

RETAIL FOR LEASE

1110 NEWFOUND STREET



Offering Summary

Lease Rate:	\$1,150/Month NNN
Building SF:	1,568
Lot Size:	0.14 AC
Year Built:	1971
Renovated:	2020/2022
Zoning:	C-3 Neighborhood Business

Property Overview

Well-located and high visibility Canton retail, professional office, food service, or craft brewery property! The entire building is offered for lease at \$1,150 NNN Monthly. Downstairs space would make a great apartment. The site is central to everything that WNC has to offer... 0.8 miles off of I-40, 18 miles from downtown Asheville, and 12 miles from Waynesville. Canton has enjoyed an influx of vibrant small business, and this site is surrounded by new construction or recently remodeled residential rooftops.

Enjoy views of the Western North Carolina mountains while growing your business!

Property Highlights

- Excellent small business springboard with Live / Work potential!
- Fantastic cafe or coffee shop location.
- 3,500 VPD Traffic Count.

KELLER WILLIAMS PROFESSIONALS
86 Asheland Avenue
Asheville, NC 28801

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Asheville

215 Newfound St.

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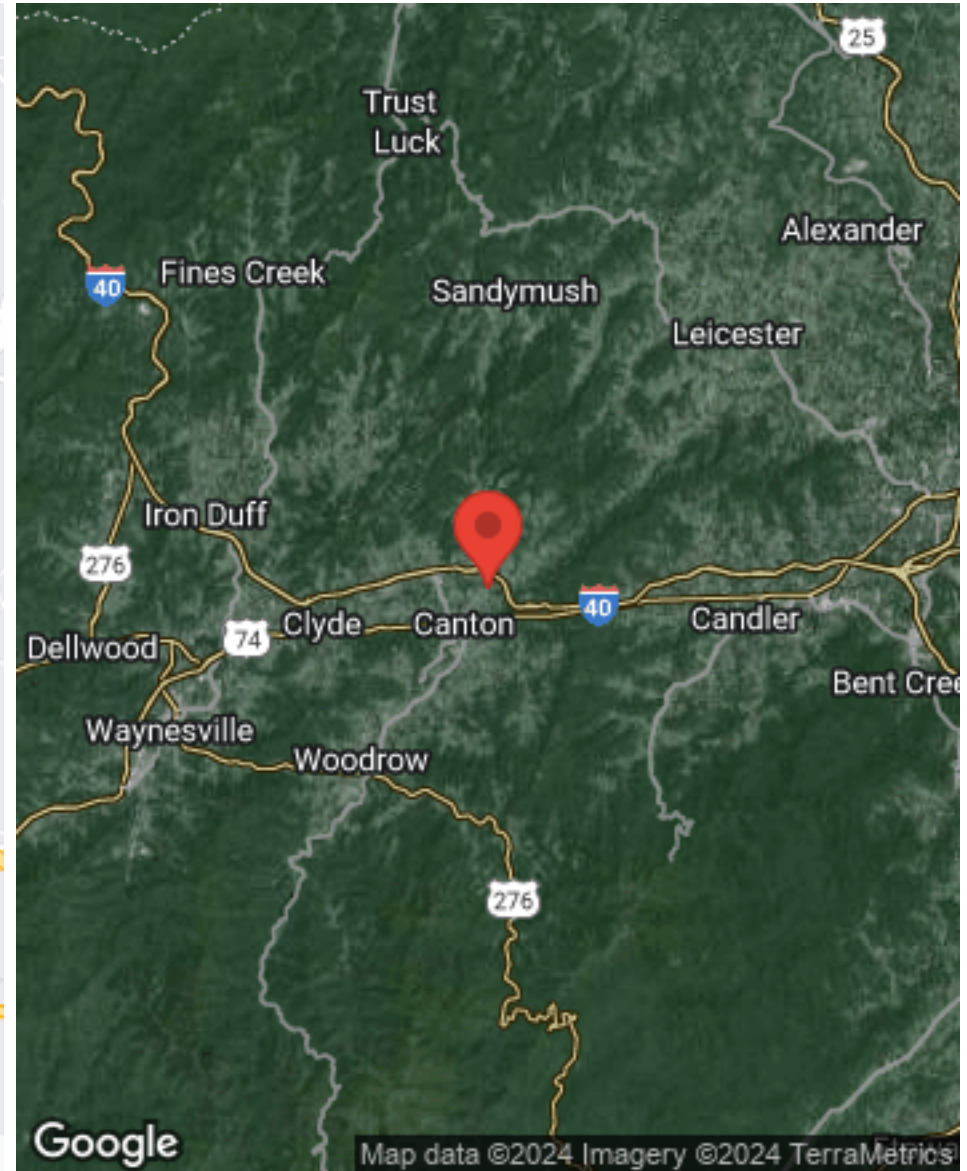
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UPSTAIRS FLOOR PLAN

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DOWNSTAIRS FLOOR PLAN

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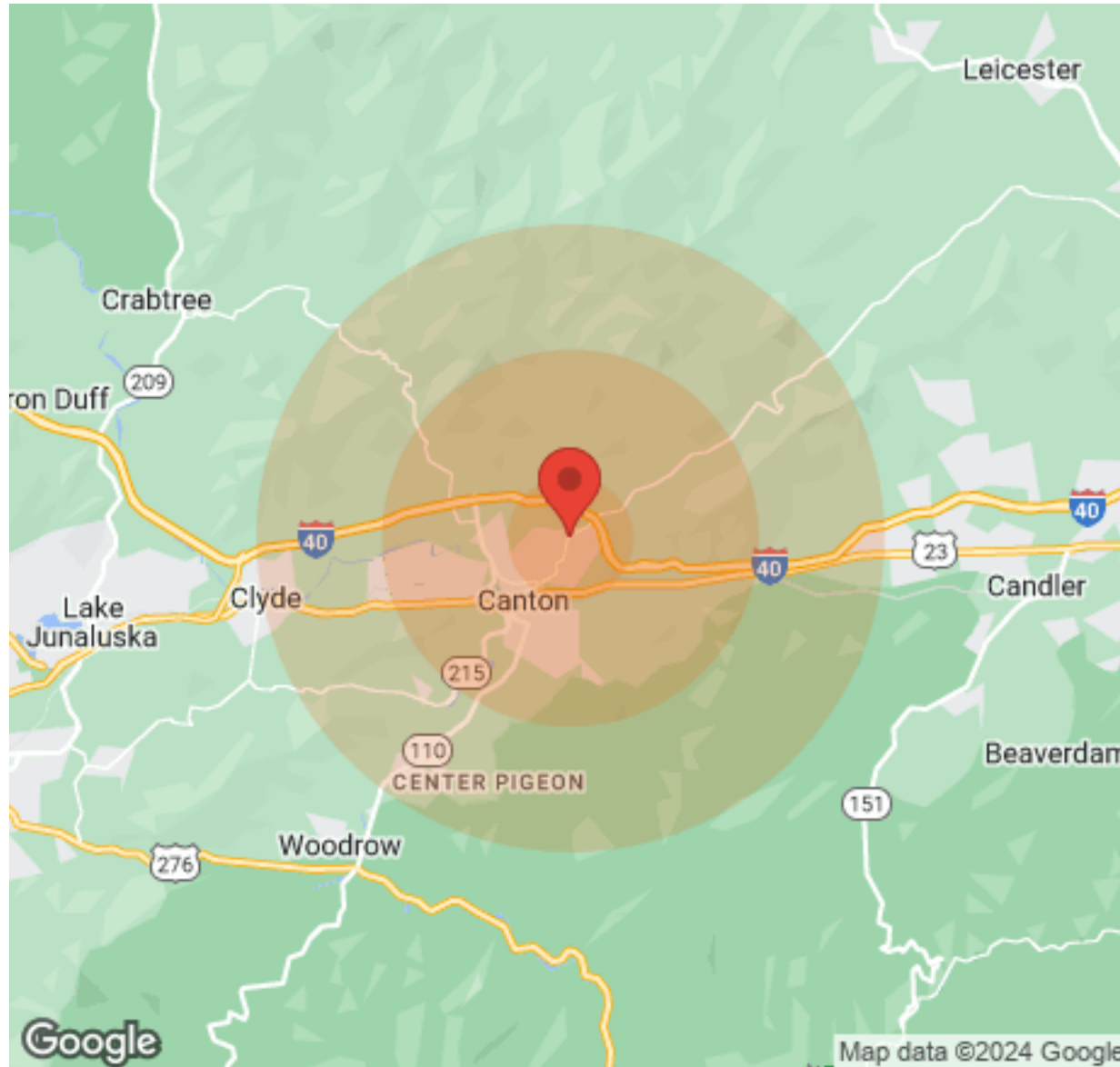
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,305	5,583	9,221
Female	1,463	6,209	10,139
Total Population	2,768	11,792	19,360

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	457	2,006	3,387
Ages 15-24	374	1,493	2,516
Ages 25-54	993	4,321	7,112
Ages 55-64	341	1,485	2,483
Ages 65+	603	2,487	3,862

Income	1 Mile	3 Miles	5 Miles
Median	\$39,871	\$44,014	\$45,959
< \$15,000	119	737	1,095
\$15,000-\$24,999	183	736	1,127
\$25,000-\$34,999	119	521	992
\$35,000-\$49,999	186	736	1,204
\$50,000-\$74,999	306	1,142	1,686
\$75,000-\$99,999	181	596	1,027
\$100,000-\$149,999	19	287	477
\$150,000-\$199,999	N/A	97	143
> \$200,000	N/A	28	139

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,266	5,582	8,927
Occupied	1,127	4,909	7,857
Owner Occupied	817	3,716	5,940
Renter Occupied	310	1,193	1,917
Vacant	139	673	1,070

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DISCLAIMER

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PRESENTED BY:

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