

RETAIL SPACE FOR LEASE

1 Battle Square Unit 1-A

Asheville, NC 28801

1,900 SF | \$24.00 SF/yr





1 Battle Square Unit 1-A

Asheville, North Carolina 28801

Property Overview

Positioned at the corner of O'Henry Avenue and Battle Square, this ±1,900 SF ground-level retail space offers exceptional visibility in the heart of downtown Asheville. Large storefront windows and prominent frontage create a strong street presence along one of the city's most traveled corridors. Just steps from Grove Arcade, surrounded by a mix of independent retail anchors, this location offers steady pedestrian traffic and destination appeal. An ideal opportunity for a boutique retailer, or curated concept seeking authentic downtown presence, strong visibility, and walkability in Asheville's CBD.

Offering Summary

Lease Rate:	\$24 SF/yr (Gross)
Available SF:	1,900 SF

Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	421	1,180	3,978
Total Population	700	2,537	8,661
Average HH Income	\$63,362	\$79,243	\$81,586

For More Information

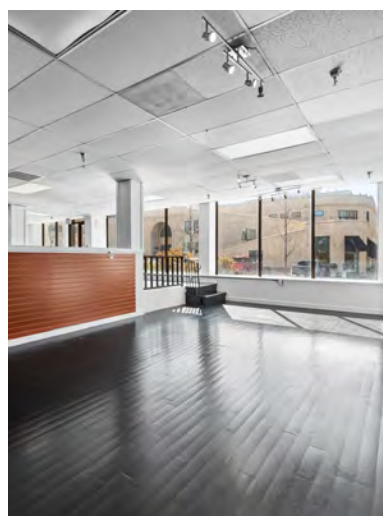
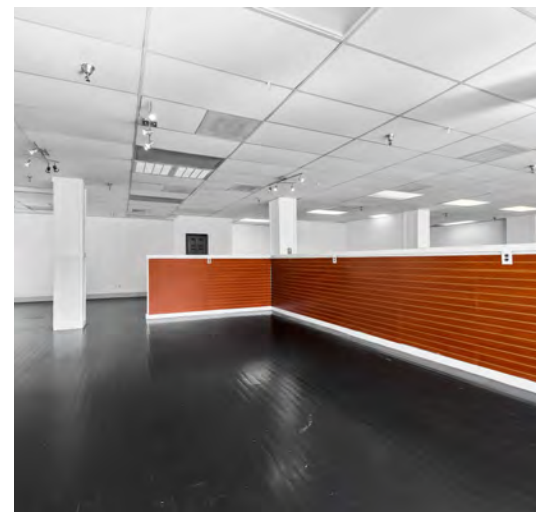
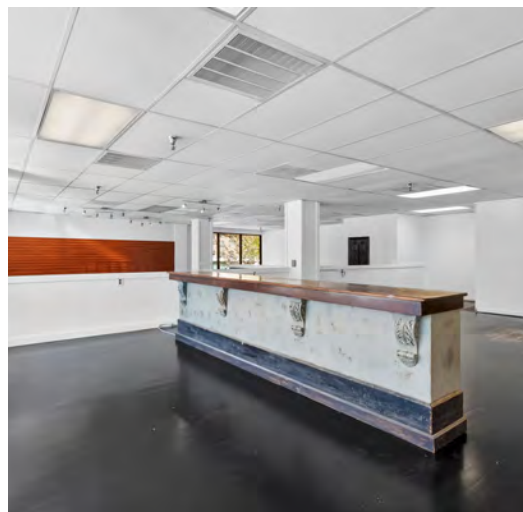
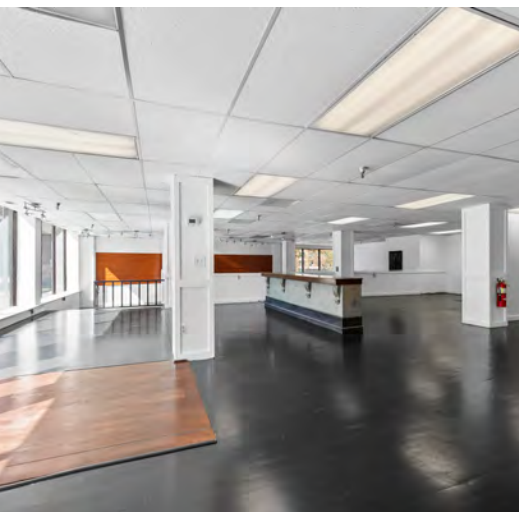
Michael Shomper

C: 828 551 5388

michael.shomper@naibevery-hanks.com

BROCHURE

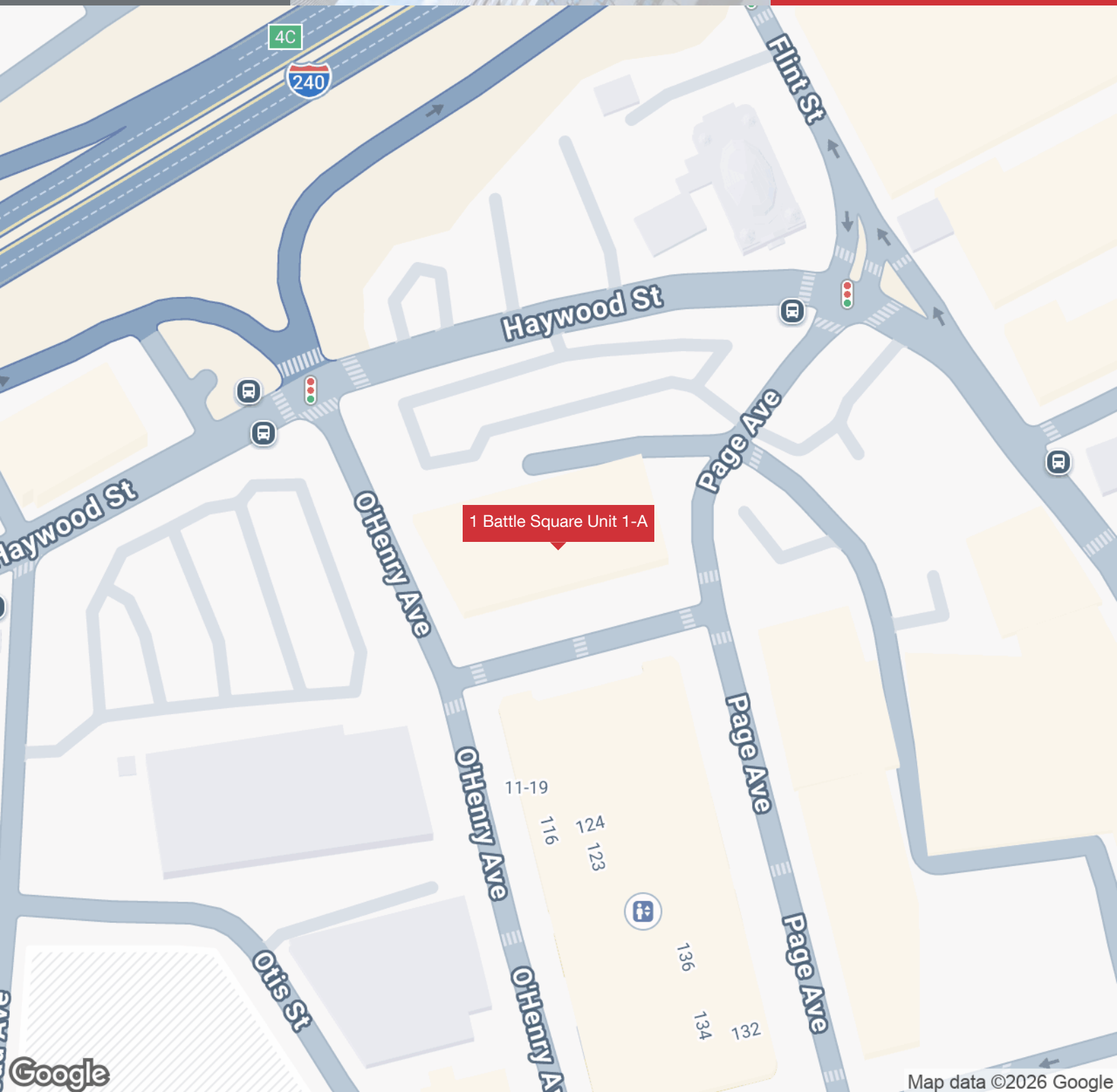
1 Battle Square Unit 1-A, Asheville, NC 28801



BROCHURE

1 Battle Square Unit 1-A, Asheville, NC 28801

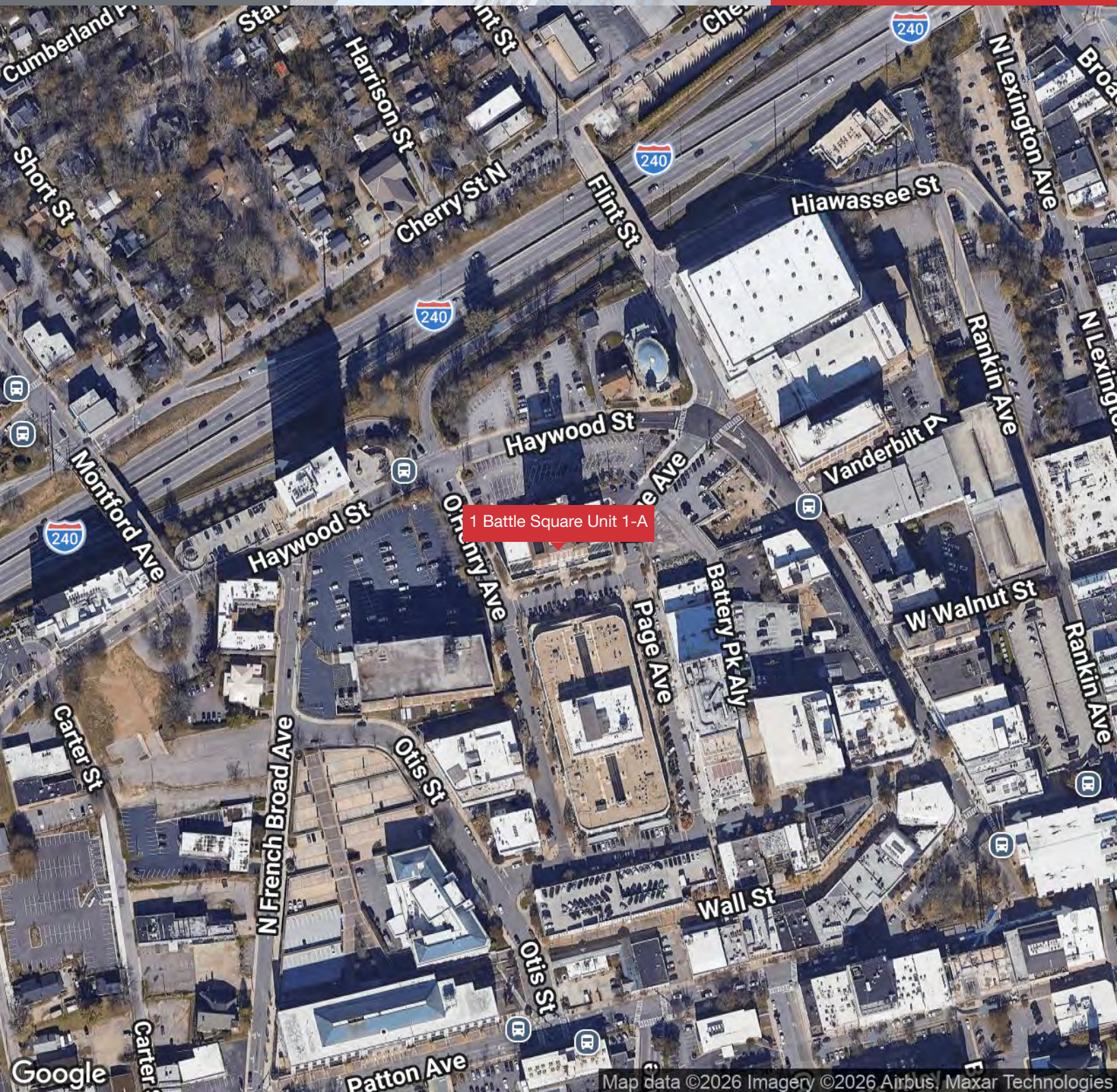
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.



BROCHURE

1 Battle Square Unit 1-A, Asheville, NC 28801

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.



BROCHURE

1 Battle Square Unit 1-A, Asheville, NC 28801

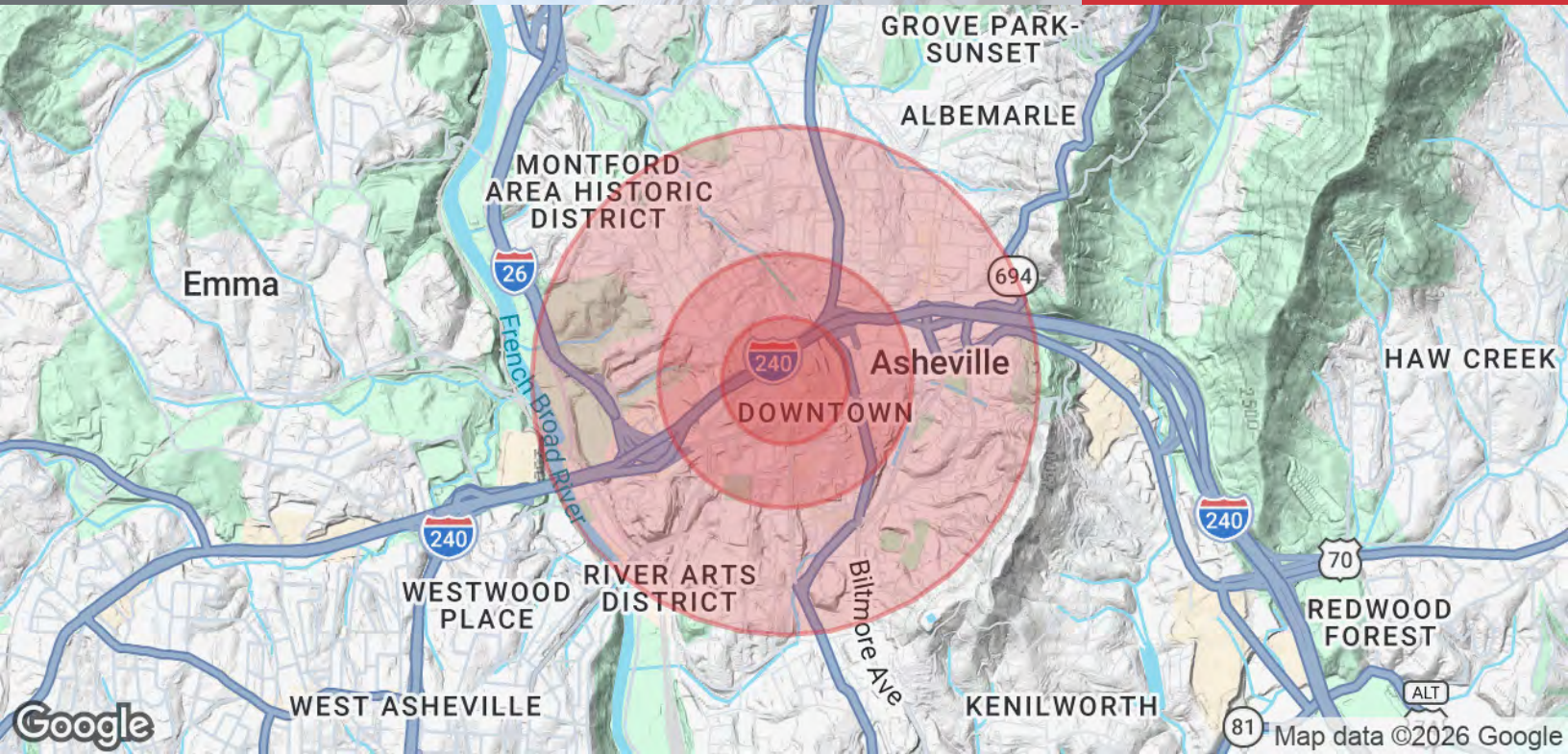
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.



BROCHURE

1 Battle Square Unit 1-A, Asheville, NC 28801

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.



Population

0.25 Miles

0.5 Miles

1 Mile

Total Population	700	2,537	8,661
Average Age	53.1	46.4	43.5
Average Age (Male)	55.8	48.7	45.3
Average Age (Female)	53.4	47.5	42.2

Households & Income

0.25 Miles

0.5 Miles

1 Mile

Total Households	421	1,180	3,978
# of Persons per HH	1.7	2.2	2.2
Average HH Income	\$63,362	\$79,243	\$81,586
Average House Value	\$724,872	\$673,892	\$557,326

2023 American Community Survey (ACS)

BROCHURE

1 Battle Square Unit 1-A, Asheville, NC 28801

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.



Michael Shomper

Commercial Broker Associate

michael.shomper@naibeverly-hanks.com

Cell: 828.551.5388

Professional Background

I began my career as an investment banking professional at Credit Suisse, working across multiple areas where I spent five years analyzing markets, structuring deals, and advising stakeholders on financial strategies. I then transitioned into commercial credit underwriting at HomeTrust Bank, gaining valuable experience in assessing risk, underwriting loans, and helping businesses secure the financing they need to grow. In 2025, I joined NAI Beverly-Hanks, bringing my financial expertise and local market knowledge to the world of commercial real estate.

With a strong background in financial analysis, risk assessment, and deal structuring, I provide clients with informed guidance on commercial real estate investments, acquisitions, and development opportunities. Whether you're looking to buy, sell, lease, or invest, I am committed to delivering market insights and tailored solutions that align with your business objectives.

Born and raised in Asheville, I have a deep appreciation for our city's evolving commercial landscape. When I'm not working, I enjoy hiking, fishing, and traveling, as well as spending time with my wife and our dog, Gimli. I'm also actively involved in my community through the Oakley Neighborhood Association, working to support local initiatives and neighborhood development. Let's explore the right opportunities for your business together!

Education

Bachelor's Degree in Finance & Banking – Appalachian State University

NAI Beverly-Hanks
300 Executive Park,
Asheville, NC 28801
828.210.3940