

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 Suite 311: 724 SF \$29.00/SF NNN \$2,463.00/mo.

\$29.00/SF NNN \$1,750.00/mo.

- 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 Catylist: 30391242 Loopnet: 15376456

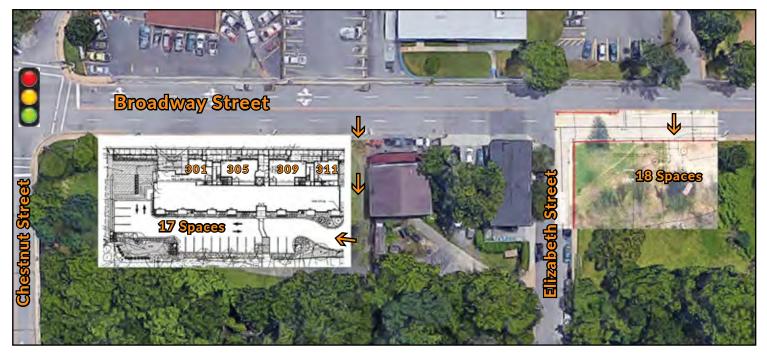
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SUMMARY:

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	ELECTRIC:	ON-SITE
ZONING:	COMMERCIAL		(Suites on street level)	HEATING:	FORCED AIR DUCTED
TYPE:	OFFICE/RETAIL	FLOORING:	Gypcrete	COOLING:	FORCED AIR DUCTED
TOTAL SQUARE FEET:	4,054 SF	RESTROOMS:	4 total	PARKING:	35, NON-EXCLUSIVE
Suite 301: 1,332 SF E	ELEVATOR:	1	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



Back of building/parking



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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			



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

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:

Average Household Income: \$59,228

Housing Units: 22,539

Population 35 - 64:

Owner Occupied

2016 Population: 98,400

Population 20 - 34: 6.35% Population 65+: 5.83%

12.93%

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%

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257 Broadway Street, Multiple Suites Asheville, NC 28801

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

3/1/19

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