

Likewise



For Lease LONG-STANDING RESTAURANT IN HEART OF DOWNTOWN

40 Wall Street, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Stacy Wheeler LISTING BROKER

423.504.8167 | stacy@likewisecommercial.com | likewisecommercial.com

40 Wall Street, Asheville, NC 28801



OFFERING SUMMARY

LEASE PRICE \$26/SF TICAM

BUILDING SIZE ± 3,684 SF

ZONING CBD

PROPERTY FEATURES

- Proven restaurant location with history of successful operation
- Situated in a dense, pedestrian-friendly area
- Surrounded by thriving retail, residential, and offices
- 40 FT road frontage
- Spacious shaded patio
- 585 SF estimated kitchen with hood
- Two restrooms, storage space and office
- Adjacent to Wall Street Parking Garage
- Surrounded by popular destinations
- Minutes from I-240, I-40, and I-26
- MLS# 4274528



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

40 Wall Street, Asheville, NC 28801



LOCATION INFORMATION

PIN 9649-30-1230-00000

COUNTY Buncombe

ZONING CBD

MAJOR ROADS I-240, I-26, Patton Ave

PROPERTY DETAILS

BUILDING SIZE 3,684 SF

YEAR BUILT 1935

ROAD FRONTAGE 40 FT

FLOOD ZONE No



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*business locations are not exact



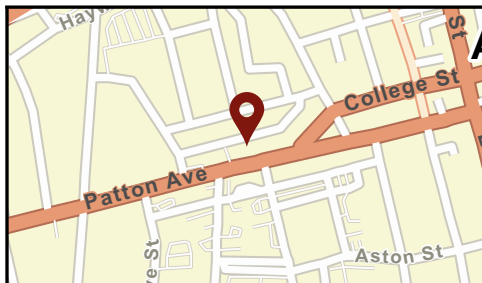
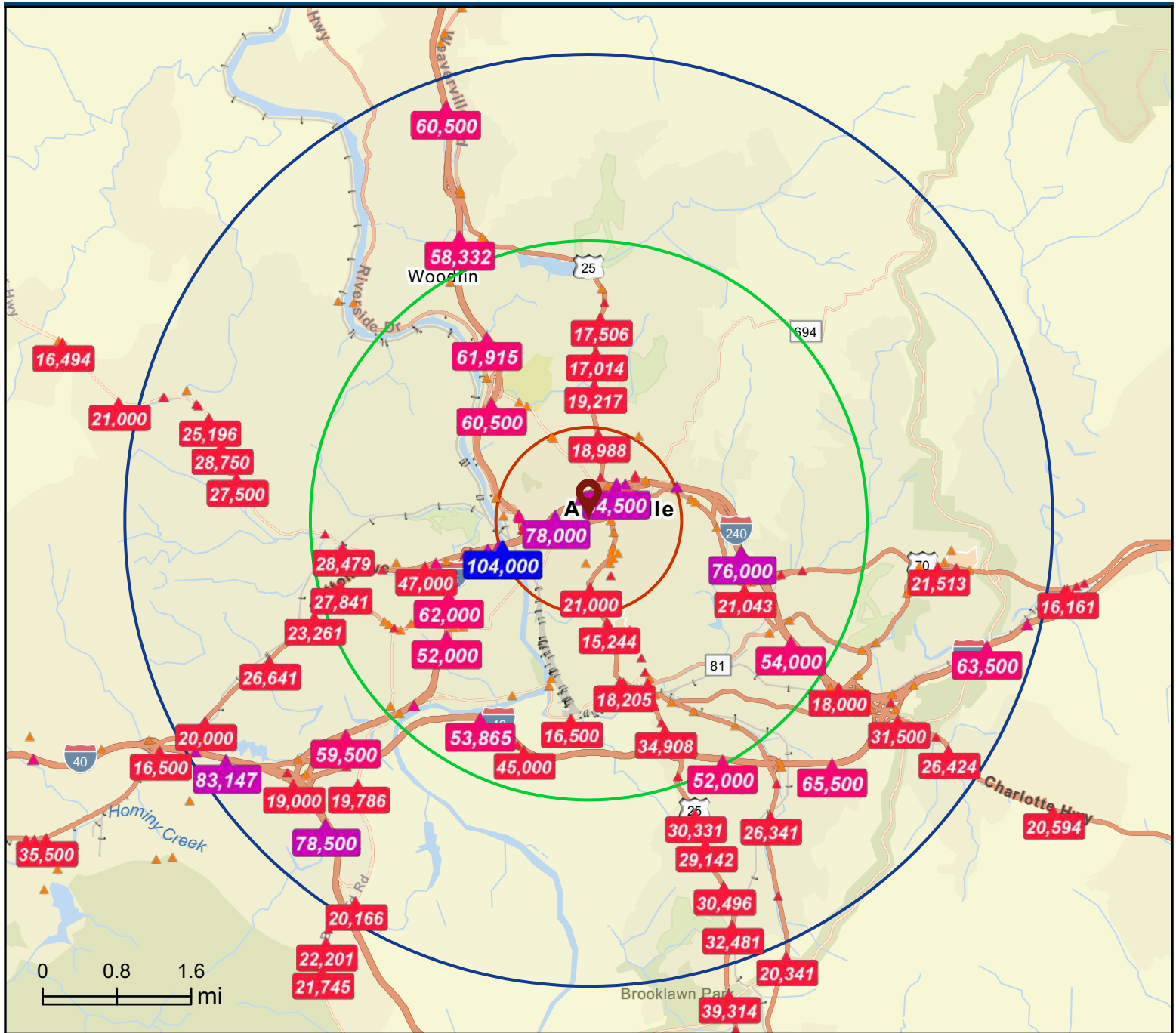
TOTAL FINISHED AREA : 3,684 SF



Traffic Count Map

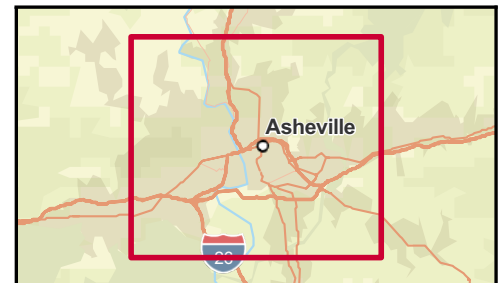
40 Wall Street, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.59451
Longitude: -82.55582



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



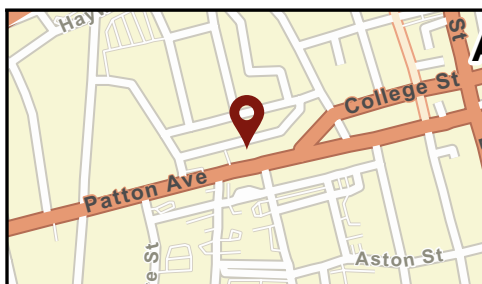
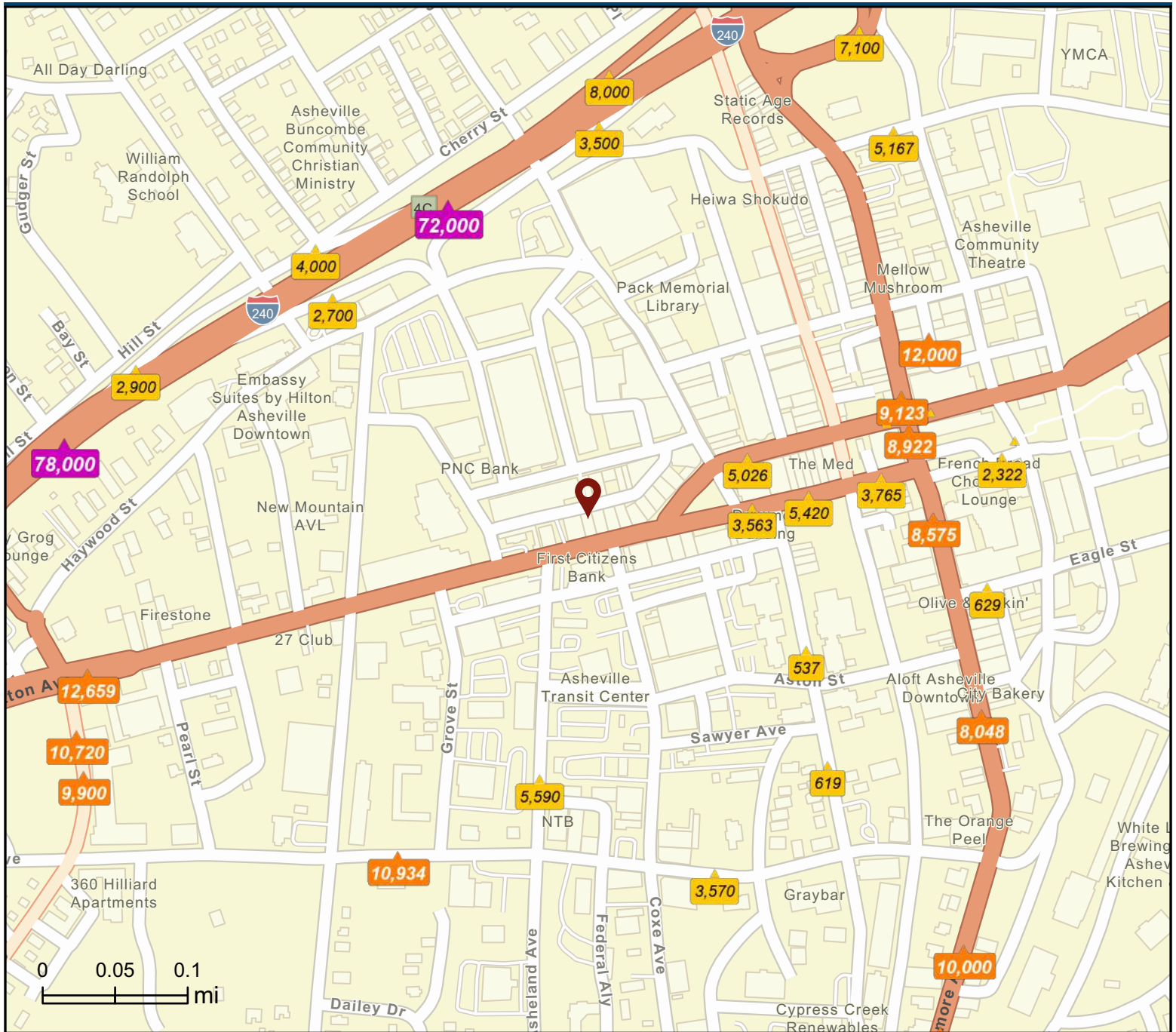
Source: ©2025 Kalibrate Technologies (Q1 2025).

September 09, 2025

Traffic Count Map - Close Up

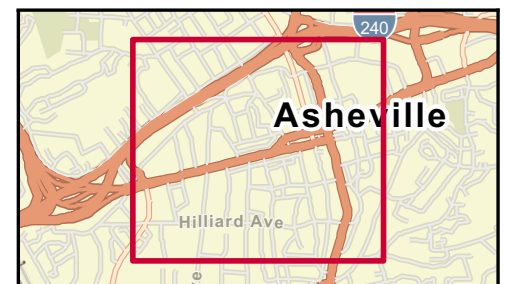
40 Wall Street, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.59451
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Average Daily Traffic Volume

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Source: ©2025 Kalibrate Technologies (Q1 2025).

September 09, 2025



City Greens (K6)

Dominant Tapestry
Segment

KEY FACTS



106,072
Total Population



\$455,254
Median Home Value



7,311
Businesses



142,562
Daytime Population



40.9

Median
Age



0.5%

2025-2030
Pop Growth
Rate



\$46,941

Per Capita
Income



2.1

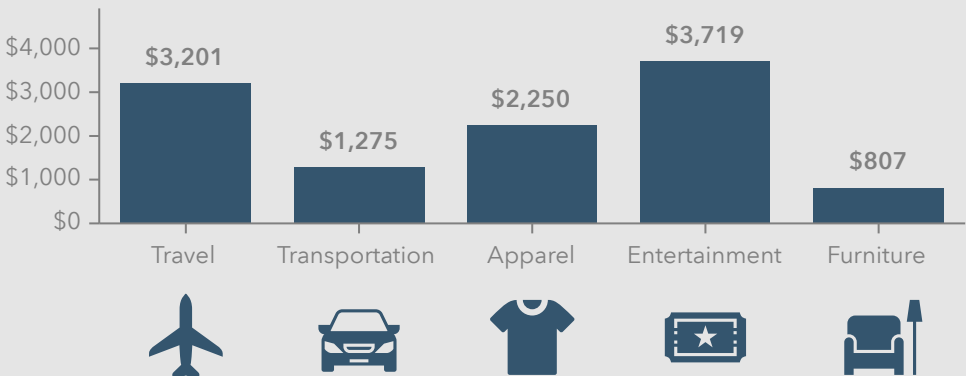
Avg Household
Size



\$69,906

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household

Business Summary Report (NAICS)

40 Wall Street, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	2,351	5,298	7,311
Total Employees	23,395	62,071	83,569
Total Population	10,612	56,419	106,072
Employee/Population Ratio (per 100)	220.5	110.0	78.8

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	10	0.4%	47	0.2%	22	0.4%	76	0.1%	32	0.4%	99	0.1%
Mining (21)	0	0.0%	0	0.0%	1	0.0%	20	0.0%	4	0.1%	36	0.0%
Utilities (22)	2	0.1%	53	0.2%	3	0.1%	103	0.2%	5	0.1%	217	0.3%
Construction (23)	59	2.5%	307	1.3%	189	3.6%	1,550	2.5%	342	4.7%	3,597	4.3%
Building Construction	31	1.3%	160	0.7%	88	1.7%	690	1.1%	146	2.0%	1,529	1.8%
Heavy/Civil Eng Construction	5	0.2%	16	0.1%	12	0.2%	118	0.2%	28	0.4%	312	0.4%
Specialty Trade Contractor	23	1.0%	132	0.6%	89	1.7%	742	1.2%	168	2.3%	1,757	2.1%
Manufacturing (31-33)	49	2.1%	490	2.1%	149	2.8%	1,907	3.1%	217	3.0%	3,231	3.9%
Wholesale Trade (42)	23	1.0%	231	1.0%	100	1.9%	849	1.4%	146	2.0%	1,521	1.8%
Durable Goods	14	0.6%	190	0.8%	68	1.3%	610	1.0%	101	1.4%	849	1.0%
Nondurable Goods	8	0.3%	40	0.2%	30	0.6%	232	0.4%	41	0.6%	661	0.8%
Trade Broker	0	0.0%	1	0.0%	3	0.1%	7	0.0%	5	0.1%	11	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

40 Wall Street, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	197	8.4%	1,524	6.5%	612	11.6%	6,863	11.1%	908	12.4%	10,150	12.2%
Motor Vehicle & Parts Dealers	5	0.2%	33	0.1%	33	0.6%	308	0.5%	68	0.9%	681	0.8%
Furniture & Home Furnishing Stores	8	0.3%	78	0.3%	36	0.7%	308	0.5%	57	0.8%	482	0.6%
Electronics & Appliance Stores	5	0.2%	36	0.1%	16	0.3%	119	0.2%	24	0.3%	143	0.2%
Building & Garden Equipment	4	0.2%	105	0.5%	30	0.6%	603	1.0%	49	0.7%	1,012	1.2%
Food & Beverage Stores	35	1.5%	535	2.3%	93	1.8%	1,430	2.3%	139	1.9%	2,254	2.7%
Health & Personal Care Stores	10	0.4%	38	0.2%	61	1.1%	527	0.8%	89	1.2%	823	1.0%
Gasoline Stations	2	0.1%	8	0.0%	12	0.2%	55	0.1%	27	0.4%	118	0.1%
Clothing, Shoe and Jewellery Stores	49	2.1%	295	1.3%	119	2.3%	1,124	1.8%	144	2.0%	1,297	1.6%
Sporting Goods, Hobby & Music Stores	70	3.0%	375	1.6%	165	3.1%	1,001	1.6%	230	3.1%	1,340	1.6%
General Merchandise Stores	8	0.3%	20	0.1%	47	0.9%	1,388	2.2%	82	1.1%	2,001	2.4%
Transportation & Warehousing (48-49)	17	0.7%	263	1.1%	55	1.0%	672	1.1%	94	1.3%	956	1.1%
Truck Transportation	3	0.1%	61	0.3%	14	0.3%	135	0.2%	28	0.4%	267	0.3%
Information (51)	57	2.4%	791	3.4%	114	2.1%	1,213	1.9%	151	2.1%	1,684	2.0%
Finance & Insurance (52)	136	5.8%	975	4.2%	239	4.5%	1,501	2.4%	324	4.4%	2,001	2.4%
Central Bank/Credit & Related Activities	44	1.9%	457	1.9%	79	1.5%	723	1.2%	109	1.5%	987	1.2%
Securities & Commodity Contracts	68	2.9%	376	1.6%	102	1.9%	484	0.8%	124	1.7%	563	0.7%
Funds, Trusts & Other Financial	23	1.0%	143	0.6%	58	1.1%	294	0.5%	92	1.3%	451	0.5%
Real Estate, Rental & Leasing (53)	165	7.0%	1,494	6.4%	328	6.2%	2,895	4.7%	456	6.2%	3,507	4.2%
Professional, Scientific & Tech Services (54)	364	15.5%	2,280	9.8%	619	11.7%	3,761	6.1%	773	10.6%	4,667	5.6%
Legal Services	156	6.6%	887	3.8%	197	3.7%	1,034	1.7%	213	2.9%	1,086	1.3%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

40 Wall Street, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	13	0.6%	86	0.4%	21	0.4%	113	0.2%	28	0.4%	138	0.2%
Administrative, Support & Waste Mgmt (56)	62	2.6%	588	2.5%	158	3.0%	1,198	1.9%	239	3.3%	1,722	2.1%
Educational Services (61)	46	2.0%	782	3.3%	117	2.2%	2,448	3.9%	177	2.4%	3,682	4.4%
Health Care & Social Assistance (62)	290	12.3%	3,254	13.9%	693	13.1%	16,746	27.0%	896	12.3%	21,180	25.3%
Ambulatory Health Care	185	7.9%	1,887	8.1%	461	8.7%	6,915	11.1%	612	8.4%	9,578	11.5%
Hospital	18	0.8%	581	2.5%	43	0.8%	7,277	11.7%	54	0.7%	7,854	9.4%
Nursing/Residential Care	4	0.2%	48	0.2%	24	0.5%	513	0.8%	36	0.5%	965	1.1%
Social Assistance	83	3.5%	737	3.1%	165	3.1%	2,041	3.3%	194	2.6%	2,783	3.3%
Arts, Entertainment & Recreation (71)	51	2.2%	503	2.1%	151	2.9%	2,102	3.4%	198	2.7%	3,045	3.6%
Accommodation & Food Services (72)	242	10.3%	3,630	15.5%	529	10.0%	9,365	15.1%	680	9.3%	11,676	14.0%
Accommodation	37	1.6%	883	3.8%	94	1.8%	2,704	4.4%	123	1.7%	3,063	3.7%
Food & Drinking Places	206	8.8%	2,747	11.7%	435	8.2%	6,661	10.7%	557	7.6%	8,613	10.3%
Other Services Except Public Admin (81)	287	12.2%	1,496	6.4%	686	12.9%	3,372	5.4%	978	13.4%	4,639	5.5%
Repair & Maintenance	22	0.9%	84	0.4%	83	1.6%	385	0.6%	151	2.1%	667	0.8%
Auto Repair & Maintenance	14	0.6%	66	0.3%	58	1.1%	285	0.5%	106	1.4%	488	0.6%
Personal & Laundry Service	95	4.0%	432	1.9%	245	4.6%	1,055	1.7%	343	4.7%	1,470	1.8%
Civic and Other Orgs	170	7.2%	980	4.2%	357	6.7%	1,932	3.1%	484	6.6%	2,501	3.0%
Public Administration (92)	116	4.9%	4,564	19.5%	154	2.9%	5,271	8.5%	185	2.5%	5,760	6.9%
Unclassified Establishments (99)	166	7.1%	37	0.2%	357	6.7%	48	0.1%	475	6.5%	62	0.1%
Total (11-99)	2,351	100.0%	23,395	100.0%	5,298	100.0%	62,071	100.0%	7,311	100.0%	83,569	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (SIC)

40 Wall Street, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	2,351	5,298	7,311
Total Employees	23,395	62,071	83,569
Total Population	10,612	56,419	106,072
Employee/Population Ratio (per 100)	220.5	110.0	78.8

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	21	0.9%	125	0.5%	74	1.4%	395	0.6%	148	2.0%	794	0.9%
Construction (15-17)	54	2.3%	279	1.2%	177	3.3%	1,411	2.3%	320	4.4%	3,386	4.0%
Manufacturing (20-39)	54	2.3%	848	3.6%	145	2.7%	2,175	3.5%	213	2.9%	3,534	4.2%
Transportation (40-47)	21	0.9%	277	1.2%	79	1.5%	745	1.2%	137	1.9%	1,198	1.4%
Communication (48)	14	0.6%	145	0.6%	36	0.7%	334	0.5%	54	0.7%	686	0.8%
Utility (49)	3	0.1%	56	0.2%	10	0.2%	225	0.4%	16	0.2%	519	0.6%
Wholesale Trade (50-51)	24	1.0%	237	1.0%	102	1.9%	858	1.4%	148	2.0%	1,530	1.8%
Retail Trade Summary (52-59)	409	17.4%	4,306	18.4%	1,067	20.1%	13,675	22.0%	1,498	20.5%	18,955	22.7%
Home Improvement	4	0.2%	105	0.5%	30	0.6%	603	1.0%	50	0.7%	1,016	1.2%
General Merchandise Stores	4	0.2%	12	0.1%	27	0.5%	1,336	2.1%	45	0.6%	1,780	2.1%
Food Stores	37	1.6%	586	2.5%	105	2.0%	1,601	2.6%	153	2.1%	2,441	2.9%
Auto Dealers & Gas Stations	7	0.3%	41	0.2%	44	0.8%	356	0.6%	92	1.3%	780	0.9%
Apparel & Accessory Stores	41	1.7%	272	1.2%	96	1.8%	963	1.6%	115	1.6%	1,111	1.3%
Furniture & Home Furnishings	16	0.7%	119	0.5%	60	1.1%	486	0.8%	96	1.3%	716	0.9%
Eating & Drinking Places	199	8.5%	2,686	11.5%	420	7.9%	6,471	10.4%	537	7.3%	8,383	10.0%
Miscellaneous Retail	100	4.3%	484	2.1%	285	5.4%	1,858	3.0%	409	5.6%	2,729	3.3%

Business Summary Report (SIC)

40 Wall Street, Asheville, North Carolina, 28801



Rings: 1, 3, 5 mile radii

by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	317	13.5%	2,726	11.7%	562	10.6%	4,480	7.2%	763	10.4%	5,582	6.7%
Banks, Savings & Lending	46	2.0%	464	2.0%	84	1.6%	704	1.1%	115	1.6%	990	1.2%
Securities Brokers	66	2.8%	369	1.6%	99	1.9%	474	0.8%	120	1.6%	548	0.7%
Insurance Carriers & Agents	23	1.0%	143	0.6%	58	1.1%	294	0.5%	91	1.2%	447	0.5%
Real Estate, Investment Offices	181	7.7%	1,751	7.5%	322	6.1%	3,008	4.8%	437	6.0%	3,597	4.3%
Services Summary (70-89)	1,152	49.0%	9,870	42.2%	2,535	47.9%	32,522	52.4%	3,353	45.9%	41,627	49.8%
Hotels & Lodging	37	1.6%	883	3.8%	94	1.8%	2,704	4.4%	123	1.7%	3,063	3.7%
Automotive Services	17	0.7%	90	0.4%	77	1.4%	358	0.6%	138	1.9%	595	0.7%
Movies & Amusements	55	2.3%	342	1.5%	156	2.9%	890	1.4%	212	2.9%	1,198	1.4%
Health Services	196	8.3%	2,458	10.5%	507	9.6%	14,593	23.5%	673	9.2%	17,856	21.4%
Legal Services	150	6.4%	868	3.7%	190	3.6%	1,012	1.6%	206	2.8%	1,064	1.3%
Education Inst. & Libraries	41	1.7%	835	3.6%	96	1.8%	2,481	4.0%	142	1.9%	3,676	4.4%
Other Services	657	27.9%	4,395	18.8%	1,415	26.7%	10,484	16.9%	1,858	25.4%	14,177	17.0%
Government (91-97)	113	4.8%	4,482	19.2%	151	2.9%	5,189	8.4%	183	2.5%	5,680	6.8%
Unclassified Establishments (99)	168	7.2%	43	0.2%	360	6.8%	62	0.1%	478	6.5%	76	0.1%
Totals (01-99)	2,351	100.0%	23,395	100.0%	5,298	100.0%	62,071	100.0%	7,311	100.0%	83,569	100.0%

Key Facts

40 Wall Street, Asheville, North Carolina, 28801
Ring: 5 mile radius

KEY FACTS

106,072

Population



2.1

Average Household Size

40.9

Median Age

\$69,906

Median Household Income

EDUCATION

6.0%

No High School Diploma



19.2%

High School Graduate



20.6%

Some College/
Associate's Degree



54.1%

Bachelor's/Grad/
Prof Degree

BUSINESS



7,311

Total Businesses



83,569

Total Employees

EMPLOYMENT



66.2%

White Collar



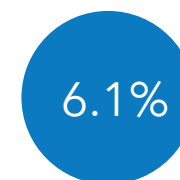
14.7%

Blue Collar



19.1%

Services



6.1%

Unemployment Rate

INCOME



\$69,906

Median Household Income



\$46,941

Per Capita Income



\$123,489

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.4%)

The smallest group: \$25,000 - \$34,999 (7.3%)

Indicator ▲	Value	Diff		
<\$15,000	10.7%	+2.3%		
\$15,000 - \$24,999	7.7%	+0.7%		
\$25,000 - \$34,999	7.3%	+0.7%		
\$35,000 - \$49,999	10.9%	+0.4%		
\$50,000 - \$74,999	16.4%	-0.5%		
\$75,000 - \$99,999	11.3%	-1.9%		
\$100,000 - \$149,999	14.0%	-1.8%		
\$150,000 - \$199,999	10.5%	+0.1%		
\$200,000+	11.1%	-0.1%		

Bars show deviation from Buncombe County

Demographic and Income Profile

40 Wall Street, Asheville, North Carolina, 28801



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	101,386	106,072	108,799
Total Households	45,142	47,351	48,694
Family Households	23,092	23,368	23,720
Average Household Size	2.15	2.15	2.15
Owner Occupied Housing Units	24,202	25,366	26,121
Renter Occupied Housing Units	20,940	21,985	22,573
Median Age	39.7	40.9	42.2

Trends 2025 - 2030	Area	State	National
Population	0.5%	0.8%	0.4%
Households	0.6%	1.1%	0.6%
Family Population	0.3%	0.9%	0.5%
Owner Occupied Housing Units	0.6%	1.2%	0.0%
Median Household Income	2.5%	2.6%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	5,078	10.7%	4,698	9.7%
\$15,000-\$24,999	3,641	7.7%	3,010	6.2%
\$25,000-\$34,999	3,455	7.3%	2,928	6.0%
\$35,000-\$49,999	5,148	10.9%	4,660	9.6%
\$50,000-\$74,999	7,788	16.4%	7,939	16.3%
\$75,000-\$99,999	5,371	11.3%	5,640	11.6%
\$100,000-\$149,999	6,642	14.0%	7,267	14.9%
\$150,000-\$199,999	4,995	10.6%	5,966	12.3%
\$200,000 or greater	5,233	11.1%	6,587	13.5%
Median Household Income	\$69,906	-	\$78,952	-
Average Household Income	\$104,675	-	\$116,213	-
Per Capita Income	\$46,941	-	\$52,228	-

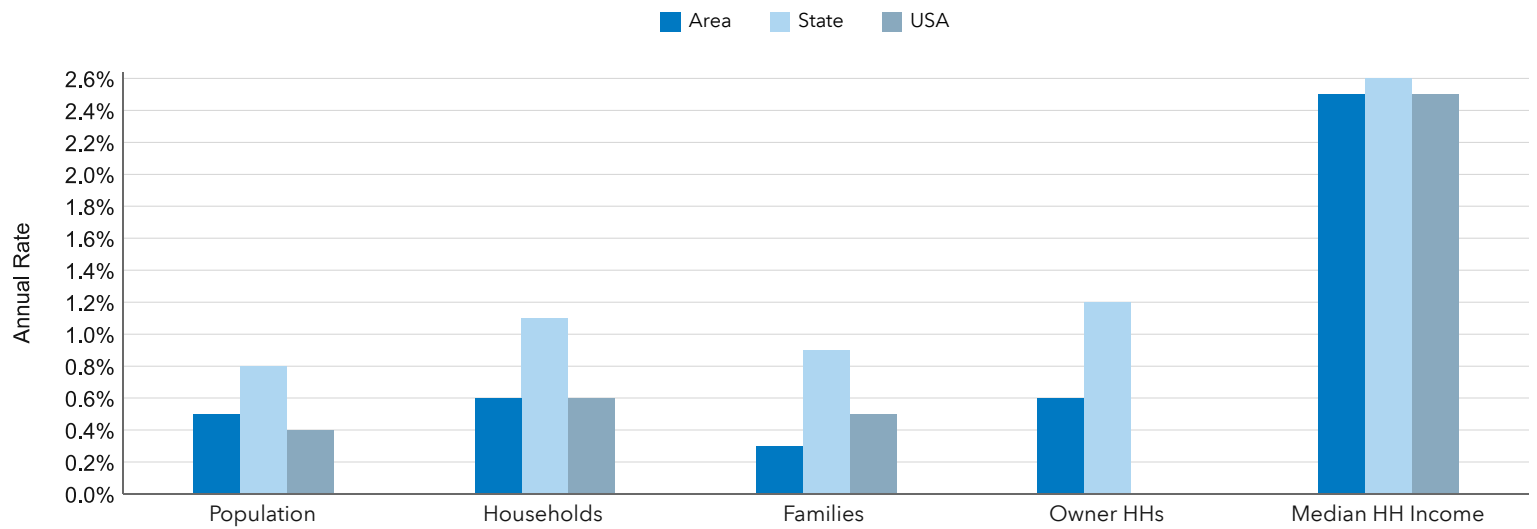
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,644	4.6%	4,632	4.4%	4,583	4.2%
5-9	4,858	4.8%	4,984	4.7%	4,673	4.3%
10-14	5,060	5.0%	4,899	4.6%	4,955	4.5%
15-19	5,618	5.5%	5,987	5.6%	5,752	5.3%
20-24	6,535	6.5%	6,767	6.4%	7,199	6.6%
25-29	8,088	8.0%	7,132	6.7%	7,426	6.8%
30-34	8,546	8.4%	8,669	8.2%	7,388	6.8%
35-39	7,792	7.7%	8,615	8.1%	8,634	7.9%
40-44	7,214	7.1%	7,871	7.4%	8,535	7.8%
45-49	6,242	6.2%	7,226	6.8%	7,686	7.1%
50-54	5,697	5.6%	6,185	5.8%	6,933	6.4%
55-59	5,979	5.9%	5,715	5.4%	6,076	5.6%
60-64	6,330	6.2%	5,925	5.6%	5,684	5.2%
65-69	6,324	6.2%	6,208	5.8%	5,893	5.4%
70-74	5,326	5.3%	5,803	5.5%	5,736	5.3%
75-79	3,271	3.2%	4,626	4.4%	5,062	4.7%
80-84	1,898	1.9%	2,657	2.5%	3,736	3.4%
Age 85+	1,963	1.9%	2,171	2.0%	2,846	2.6%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	77,443	76.4%	80,418	75.8%	80,950	74.4%
Black Alone	9,701	9.6%	9,829	9.3%	10,337	9.5%
American Indian	462	0.5%	475	0.5%	504	0.5%
Asian Alone	1,299	1.3%	1,424	1.3%	1,569	1.4%
Pacific Islander	319	0.3%	382	0.4%	435	0.4%
Some Other Race	4,695	4.6%	5,280	5.0%	5,935	5.5%
Two or More Races	7,467	7.4%	8,264	7.8%	9,069	8.3%
Hispanic (Any Race)	8,894	8.8%	10,264	9.7%	11,476	10.5%

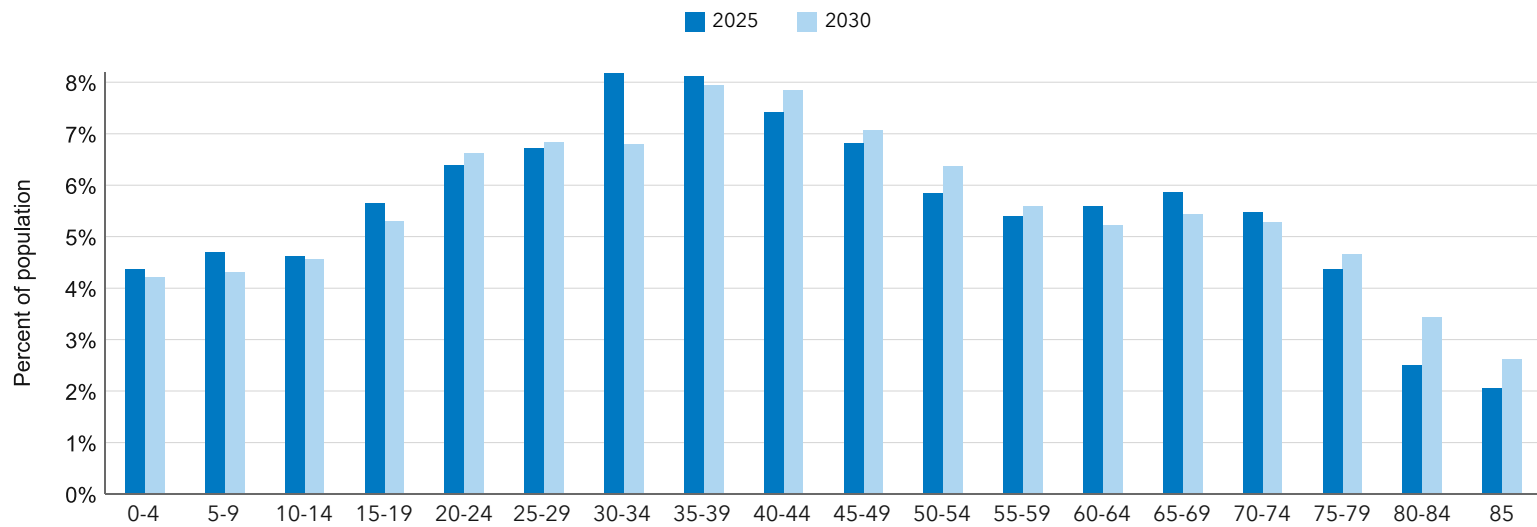
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



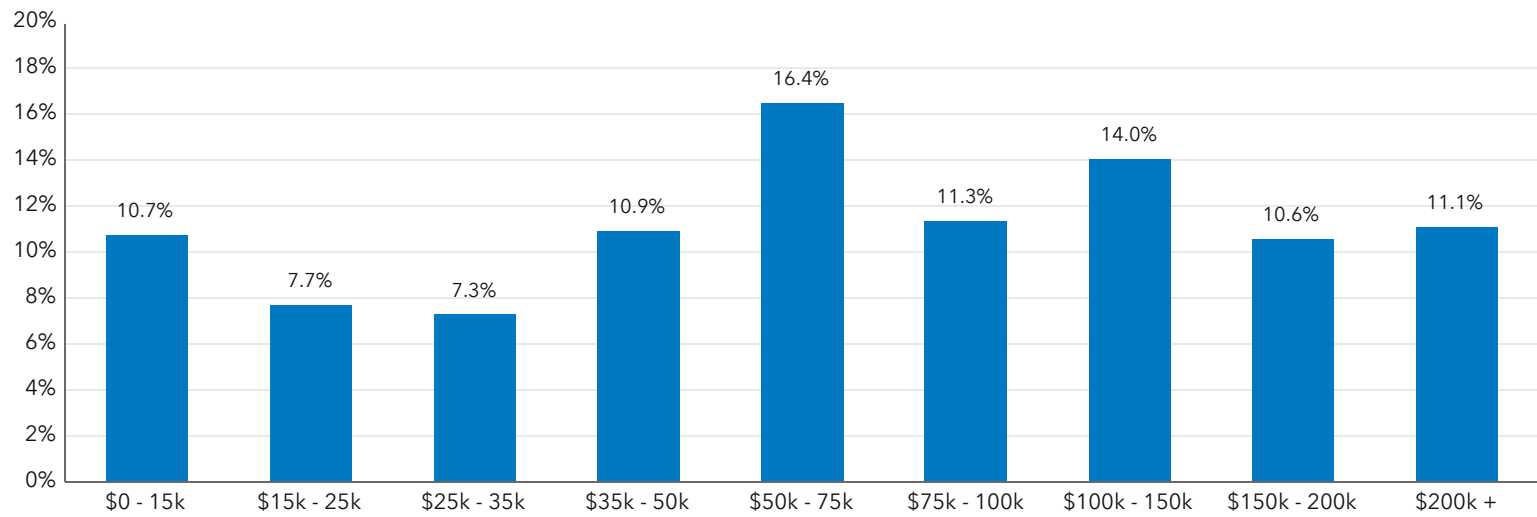
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

