

GROVE ARCADE




RETAIL/OFFICE SPACE FOR LEASE

1 PAGE AVENUE, ASHEVILLE, NC 28801

Presented By

EMILY DRESBACK

828.548.0090 x105
emily.dresback@deweypa.com

TIM BRAMLEY, CCIM

828.548.0090 x103
tim.bramley@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
828.548.0090
deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Varies
Available SF:	256 - 11,294 SF
Building Size:	250,000 SF
Year Built:	1927
Renovated:	2003
Zoning:	CBD

PROPERTY OVERVIEW

Space now available!

The Grove Arcade is a Class-A retail, office, and residential complex located in downtown Asheville. With a Walk-Score of 92 it is the most attractive class A Office location in Downtown with dozens of restaurants within a few minutes walk. Including Chai Pani, Tupelo Honey, Cucina 24, and The Market Place.

LOCATION OVERVIEW

The Grove Arcade spans a city block on the west side of Downtown Asheville. It is located directly off of I-240 at the cross streets of Battery Park Drive, Page Avenue & O'Henry St. It anchors an area of downtown that includes a handful of Carolina's finest restaurants, retailers as well as other Historic structures including The Battery Park Apartments, Haywood Park Hotel, The Flat Iron Building and Wall Street. It is within 300 yds. of five hotels; Hyatt Place, Indigo Hotel, Haywood Park Hotel, Cambria Suites (Opened December 2017) and Embassy Suites (under construction).

Asheville benefits from tourism with 11 million visitors in 2017, generating \$2.9 billion in economic impact. It is also voted as one of the best cities to live in the US.

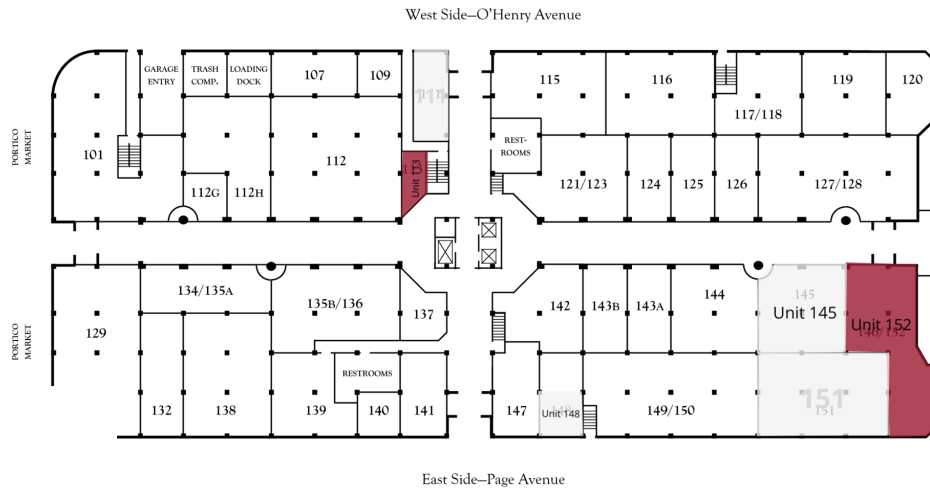


EMILY DRESBACK
828.548.0090 x105
emily.dresback@deweypa.com

TIM BRAMLEY, CCIM
828.548.0090 x103
tim.bramley@deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

AVAILABILITY



LEGEND

- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 113	Available	256 SF	Modified Gross	\$750 per month	Prime Interior Atrium Location. Water in unit. Ideal user - grab and go food/beverage, marketplace.
Unit 152	Available	1,975 SF	Modified Gross	\$26.00 SF/yr	Highly desirable end cap space with large patio overlooking Harrah's Cherokee Center located in downtown Asheville.



EMILY DRESBACK
 828.548.0090 x105
 emily.dresback@deweypa.com

TIM BRAMLEY, CCIM
 828.548.0090 x103
 tim.bramley@deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

AVAILABILITY



LEGEND

- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 220	Available	347 - 3,468 SF	Full Service	\$25.00 - \$35.00 SF/yr	3,468 SF of office space available in Class A building downtown. Elevator and stair access directly to unit from atrium. Availability to subdivide into small office space.
Unit 200	Available	1,217 - 11,294 SF	Full Service	\$25.00 - \$35.00 SF/yr	11,294 SF of office space available in Class A building downtown. Elevator and stair access directly to unit from atrium. Availability to subdivide into small office space. Covered building parking available along with offsite surface parking.



EMILY DRESBACK
 828.548.0090 x105
 emily.dresback@deweypa.com

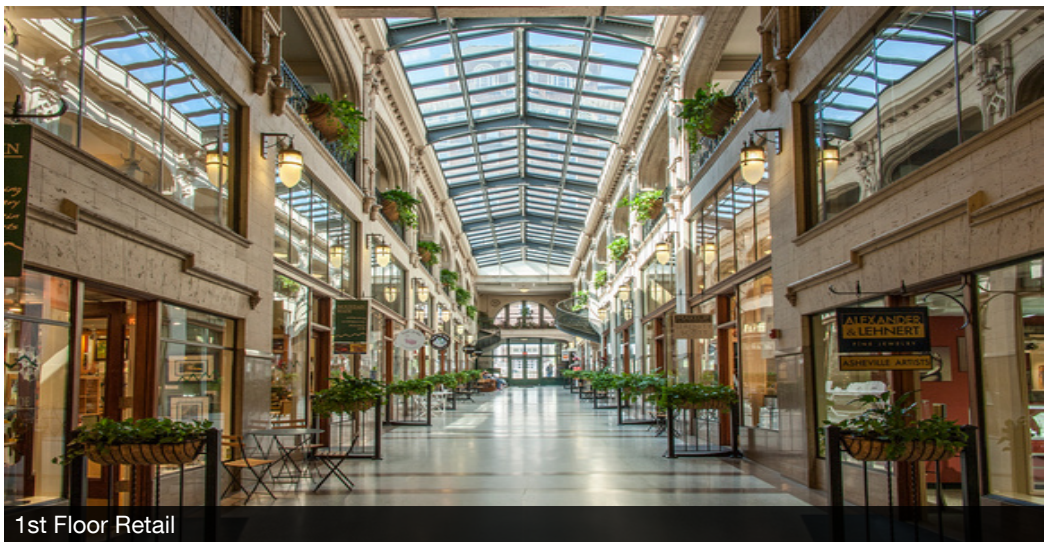
TIM BRAMLEY, CCIM
 828.548.0090 x103
 tim.bramley@deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

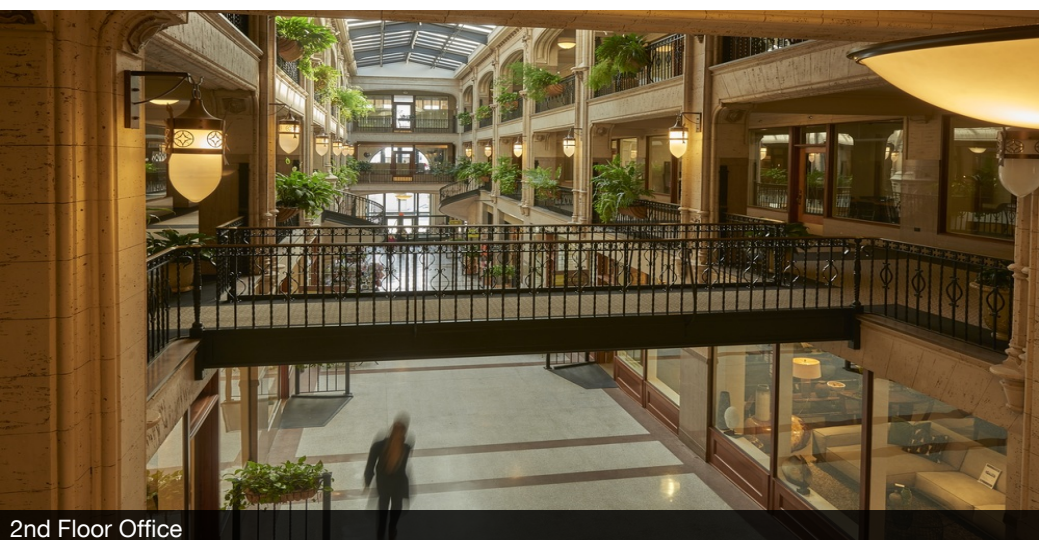
BUILDING PHOTOS



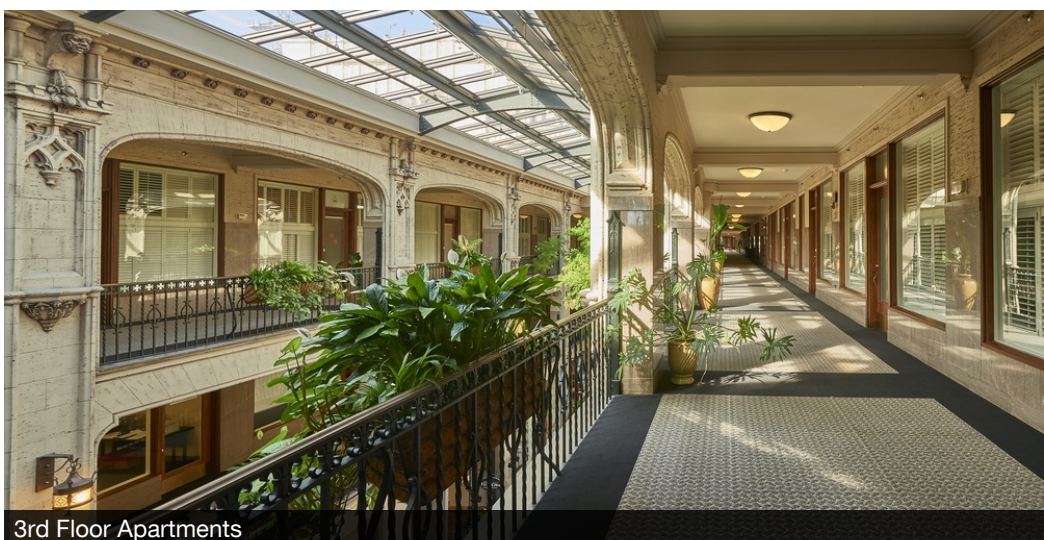
Building Aerial



1st Floor Retail



2nd Floor Office



3rd Floor Apartments



EMILY DRESBACK
828.548.0090 x105
emily.dresback@deweypa.com

TIM BRAMLEY, CCIM
828.548.0090 x103
tim.bramley@deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

AVAILABLE UNITS



EMILY DRESBACK
828.548.0090 x105
emily.dresback@deweypa.com

TIM BRAMLEY, CCIM
828.548.0090 x103
tim.bramley@deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

GROVE ARCADE AERIAL



Map data © 2020 Imagery © 2020, Maxar Technologies



EMILY DRESBACK
828.548.0090 x105
emily.dresback@deweypa.com

TIM BRAMLEY, CCIM
828.548.0090 x103
tim.bramley@deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

LOCATION HIGHLIGHTS



EMILY DRESBACK
828.548.0090 x105
emily.dresback@deweypa.com

TIM BRAMLEY, CCIM
828.548.0090 x103
tim.bramley@deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

WNC'S CULTURAL HUB



Beer City USA - WNC is home to over 47 breweries.



West Asheville - people have flocked to this funky neighborhood known for its originality.



The Orange Peel - one of many popular music venues. Asheville is home to many innovative musicians.



One look at Asheville's wide range of festivals, and it's easy to see why any time of the year is a good time for music in Asheville.



Asheville is a culinary explosion and home to many James Beard Award winning chefs.



EMILY DRESBACK
828.548.0090 x105
emily.dresback@deweypa.com

TIM BRAMLEY, CCIM
828.548.0090 x103
tim.bramley@deweypa.com

GROVE ARCADE | 1 PAGE AVENUE, ASHEVILLE, NC 28801

DEMOGRAPHICS MAP & REPORT

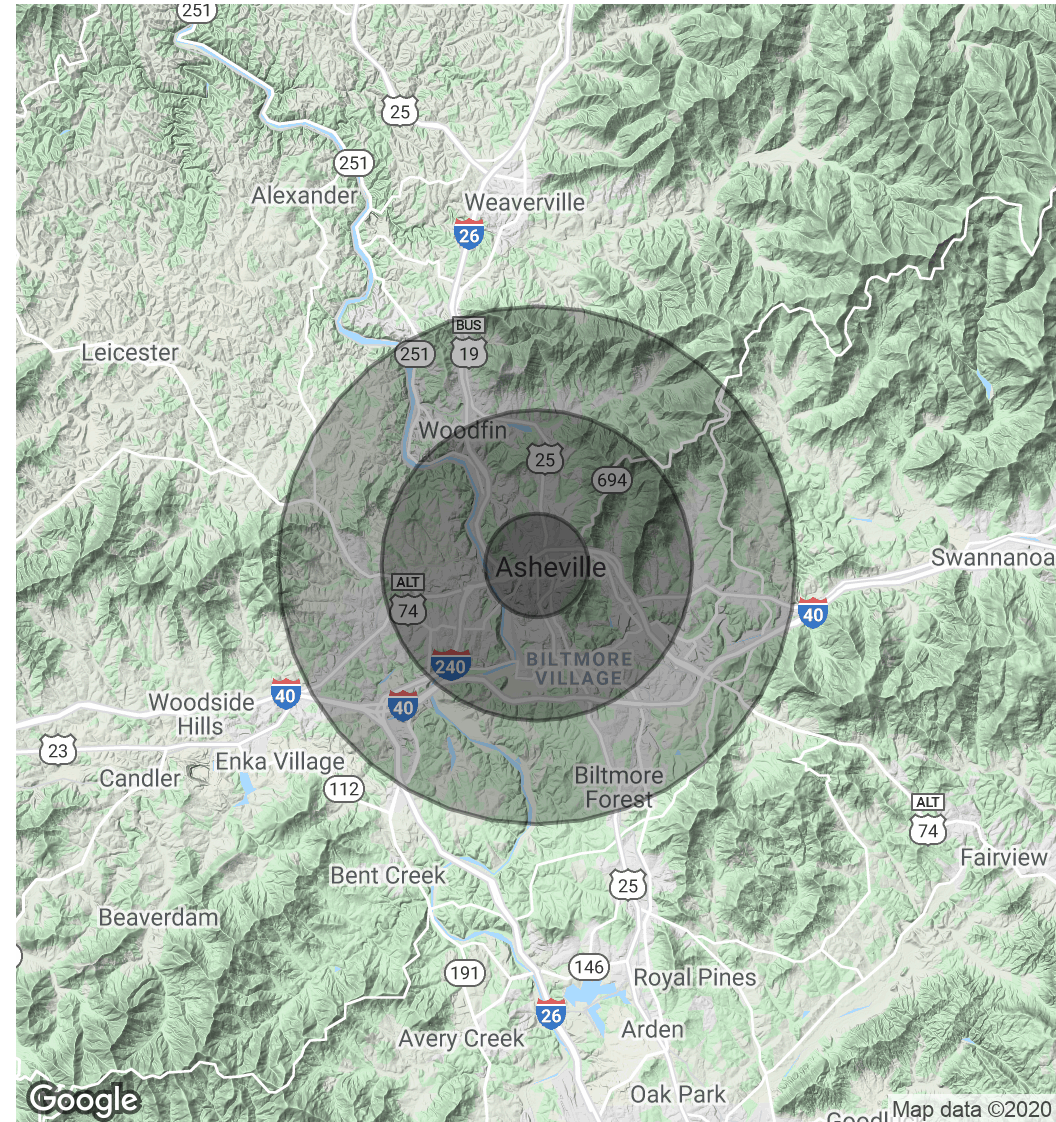
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,866	47,940	93,664
Average age	38.6	37.2	38.5
Average age (Male)	38.7	36.3	36.9
Average age (Female)	38.4	38.1	40.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,873	21,576	41,711
# of persons per HH	2.0	2.2	2.2
Average HH income	\$43,870	\$52,043	\$54,969
Average house value	\$262,808	\$287,696	\$279,626

* Demographic data derived from 2010 US Census



EMILY DRESBACK
828.548.0090 x105
emily.dresback@deweypa.com

TIM BRAMLEY, CCIM
828.548.0090 x103
tim.bramley@deweypa.com