

1,875 SF Flex Space - Airport Design Center
Perfect for home vendor, supplier, subcontractor

15 Design Ave., Suite 208, Arden, NC 28732



For Lease
1,875 SF
\$12.00 / SF NNN
(\$1,875 / mo.)
CAM \$2.55 / SF

Facade of suite at Airport Design Center

- 1,875 SF in multi-tenant center near airport
- Versatile flex space
- Ideal location less than 1 mile from I-26
- Home vendors and suppliers throughout center
- 10' drive-in door
- Shared loading dock
- Neighbors include Christie's Lighting Gallery, Horizon Tile and Stone Gallery, Crossville Tile and Stone, Design Avenue Home Furnishings, Carolina Closets, Pella Windows, Blinds and Design, and Sun Mountain

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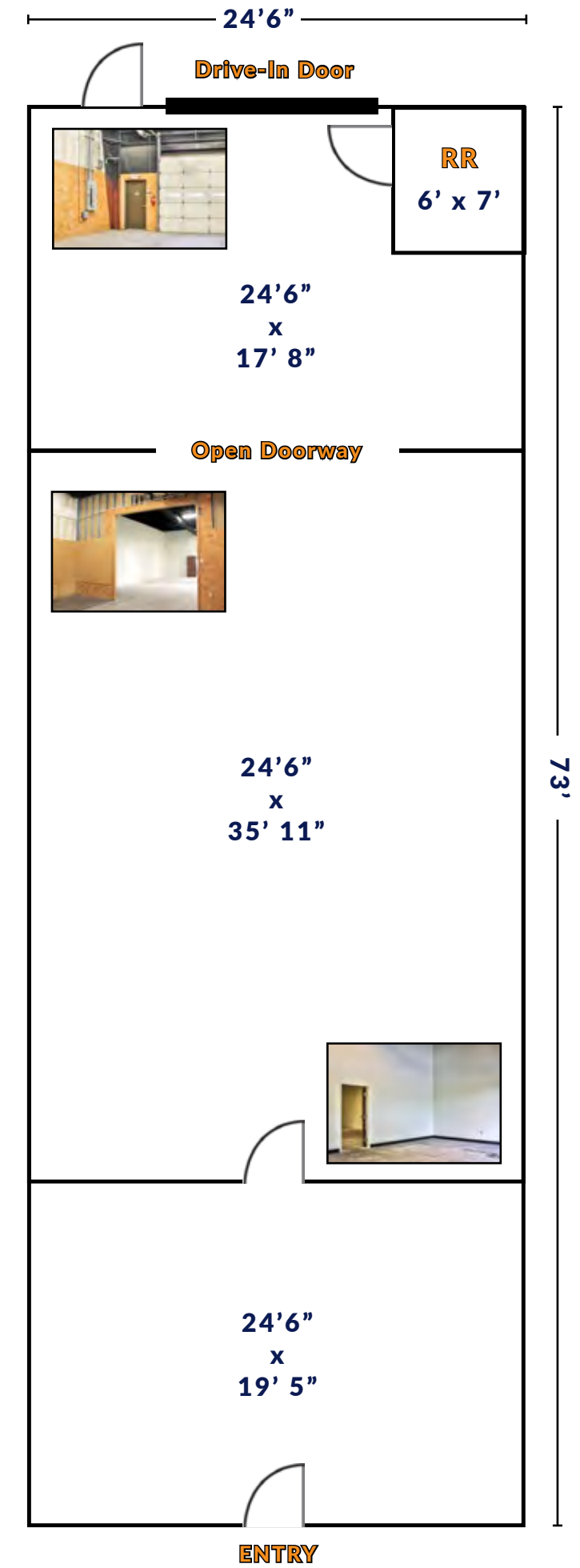
SUMMARY: 15 Design Avenue, Suite 208, Arden, NC

BEST USES: Flex Space, Retail **PERMITTED USES:** Per EMP zoning / Landlord approval

MUNICIPALITY: ARDEN	EXTERIOR: STONE, WOOD SIDING	PARKING: 5 / SHARED LOT
COUNTY: BUNCOMBE	LOADING DOCK: 1 (SHARED)	WATER: ON SITE
COMMUNITY: AIRPORT DESIGN CENTER	DRIVE-IN DOORS: 1 (10')	SEWER: ON SITE
ZONING: EMP	FLOORS: 1	GAS: ON SITE
TYPE: RETAIL/FLEX	FLOORING: CONCRETE SLAB/GRADE	ELECTRIC: ON SITE
	ROOF: CORRUGATED STEEL	HEATING: FORCED AIR GAS HEAT PUMP
TOTAL SQUARE FEET: 1,875 SF	CEILINGS: 17' 7"	COOLING: CENTRAL A/C, HEAT PUMP
OFFICE SQUARE FEET: 450 SF	DOOR HEIGHT: 10'	
WHSE SQUARE FEET: 1,425 SF	RESTROOMS: 1	
HEATED SQUARE FEET: 1,875		
YEAR BUILT: 2007		



Restroom



Entry/Showroom area



Central area



Drive-in door



Transition between central and back areas



Back area with drive-in door



Shared truck loading dock at end of building

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Shared loading dock



Covered entry



15 Design Ave is 1.3 miles from I-26 on-ramp

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:	Population 35 - 64:
2016 Population: 52,400	12.93%
Average Household	Population 20 - 34:
Income: \$57,279	6.35%
Owner Occupied	Population 65+: 5.83%
Housing Units: 10,828	10 MILE RADIUS:
Population 35 - 64:	2016 Population:
12.53%	187,500
Population 20 - 34:	Average Household
12.55%	Income: \$67,735
Population 65+: 5.47%	Owner Occupied
5 MILE RADIUS:	Housing Units: 52,076
2016 Population: 98,400	Population 35 - 64:
Average Household	13.7%
Income: \$59,228	Population 20 - 34:
Owner Occupied	9.45%
Housing Units: 22,539	Population 65+: 6.07%

DIRECTIONS From I-26, Exit 40:

- Keep left, and continue toward Airport Rd/NC 280 E
- At 3rd signalized intersection, turn right onto Rutledge Rd (I-HOP, UPS)
- After 0.3 miles, turn left onto National Avenue
- Property will be on your right



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

4/19/19