

Retail/Office Space in New Building 724 - 1,332 SF, Street Level, Just North of I-240

257 Broadway St, Suites 301 - 311, Asheville, NC 28801



Architectural rendering for 257 Broadway Street in Asheville

FOR LEASE

Suite 301: 1,332 SF \$30.00/SF NNN \$3,330.00/mo.	Suite 305: 972 SF \$29.00/SF NNN \$2,349.00/mo.	Suite 309: 1,019 SF \$29.00/SF NNN \$2,463.00/mo.	Suite 311: 724 SF \$29.00/SF NNN \$1,750.00/mo.
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- 4 spaces ranging from 724 SF to 1,332 SF
- Brand new space ready for custom design
- Comes with finished sheetrock, HVAC, lighting, restrooms, gypcrete flooring
- \$10/SF Tenant Improvement Allowance (TIA)
- Live/Work opportunity with residential above
- Convenient to Montford, UNCA, Downtown Asheville
- Excellent visibility on major corridor
- High-income area
- Ready to occupy Summer 2019

MLS: Suite 301: 3481857 Suite 301: 3481857 Suite 305: 3481864 Suite 309: 3481866 Suite 311: 3481869
Catalist: 30391242 Loopnet: 15376456

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SUMMARY:

257 Broadway St, Suites 301, 305, 309, 311, Asheville, NC 28801

BEST USES: Office, Retail **PERMITTED USES:** Business, Retail, Office, per Asheville Commercial zoning

MUNICIPALITY: ASHEVILLE	YEAR BUILT: 2019	WATER: PUBLIC
COUNTY: BUNCOMBE	BUILDINGS: 1	SEWER: ON-SITE
COMMUNITY: DOWNTOWN	FLOORS: 4 (Suites on street level)	ELECTRIC: ON-SITE
ZONING: COMMERCIAL	FLOORING: Gypcrete	HEATING: FORCED AIR DUCTED
TYPE: OFFICE/RETAIL	RESTROOMS: 4 total	COOLING: FORCED AIR DUCTED
TOTAL SQUARE FEET: 4,054 SF	ELEVATOR: 1	PARKING: 35, NON-EXCLUSIVE
Suite 301: 1,332 SF		TRAFFIC COUNTS: Merrimon Ave: 24,000
Suite 305: 972 SF		I-240: 80,000
Suite 309: 1,019 SF		
Suite 311: 724 SF		



Aerial showing parking plan of 35 non-exclusive spaces: 17 behind 257 Broadway, and 18 spaces at corner of Broadway and Elizabeth



Broadway Street



Back of building/parking

*All maps, aerials, illustrations, lot lines, measurements are approximated.

Retail/Office Space in New Building

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Demographic Statistics for this Address

Proximity:	1 mile	3 miles	5 miles
Total Population:	12,370	52,693	99,485
Median Age:	31.82	37.56	39.28
Households:	5,382	23,147	43,499

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:

2016 Population: 52,400

Average Household

Income: \$57,279

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:

12.93%

Population 20 - 34:

6.35%

Population 65+: 5.83%

10 MILE RADIUS:

2016 Population:

187,500

Average Household

Income: \$67,735

Owner Occupied

Housing Units: 52,076

Population 35 - 64:

13.7%

Population 20 - 34:

9.45%

Population 65+: 6.07%



DIRECTIONS

FROM I-240 West:

- Take Exit 5A for US25/Merrimon Ave.
- Take a left on Chestnut Street
- Take a left on Broadway
- Property is immediately on your right



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257 Broadway Street, Multiple Suites
Asheville, NC 28801

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3/1/19