oven

- 1 ea. Soup cooker
- Dishwasher and dish-washing equipment
- Various metal racks and shelving systems
- Various food prep tables

**GENERAL NOTES**

Upstairs secured storage has small office area and server  
 Kitchen has tile floor with some tile walls and floor drains  
 684 SF of exterior dining w/ wooden covering  
 Dumpsters secured behind wooden gates



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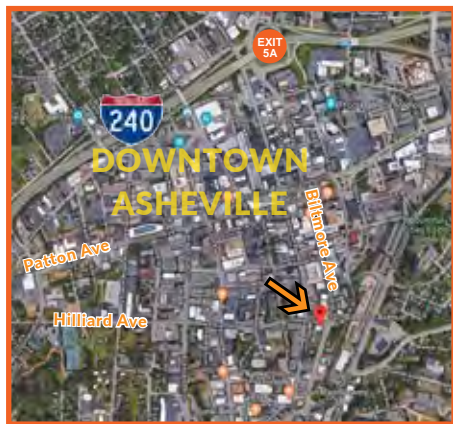
Cooks Back Galley with walk-in freezer



Dishwashing and prep area



Upstairs: Server, extra storage, extra freezer



Front sliding door

## DIRECTIONS FROM I-240:

- Take Exit 5A for Broadway, heading south into downtown
- Broadway becomes Biltmore Avenue at Pack Square Park
- Continue 1/2 mile to intersection with Hilliard Avenue
- Property is on your right, across from the Orange Peel

**mktg> | <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

#### 3 MILE RADIUS:

12.93%

2016 Population: 52,400

Population 20 - 34:

Average Household

6.35%

Income: \$57,279

Population 65+: 5.83%

Owner Occupied

#### 10 MILE RADIUS:

Housing Units: 10,828

2016 Population:

Population 35 - 64:

187,500

12.53%

Average Household

Population 20 - 34:

Income: \$67,735

12.55%

Owner Occupied

Population 65+: 5.47%

Housing Units: 52,076

#### 5 MILE RADIUS:

2016 Population: 98,400

Population 35 - 64:

Average Household

13.7%

Income: \$59,228

Population 20 - 34:

Owner Occupied

Population 65+: 6.07%

Housing Units: 22,539

Population 35 - 64:



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\*All maps, aerials, illustrations, and measurements are approximated.

10/29/18

**Whitney Commercial Real Estate Services 828.665.9085 WhitneyCRE.com Commercial Brokerage | Property Management | General Contracting**

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