

# FOR LEASE



86 ASHELAND AVE. ASHEVILLE, NC 28801

FREESTANDING OFFICE BUILDING IN DOWNTOWN ASHEVILLE'S CENTRAL BUSINESS DISTRICT



Spanning over 13,000 square feet with 74 parking spots, this freestanding office building located in the South Slope District of downtown Asheville is a rare find. Easy access to major thoroughfares and public transportation. Great visibility at the corner of a signalized intersection with over 15,000 VPD and 690 FT of road frontage. Interior features 2 levels of private offices, numerous conference & training rooms, and a welcoming reception area. Surrounded by a vibrant neighborhood, renowned restaurants and breweries and located in close proximity to Mission Hospital, Biltmore Village and downtown. If you're seeking prominence, accessibility, ample space to grow and hassle-free parking for your business, this is it.

Available September 2024 and offered at \$23/SF NNN. Please do not disturb the tenant.

LEASE RATE	\$23/SF NNN
BUILDING SIZE	13,047 SF
PERMITTED USE	OFFICE

## PROPERTY FEATURES

- Excellent Visibility at the Corner of a Signalized Intersection
- 74 Parking Spaces and Easy Access to Major Thoroughfares
- 2 Levels of Privates Offices, Conference/Training Rooms & Reception
- Highly Sought-After Location in Downtown Asheville & Walkable to Many Restaurants, Bars, Cafes, Businesses & Local Amenities

**CARLA BARNARD** Broker

0 828.222.3685 | M 828.575.0272

carla@carla-co.com

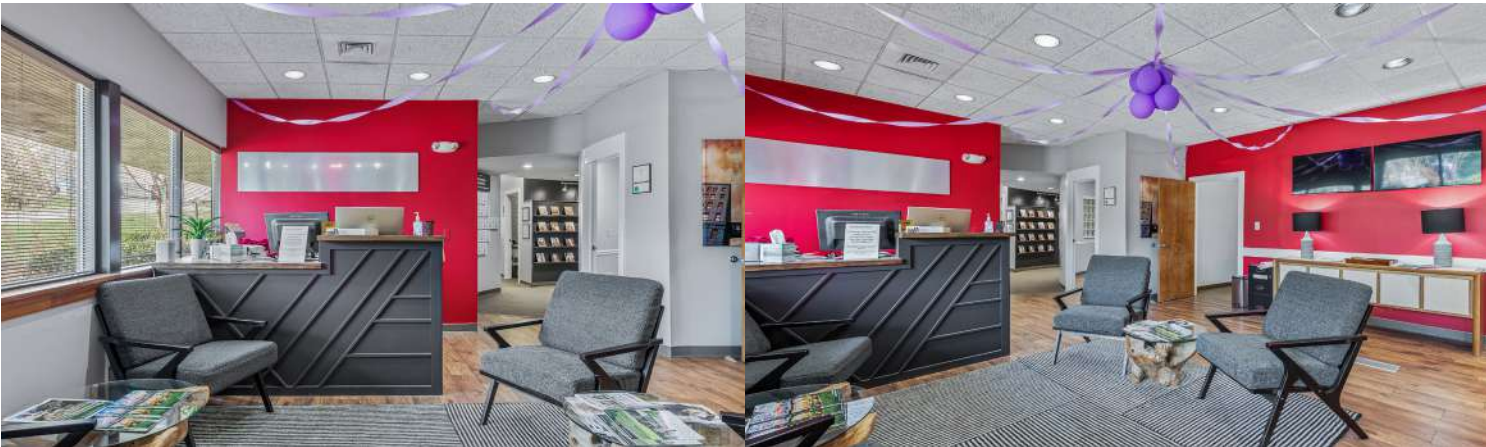
1020 Merrimon Avenue, Suite 103 | Asheville, NC 28804

www.carla-co.com



86 ASHELAND AVE. ASHEVILLE, NC 28801

ELEVATE YOUR BUSINESS PRESENCE IN DOWNTOWN ASHEVILLE'S CENTRAL BUSINESS DISTRICT





# 86 ASHELAND AVE. ASHEVILLE, NC 28801

## PROPERTY SUMMARY

### LOCATION INFORMATION

STREET ADDRESS	86 Asheland Ave. Asheville, NC 28801
ACREAGE	1.54+/- Acres
ZONING	CBD (Central Business District)
COUNTY	Buncombe
PINS	964838083300000, 964838062500000, 964838052900000
DEED	Deed Book 6254   Pages 1805 - 1807
MAJOR ROADS NEARBY	- 0.5 Miles to I-240 / Future I-26 - 0.3 Miles to Biltmore Ave.



### PROPERTY DETAILS

LEASE RATE	\$23/SF NNN
YEAR BUILT	1982
BUILDING SIZE	13,047 SF
ELEVATION	2,000 - 2,500 FT
UTILITIES	- City of Asheville Water & Sewer - Duke Energy Progress Electricity - Skyrunner Internet
FLOORING	Vinyl, Carpet
HEATING & COOLING	Central - 4 HVAC Units
TRAFFIC COUNT	15,100 Vehicles Per Day
ROAD FRONTAGE	690 FT (combined)
PARKING	74 Marked Parking Spaces (including 3 ADA)
PARKING LOT CONTRACT	Month-to-Month Contract with Current Tenant. Can be Transferred to New Tenant. The Car Park.
FIXTURE EXCLUSIONS	Please refer to Listing Agent. Current Tenant intends to take all Personal Property, Furniture, Refrigerator, Dropbox & Security System.





86 ASHELAND AVE. ASHEVILLE, NC 28801

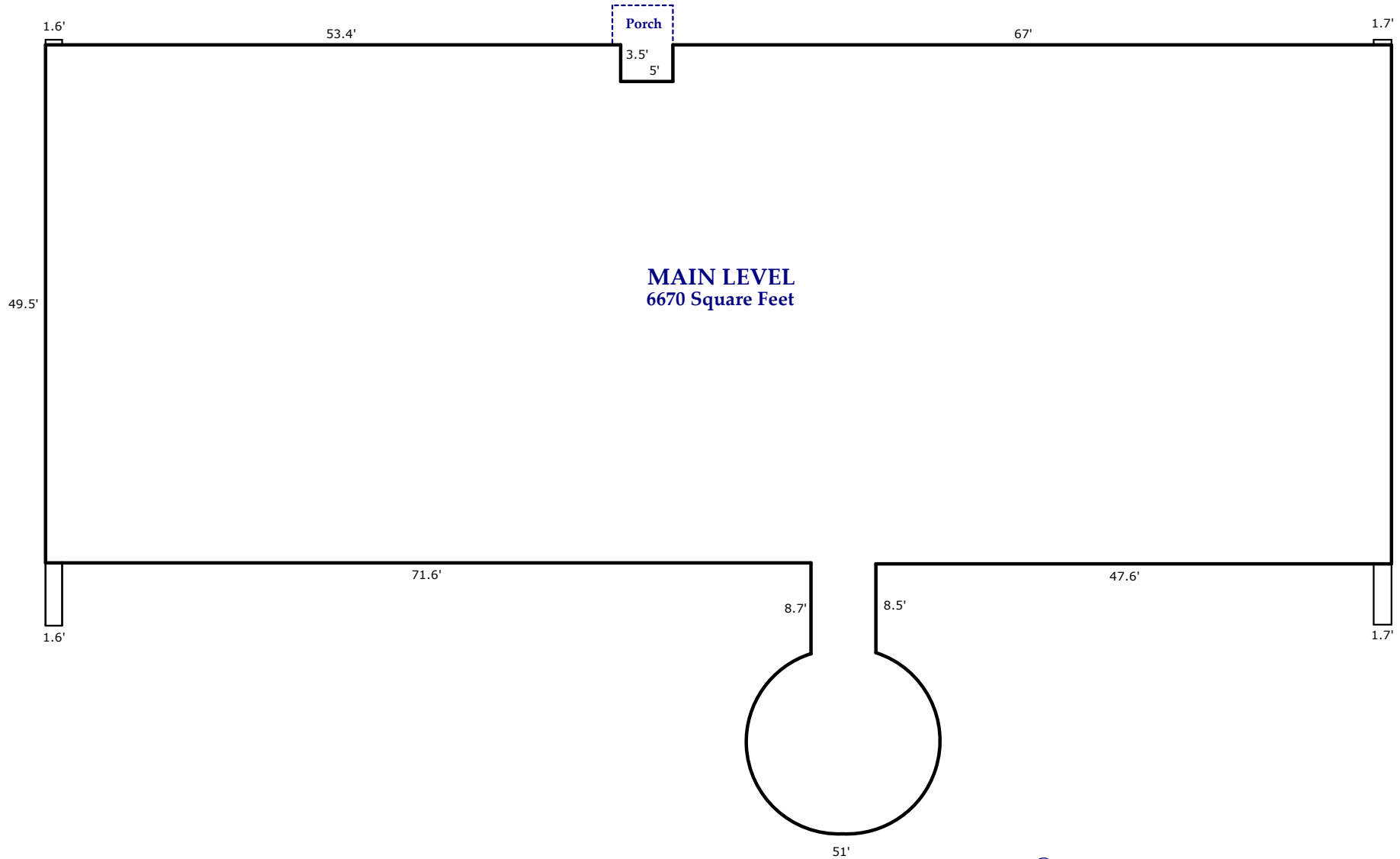
ELEVATE YOUR BUSINESS PRESENCE IN DOWNTOWN ASHEVILLE'S CENTRAL BUSINESS DISTRICT



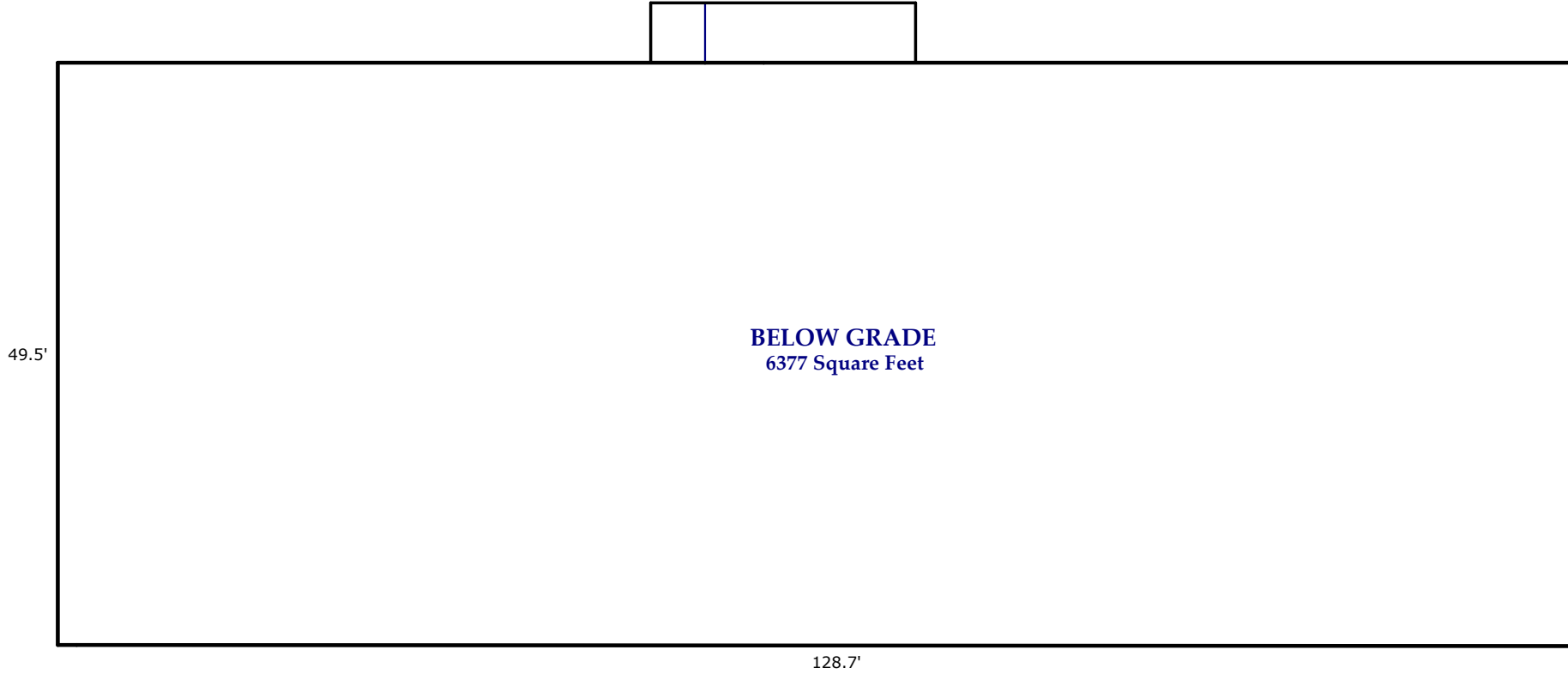
86 Asheland Avenue, Asheville

Gross Building Area:  
13,047 Square Feet

Main Level: 6670 Square Feet  
Below Grade: 6377 Square Feet



Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC ©  
for Carla & Company Real Estate Services



All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.  
Square Footage Calculations determined following ANSI and BOMA Standards and NCREC House Measuring Square Footage Guidelines.



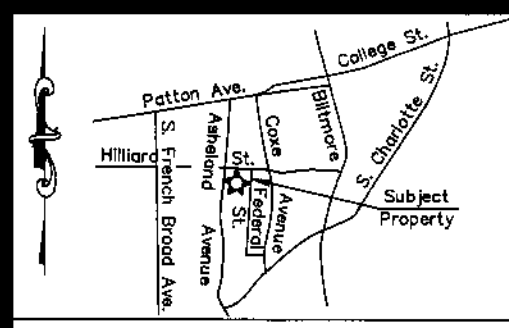
86 Asheland Ave. Asheville, NC 28801  
Buncombe County, North Carolina, 1.54 AC +/-



Google

Boundary



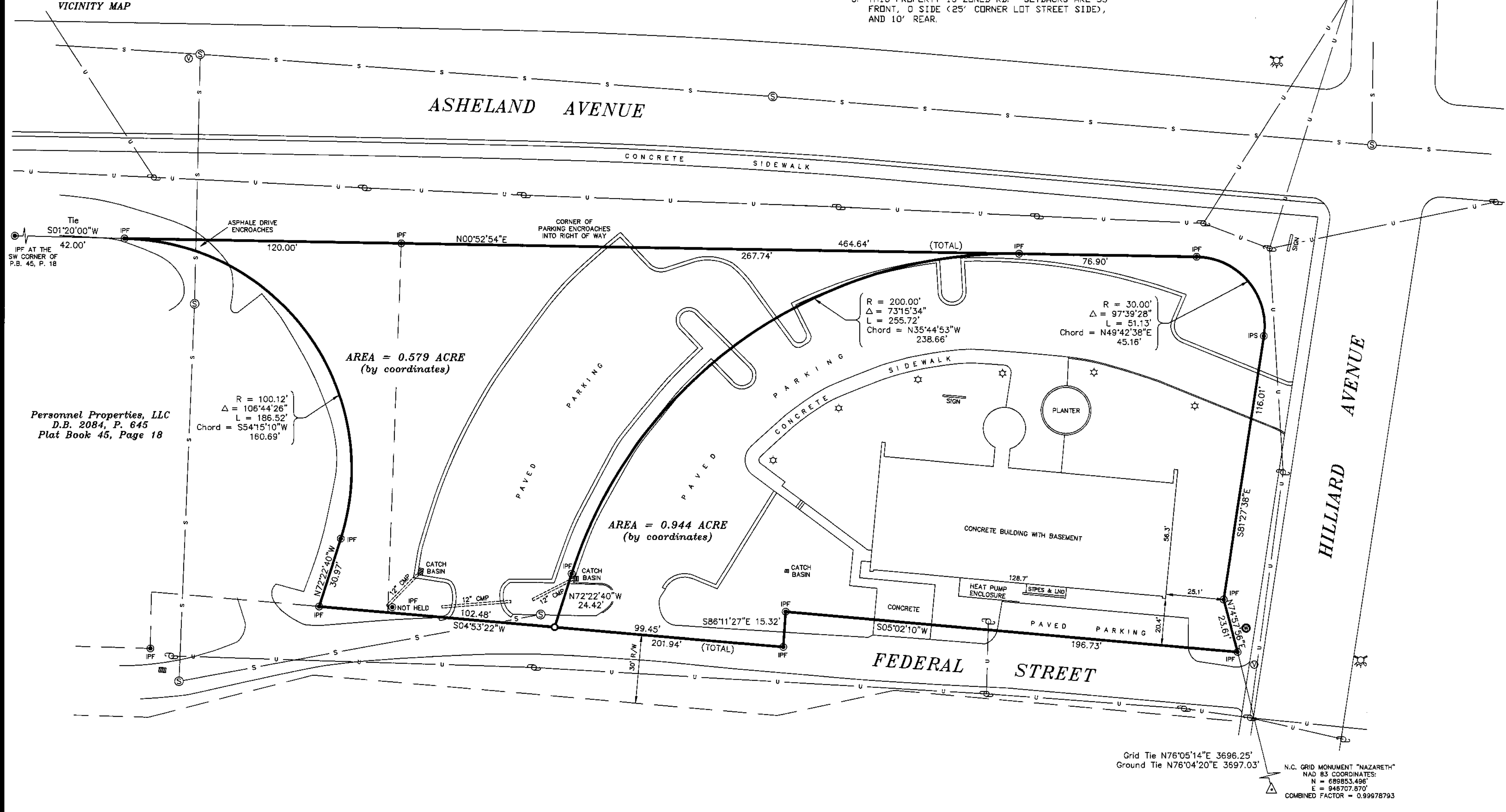


PLAT NORTH P.B. 45, P. 35

NOTES

1. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, PREVIOUS CONVEYANCES, OR ANY OTHER FACTS THAT MAY BE DISCLOSED BY A TITLE EXAMINATION.
2. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY HUD. SEE FIRM 37021C0308 C DATED MAY 6, 1996.
3. THIS PROPERTY IS ZONED RB. SETBACKS ARE 35' FRONT, 0' SIDE (25' CORNER LOT STREET SIDE), AND 10' REAR.

Doc ID: 014618440001 Type: CRP  
 Recorded: 03/16/2004 at 02:13:08 PM  
 Fee Amt: \$21.00 Page 1 of 1  
 Workflow# 1779312  
 Buncombe County, NC  
 Otto W. DeBruhl Register of Deeds  
 BK 101 PG 74



Personnel Properties, LLC  
 D.B. 2084, P. 645  
 Plat Book 45, Page 18

AREA = 0.579 ACRE  
 (by coordinates)

AREA = 0.944 ACRE  
 (by coordinates)

Grid Tie N76°05'14"E 3696.25'  
 Ground Tie N76°04'20"E 3697.03'  
 N.C. GRID MONUMENT "NAZARETH"  
 NAD 83 COORDINATES:  
 N = 689853.496  
 E = 948707.870  
 COMBINED FACTOR = 0.99978793

LEGEND

- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIN FOUND
- CNF CONCRETE NAIL FOUND
- CNS CONCRETE NAIL SET
- IPS IRON PIN SET (#5 REBAR W/ ID CAP)
- CALCULATED POINT-NOT SET
- FIRE HYDRANT
- UTILITY POLE & LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- ELECTRIC METER
- GAS METER
- SEWER MANHOLE
- CABLE PEDESTAL
- PHONE PEDESTAL
- SEWER CLEANDOUT
- WATER VALVE
- ELECTRICAL TRANSFORMER
- WATER METER
- LAMP



I, SCOTT VINDAL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN PLAT BOOK 45, PAGE 35 AND PLAT BOOK 64, PAGE 133), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AS DRAWN FROM INFORMATION FOUND IN ADJOINING PLATS AND DEEDS; THAT THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 15th DAY OF MARCH, A. D., 2004.

SCOTT VINDAL  
 SURVEYOR  
 LICENSE NUMBER L-3230

I, SCOTT VINDAL, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SCOTT VINDAL  
 SURVEYOR  
 LICENSE NUMBER L-3230

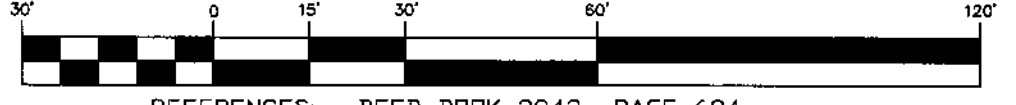
REGISTERED THIS THE 16 DAY OF MARCH, 2004  
 AT 2:03 PM. RECORDED IN BOOK 101, PAGE 74

Otto W. DeBruhl REGISTER OF DEEDS  
 Sharon Hicks DEPUTY/ASSISTANT

SURVEY FOR:  
**86 ASHELAND, LLC**

CITY OF ASHEVILLE  
 P. I. N. 9648.06-28-9553, -9631, & -9759

BUNCOMBE COUNTY NORTH CAROLINA  
 1 inch = 30 ft. MARCH 15, 2004



- REFERENCES:
- DEED BOOK 2042, PAGE 604
  - DEED BOOK 1276, PAGE 197
  - PLAT BOOK 64, PAGE 133, PARCELS 52A & 1A
  - PLAT BOOK 45, PAGE 35, PARCEL 1

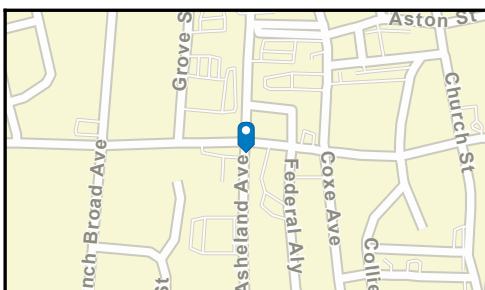
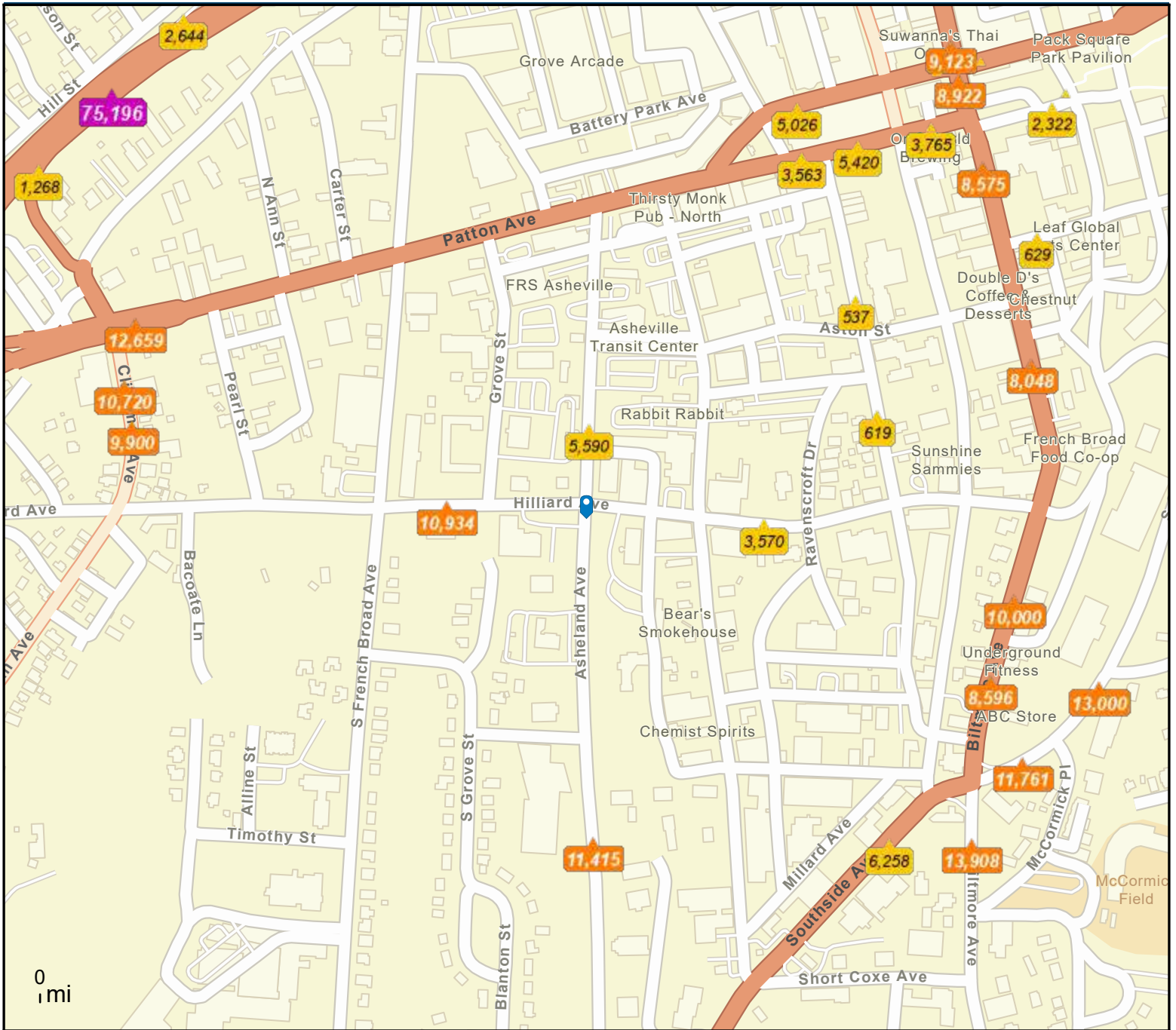
HIGH COUNTRY SURVEYORS, INC.  
 117-D CHERRY STREET, BLACK MOUNTAIN, NC 28711 (828) 664-0091



# Traffic Count Map - Close Up

86 Asheland Ave  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.59105  
Longitude: -82.55643



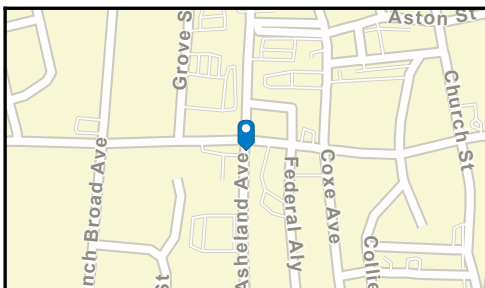
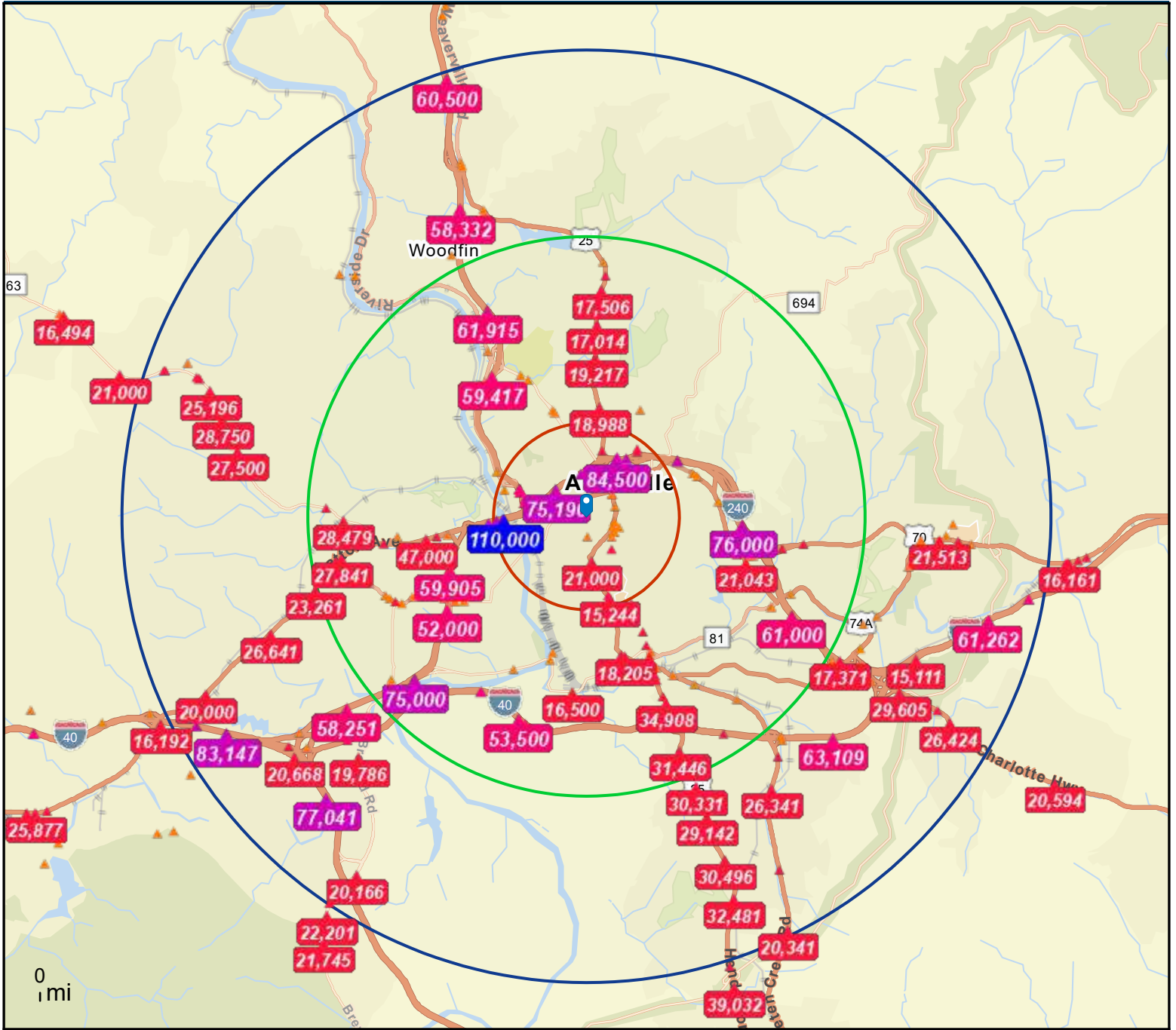
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



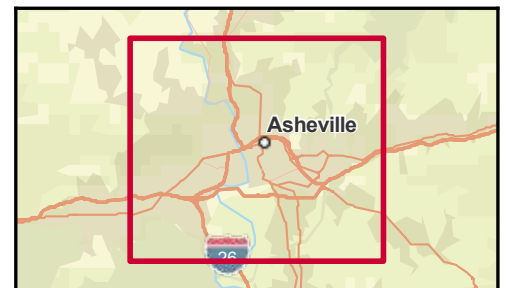
Source: ©2023 Kalibrate Technologies (Q4 2023).

March 20, 2024





- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



# Executive Summary - Call Outs

86 Asheland Ave (1 mile)  
86 Asheland Ave  
Ring of 1 mile

Prepared by Esri  
Latitude: 35.59105  
Longitude: -82.55643

86 Asheland Ave  
Ring of 1 mile

## Social Security Set

Dominant Tapestry Segment

## KEY FACTS



9,465

Total Population



\$449,683

Median Home Value



2,361

Businesses



28,054

Daytime Population



39.7

Median Age



1.84%

2020-2023  
Pop Growth Rate



\$42,060

Per Capita Income



1.8

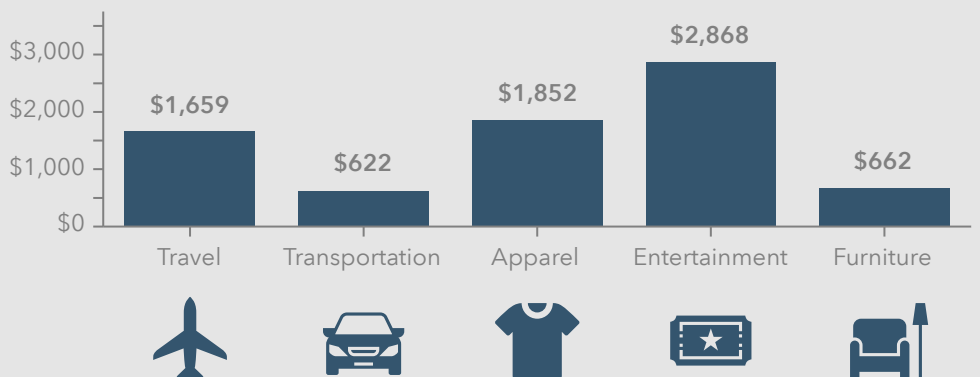
Avg Household Size



\$47,762

Median Household Income

## KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

© 2024 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).



# Key Facts

86 Asheland Ave (1 mile)

86 Asheland Ave

Ring of 1 mile

Prepared by Esri

Latitude: 35.59105

Longitude: -82.55643

## Key Facts

86 Asheland Ave  
Ring of 1 mile

### KEY FACTS

9,465

Population



1.8

Average Household Size

39.7

Median Age

\$47,762

Median Household Income

### EDUCATION

9.2%

No High School Diploma



18.9%

High School Graduate



22.5%

Some College/  
Associate's Degree



49.3%

Bachelor's/Grad/  
Prof Degree

### BUSINESS



2,361

Total Businesses



25,048

Total Employees

### EMPLOYMENT



67.1%

White Collar



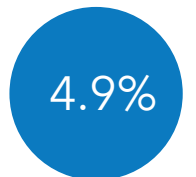
11.6%

Blue Collar



21.3%

Services



4.9%

Unemployment Rate

### INCOME



\$47,762

Median Household Income



\$42,060

Per Capita Income



\$14,254

Median Net Worth

### 2023 Households by income (Esri)

The largest group: <\$15,000 (24.3%)

The smallest group: \$150,000 - \$199,999 (5.7%)

Indicator ▲	Value	Diff
<\$15,000	24.3%	+14.9%
\$15,000 - \$24,999	11.1%	+3.7%
\$25,000 - \$34,999	7.3%	-0.7%
\$35,000 - \$49,999	8.3%	-3.7%
\$50,000 - \$74,999	13.8%	-3.8%
\$75,000 - \$99,999	10.4%	-3.6%
\$100,000 - \$149,999	10.6%	-4.8%
\$150,000 - \$199,999	5.7%	-1.4%
\$200,000+	8.5%	-0.6%

Bars show deviation from Buncombe County

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

Summary	Census 2010	Census 2020	2023	2028
Population	7,987	8,920	9,465	10,800
Households	3,907	4,620	4,913	5,686
Families	1,380	1,652	1,605	1,905
Average Household Size	1.83	1.76	1.76	1.76
Owner Occupied Housing Units	1,217	1,408	1,707	1,783
Renter Occupied Housing Units	2,690	3,212	3,206	3,903
Median Age	36.6	39.7	39.7	40.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	2.67%	0.53%	0.30%
Households	2.97%	0.68%	0.49%
Families	3.49%	0.60%	0.44%
Owner HHs	0.88%	0.78%	0.66%
Median Household Income	2.67%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,194	24.3%	1,270	22.3%
\$15,000 - \$24,999	545	11.1%	576	10.1%
\$25,000 - \$34,999	358	7.3%	358	6.3%
\$35,000 - \$49,999	409	8.3%	458	8.1%
\$50,000 - \$74,999	680	13.8%	762	13.4%
\$75,000 - \$99,999	512	10.4%	614	10.8%
\$100,000 - \$149,999	520	10.6%	715	12.6%
\$150,000 - \$199,999	278	5.7%	413	7.3%
\$200,000+	418	8.5%	520	9.1%

Median Household Income	\$47,762	\$54,501
Average Household Income	\$82,620	\$92,893
Per Capita Income	\$42,060	\$48,036

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	399	5.0%	365	4.1%	394	4.2%	465	4.3%
5 - 9	315	3.9%	358	4.0%	375	4.0%	418	3.9%
10 - 14	286	3.6%	306	3.4%	348	3.7%	390	3.6%
15 - 19	349	4.4%	275	3.1%	374	4.0%	424	3.9%
20 - 24	799	10.0%	529	5.9%	732	7.7%	842	7.8%
25 - 34	1,654	20.7%	1,919	21.5%	1,797	19.0%	1,858	17.2%
35 - 44	1,121	14.0%	1,399	15.7%	1,375	14.5%	1,623	15.0%
45 - 54	1,134	14.2%	1,147	12.9%	1,148	12.1%	1,349	12.5%
55 - 64	1,028	12.9%	1,156	13.0%	1,299	13.7%	1,382	12.8%
65 - 74	517	6.5%	1,011	11.3%	1,000	10.6%	1,168	10.8%
75 - 84	263	3.3%	367	4.1%	429	4.5%	646	6.0%
85+	120	1.5%	88	1.0%	193	2.0%	233	2.2%

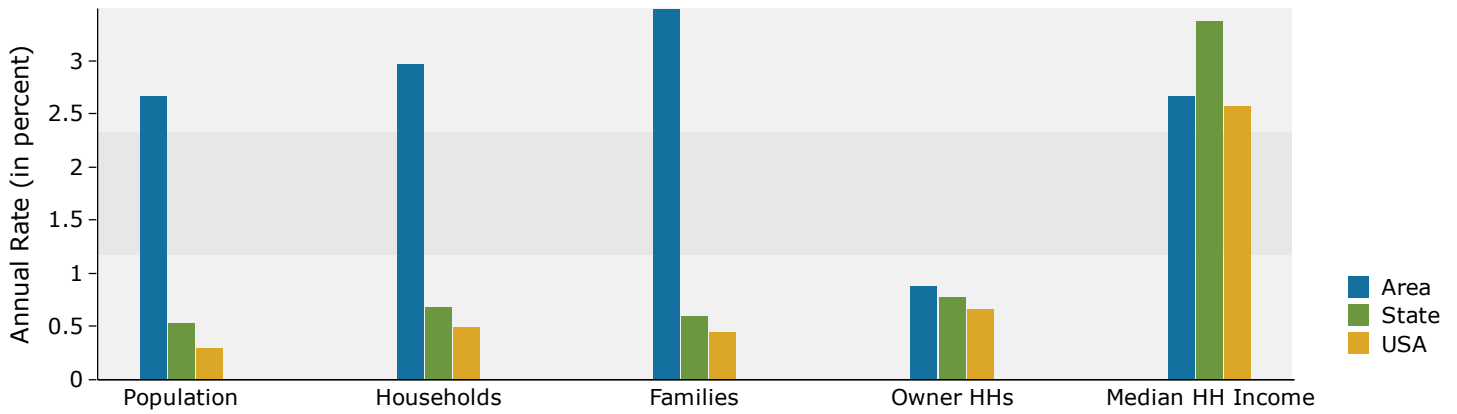
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,961	62.1%	6,045	67.8%	6,337	66.9%	7,074	65.5%
Black Alone	2,668	33.4%	1,975	22.1%	2,106	22.2%	2,448	22.7%
American Indian Alone	33	0.4%	38	0.4%	43	0.5%	48	0.4%
Asian Alone	51	0.6%	99	1.1%	121	1.3%	169	1.6%
Pacific Islander Alone	8	0.1%	50	0.6%	57	0.6%	65	0.6%
Some Other Race Alone	55	0.7%	191	2.1%	213	2.3%	275	2.5%
Two or More Races	211	2.6%	521	5.8%	589	6.2%	722	6.7%
Hispanic Origin (Any Race)	220	2.8%	392	4.4%	445	4.7%	571	5.3%

**Data Note:** Income is expressed in current dollars.

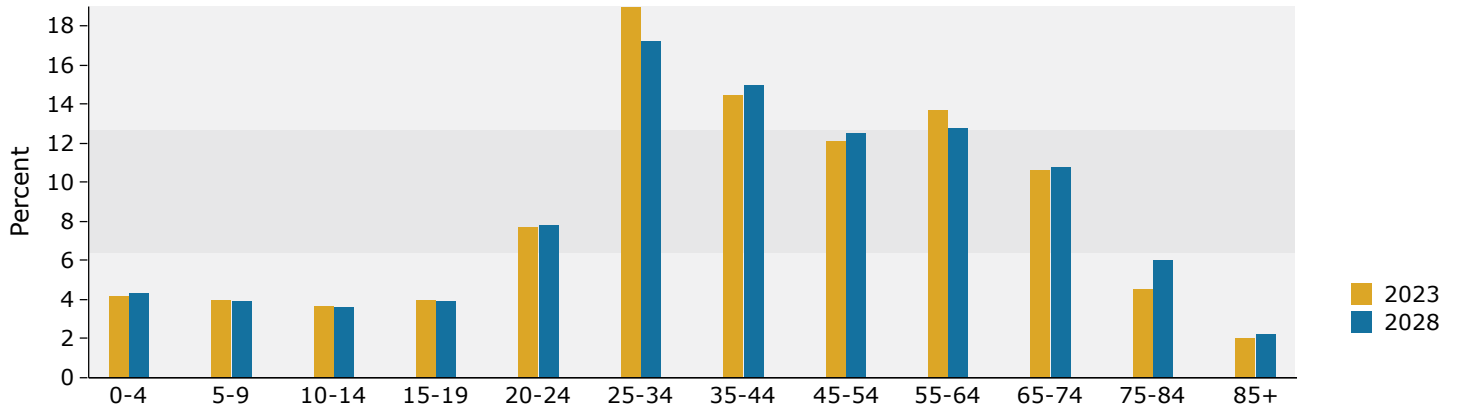
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



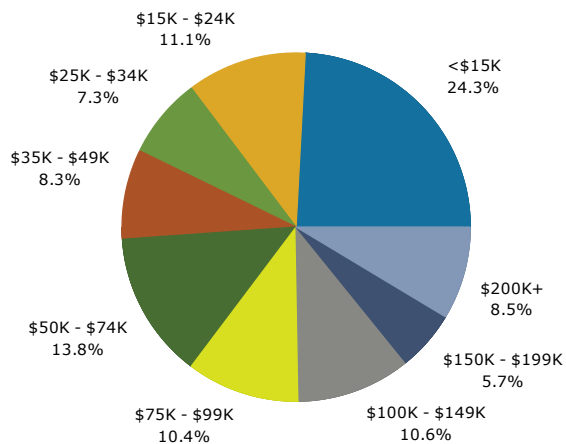
## Trends 2023-2028



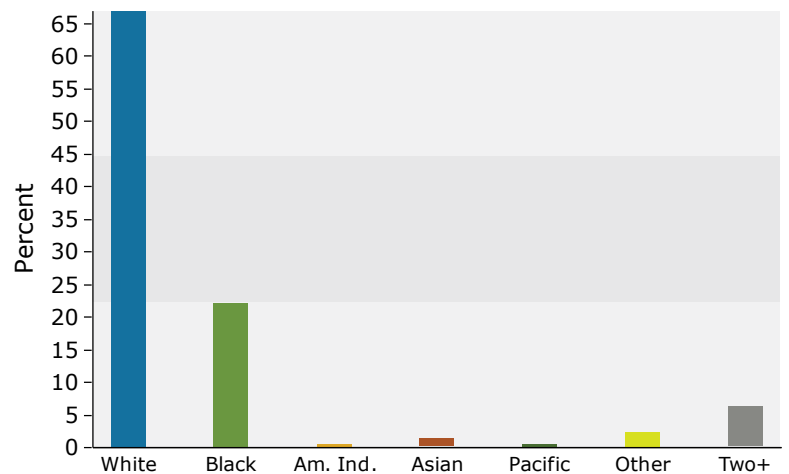
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 4.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# ASHEVILLE, NC

THE BEST SMALL CITY IN AMERICA



## KEY STATISTICS

- Asheville Metro Population MSA: 478,920
- Low tax burden: state corporate income tax is 2.5%
- Competitive utility rates: #13 nationally (11.59 cents per kilowatt hour)
- Asheville is a supply constrained market: 3.5% vacancy, below the national average
- Rents average \$20.84/SF
- Attractive returns average 8.26% Cap Rate and 1.8% Annual Rent Growth

## RECOGNITION & AWARDS

- Asheville ranked as 7th fastest growing tech hub in the nation - LinkedIn.com, 2022
- Asheville named one of the Top 50 Small Cities to Start a Business - WalletHub.com, 2022
- North Carolina ranked #1 among "America's Top States for Business" and has the nation's strongest economy - cnbc.com, 2022
- Asheville ranked #1 on Yelp's 2022 Foodie Cities List
- Asheville ranked #10 on a list of "Trending Destinations in the U.S." - Tripadvisor.com, 2022
- Asheville is 4th in "Best Places to Live in North Carolina" - U.S. News and World Report, 2022
- Asheville is 46th in "Best Places to Live in U.S." - U.S. News and World Report, 2022

## TOURISM

- Approximately 14.6% (1 in 7) of all jobs in the county were sustained by tourism
- \$2.2 billion spending by visitors at local businesses
- \$3.3 billion tourism economic impact in total business sales, including indirect and induced impacts.
- \$881 million generated by visitor spending
- 27,938 jobs supported by visitor spending
- \$392 million in tax revenue generated by tourism
- Buncombe County short term rental income reached \$90 million - insideairbnb.com, 2021

## TRANSPORT AND CONNECTIVITY

Our central location & close proximity to major highways (I-40 and I-26), railways, ports and airports make Asheville an ideal production and distribution hub, already chosen by brands looking to expand to the east coast like Sierra Nevada, Oscar Blues and New Belgium, as well as large grocery chains such as Publix, Harris Teeter, Whole Foods and Aldi.

Located just two hours from Charlotte and one hour from Greenville South Carolina, Asheville provides easy access to and from other metropolitan areas.





828.222.3685

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Forward Thinking. Client Focused.