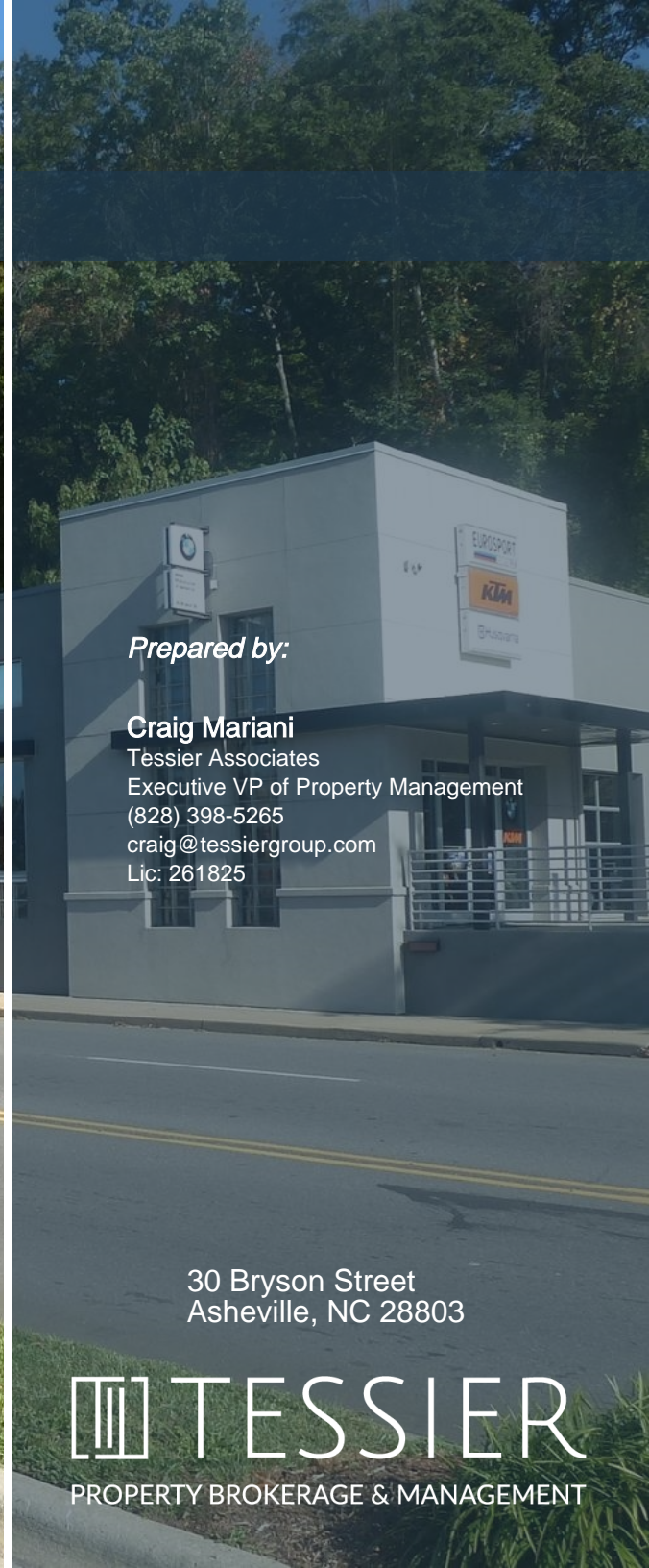


# 30 Bryson Street



*Prepared by:*

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30 Bryson Street  
Asheville, NC 28803

 **TESSIER**  
PROPERTY BROKERAGE & MANAGEMENT

# THE SPACE

|               |   |
|---------------|---|
| Location      | 30 Bryson Street<br>Asheville, NC 28803 |
| Cross Street  | Biltmore Avenue                         |
| Traffic Count | 10,500                                  |

# HIGHLIGHTS

- Highly trafficked area
- ~3,700 sqft available
- Ample parking
- Walkable to Biltmore Village
- Retail, Office, Industrial or Flex



| Suite | Tenant                    | Floor | Square Feet | Rent Per SF (Annual) | Lease Type |
|-------|---------------------------|-------|-------------|----------------------|------------|
| 110   | Ferguson                  |       | 8825        |                      |            |
| 130   | Rx Redefined              | 1     | 2671        |                      | NNN        |
| 140   | Towns Property Management | 1     | 3059        |                      |            |
| 150   | Vacant                    |       | 3700        | \$20                 | NNN        |
| 160   | Frank Blum Construction   |       | 5400        |                      |            |

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## PROPERTY FEATURES

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|                          |        |
|--------------------------|--------|
| TOTAL TENANTS            | 5      |
| BUILDING SF              | 23,656 |
| LAND ACRES               | 1.83   |
| YEAR BUILT               | 1952   |
| YEAR RENOVATED           | 2015   |
| NUMBER OF PARKING SPACES | 40     |

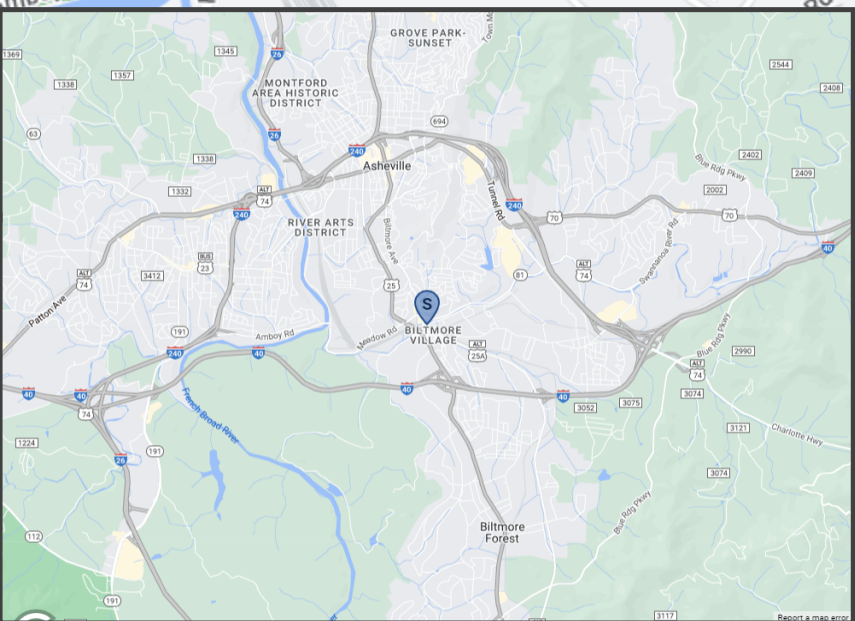
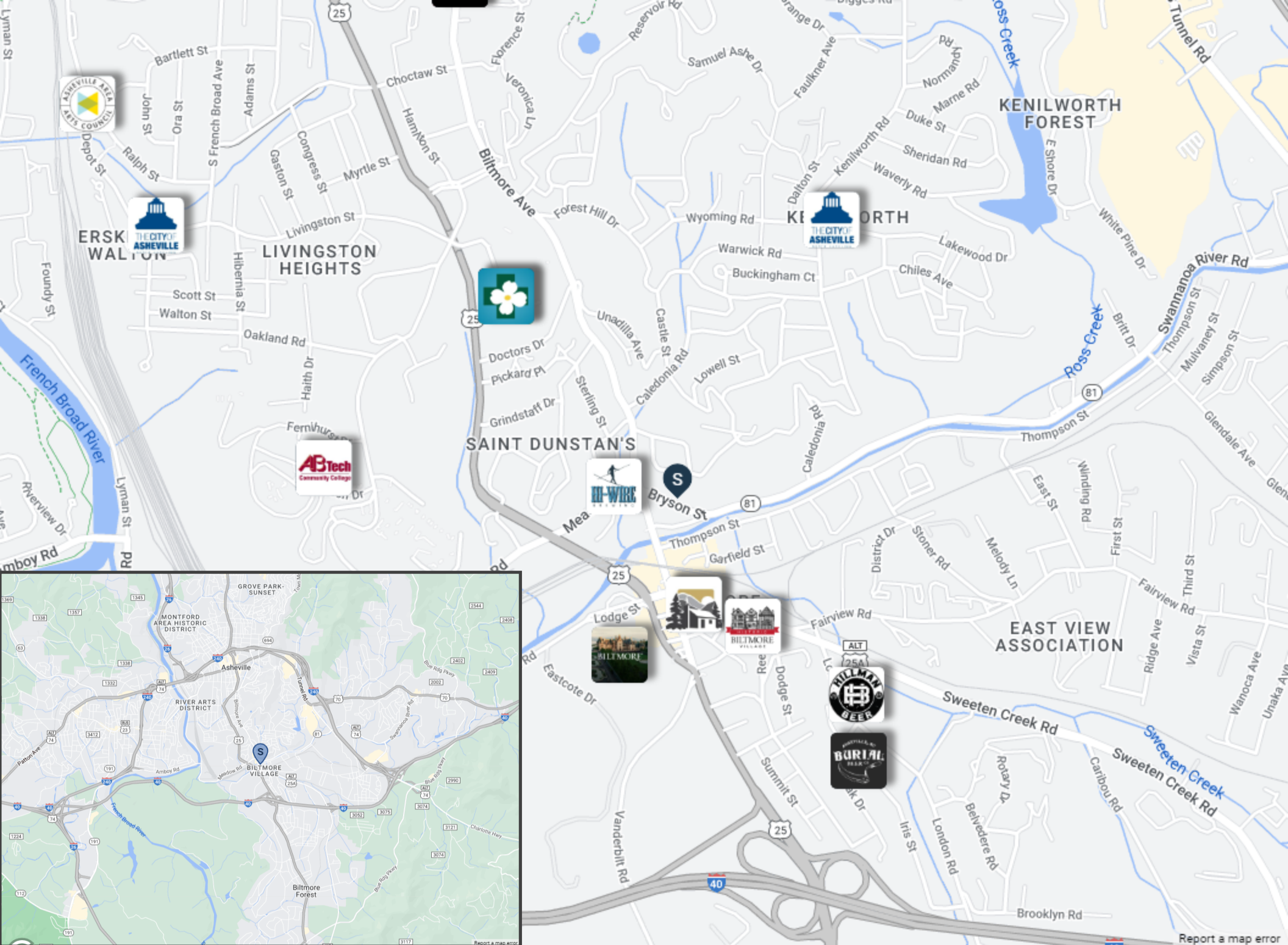
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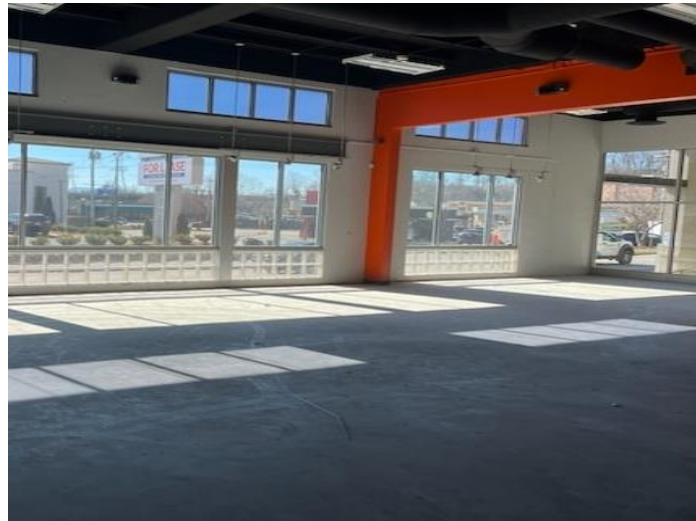
## TENANT INFORMATION

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|                |          |
|----------------|----------|
| MAJOR TENANT/S | Ferguson |
| LEASE TYPE     | NNN      |

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| <b>POPULATION</b>                  | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|------------------------------------|---------------|---------------|---------------|
| 2000 Population                    | 4,144         | 39,011        | 79,414        |
| 2010 Population                    | 5,274         | 43,217        | 88,491        |
| 2022 Population                    | 5,529         | 49,835        | 101,384       |
| 2027 Population                    | 5,723         | 51,125        | 103,815       |
| 2022-2027: Population: Growth Rate | 3.45 %        | 2.55 %        | 2.40 %        |
| <b>2022 HOUSEHOLD INCOME</b>       | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
| less than \$15,000                 | 325           | 2,844         | 4,383         |
| \$15,000-\$24,999                  | 418           | 3,198         | 5,631         |
| \$25,000-\$34,999                  | 240           | 2,397         | 4,706         |
| \$35,000-\$49,999                  | 312           | 2,920         | 5,764         |
| \$50,000-\$74,999                  | 321           | 4,071         | 8,343         |
| \$75,000-\$99,999                  | 250           | 2,839         | 5,672         |
| \$100,000-\$149,999                | 259           | 2,765         | 6,070         |
| \$150,000-\$199,999                | 165           | 1,218         | 2,884         |
| \$200,000 or greater               | 107           | 1,257         | 2,921         |
| Median HH Income                   | \$44,342      | \$51,671      | \$56,090      |
| Average HH Income                  | \$73,370      | \$78,547      | \$85,575      |

| <b>HOUSEHOLDS</b>                  | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|------------------------------------|---------------|---------------|---------------|
| 2000 Total Housing                 | 1,934         | 19,314        | 38,469        |
| 2010 Total Households              | 1,874         | 19,526        | 39,551        |
| 2022 Total Households              | 2,397         | 23,509        | 46,373        |
| 2027 Total Households              | 2,486         | 24,230        | 47,664        |
| 2022 Average Household Size        | 2.16          | 2.03          | 2.10          |
| 2000 Owner Occupied Housing        | 920           | 9,163         | 20,773        |
| 2000 Renter Occupied Housing       | 812           | 8,481         | 14,483        |
| 2022 Owner Occupied Housing        | 1,077         | 10,590        | 23,205        |
| 2022 Renter Occupied Housing       | 1,320         | 12,918        | 23,168        |
| 2022 Vacant Housing                | 215           | 2,522         | 4,793         |
| 2022 Total Housing                 | 2,612         | 26,031        | 51,166        |
| 2027 Owner Occupied Housing        | 1,140         | 11,048        | 24,059        |
| 2027 Renter Occupied Housing       | 1,346         | 13,182        | 23,606        |
| 2027 Vacant Housing                | 237           | 2,828         | 5,310         |
| 2027 Total Housing                 | 2,723         | 27,058        | 52,974        |
| 2022-2027: Households: Growth Rate | 3.65 %        | 3.05 %        | 2.75 %        |

Source: esri

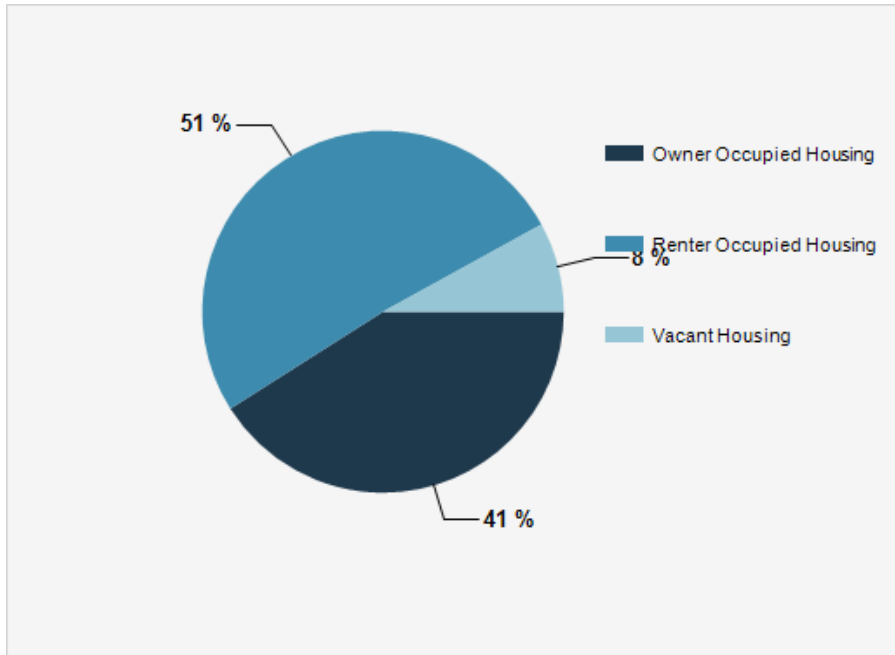
| 2022 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2022 Population Age 30-34 | 380    | 4,022  | 7,557  |
| 2022 Population Age 35-39 | 379    | 3,642  | 7,251  |
| 2022 Population Age 40-44 | 349    | 3,243  | 6,443  |
| 2022 Population Age 45-49 | 333    | 2,930  | 5,940  |
| 2022 Population Age 50-54 | 331    | 2,922  | 5,938  |
| 2022 Population Age 55-59 | 333    | 3,073  | 6,357  |
| 2022 Population Age 60-64 | 332    | 3,092  | 6,464  |
| 2022 Population Age 65-69 | 308    | 2,792  | 5,947  |
| 2022 Population Age 70-74 | 239    | 2,301  | 5,186  |
| 2022 Population Age 75-79 | 191    | 1,657  | 3,736  |
| 2022 Population Age 80-84 | 124    | 1,140  | 2,562  |
| 2022 Population Age 85+   | 182    | 1,285  | 3,131  |
| 2022 Population Age 18+   | 4,364  | 41,161 | 83,717 |
| 2022 Median Age           | 39     | 39     | 41     |

| 2022 INCOME BY AGE             | 1 MILE   | 3 MILE   | 5 MILE    |
|--------------------------------|----------|----------|-----------|
| Median Household Income 25-34  | \$43,775 | \$53,755 | \$55,633  |
| Average Household Income 25-34 | \$67,670 | \$73,947 | \$76,884  |
| Median Household Income 35-44  | \$62,610 | \$67,064 | \$71,918  |
| Average Household Income 35-44 | \$89,026 | \$92,639 | \$98,828  |
| Median Household Income 45-54  | \$65,549 | \$67,766 | \$73,213  |
| Average Household Income 45-54 | \$94,901 | \$96,951 | \$104,031 |
| Median Household Income 55-64  | \$45,601 | \$54,041 | \$61,409  |
| Average Household Income 55-64 | \$75,764 | \$83,755 | \$94,347  |
| Median Household Income 65-74  | \$37,947 | \$44,202 | \$52,241  |
| Average Household Income 65-74 | \$65,988 | \$76,334 | \$86,195  |
| Average Household Income 75+   | \$44,343 | \$55,727 | \$62,966  |

| 2027 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2027 Population Age 30-34 | 396    | 3,782  | 6,923  |
| 2027 Population Age 35-39 | 356    | 3,571  | 7,076  |
| 2027 Population Age 40-44 | 376    | 3,242  | 6,735  |
| 2027 Population Age 45-49 | 354    | 3,255  | 6,487  |
| 2027 Population Age 50-54 | 335    | 2,981  | 6,013  |
| 2027 Population Age 55-59 | 326    | 3,001  | 6,137  |
| 2027 Population Age 60-64 | 317    | 2,939  | 6,164  |
| 2027 Population Age 65-69 | 312    | 2,861  | 6,132  |
| 2027 Population Age 70-74 | 268    | 2,551  | 5,573  |
| 2027 Population Age 75-79 | 212    | 2,064  | 4,703  |
| 2027 Population Age 80-84 | 168    | 1,475  | 3,296  |
| 2027 Population Age 85+   | 187    | 1,392  | 3,351  |
| 2027 Population Age 18+   | 4,528  | 42,446 | 86,111 |
| 2027 Median Age           | 40     | 40     | 42     |

| 2027 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$57,785  | \$61,299  | \$64,181  |
| Average Household Income 25-34 | \$87,430  | \$86,582  | \$90,347  |
| Median Household Income 35-44  | \$76,043  | \$78,602  | \$82,771  |
| Average Household Income 35-44 | \$104,684 | \$108,672 | \$115,125 |
| Median Household Income 45-54  | \$81,577  | \$78,906  | \$83,231  |
| Average Household Income 45-54 | \$114,893 | \$111,021 | \$117,440 |
| Median Household Income 55-64  | \$63,474  | \$65,009  | \$75,035  |
| Average Household Income 55-64 | \$99,386  | \$99,464  | \$110,378 |
| Median Household Income 65-74  | \$51,973  | \$55,418  | \$64,383  |
| Average Household Income 65-74 | \$87,498  | \$90,751  | \$102,142 |
| Average Household Income 75+   | \$53,926  | \$65,009  | \$76,502  |

2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income

