

DOWNTOWN ASHEVILLE

46 HAYWOOD ST. ATRIUM 5 | ASHEVILLE, NC 28801

PROPERTY OVERVIEW

ABOUT

The Haywood Park Complex is a premier destination in the heart of Downtown Asheville, offering unmatched visibility and foot traffic in one of the city's most vibrant areas. Adjacent to the historic Haywood Park Hotel with its 48 luxurious suites, this three-story complex features a dynamic mix of spaces. The ground floor is dedicated to retail, presenting an excellent opportunity for businesses to thrive in a bustling, high-traffic location, while the upper floors provide professional office spaces.

DEMOGRAPHICS	3 MILE	5 MILE
POPULATION	55,708	108,489
MEDIAN AGE	36.99	40.35
AVG. HH INCOME	\$96K	\$101K



MARKET OVERVIEW

HAYWOOD PARK COMPLEX CURRENT TENANTS

RETAIL

- CHARMED BOUTIQUE
- SPICE & TEA EXCHANGE
- FOX & BEAUX
- THE SKIN SPA
- THE BIER GARDEN
- THE CHOCOLATE FETISH
- FITZ & THE WOLFE
- ESTATE JEWELRY
- WHEN PIGZ FLY
- ASHEVILLE ACAI CO.

OFFICE

- LINDSAY LAW
- NEW SOUTH TRANSPORTATION
- APPLIED SOLUTIONS
- WELLS CONSTRUCTION
- PRECISION TRANSPORTATION
- FIRG GROUP



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DOWNTOWN ASHEVILLE



- TURN-KEY CONDITION
- PRIVATE RESTROOM
- OFFICE/STORAGE SPACE
- 985 SF
- \$25/SF/YR
- GROSS LEASE



GROSS LEASE



LANDLORD COST

- TAXES
- COMMON AREA MAINTENANCE
- ELECTRICITY
- WATER

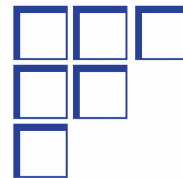
MONTHLY BASE RENT

- \$2,052.08

ANNUAL BASE RENT

- \$24,625.00





FIRC
GROUP - N.C., INC.

CONTACT US!

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