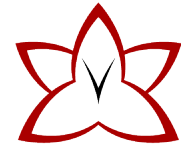


VILLAGE AT MONTICELLO

2 MONTICELLO VILLAGE DRIVE
WEAVERVILLE, NC 28787



AZALEA
MANAGEMENT & LEASING



OFFICE/RETAIL
PROPERTY

FOR LEASE

STARTING AT:
\$18.00 SF/yr
(MG)

Presented By

AZALEA MANAGEMENT & LEASING

828.298.3406 x115
information@azaleamanagement.com

AZALEA MANAGEMENT AND LEASING

1300 Tunnel Rd | Asheville, NC 28805
828.230.2042 | azaleamanagement.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:1,025 - 2,236 SF

Lease Rate:\$18.00 SF/yr (MG)

Lot Size:1.0 Acres

Building Size:14,415 SF

PROPERTY OVERVIEW

Beautifully designed, open concept commercial units in an established mixed-use development. Featuring high end finishes throughout, tons of natural light, and abundant parking. Large exterior patio facing Main Street available for Unit 102.

LOCATION OVERVIEW

Prime location with high visibility in Weaverville next to US Postal Service, Tractor Supply, and Edward Jones. Conveniently located just off I-26 and right on the edge of downtown Weaverville. Only 15 minutes to downtown Asheville.

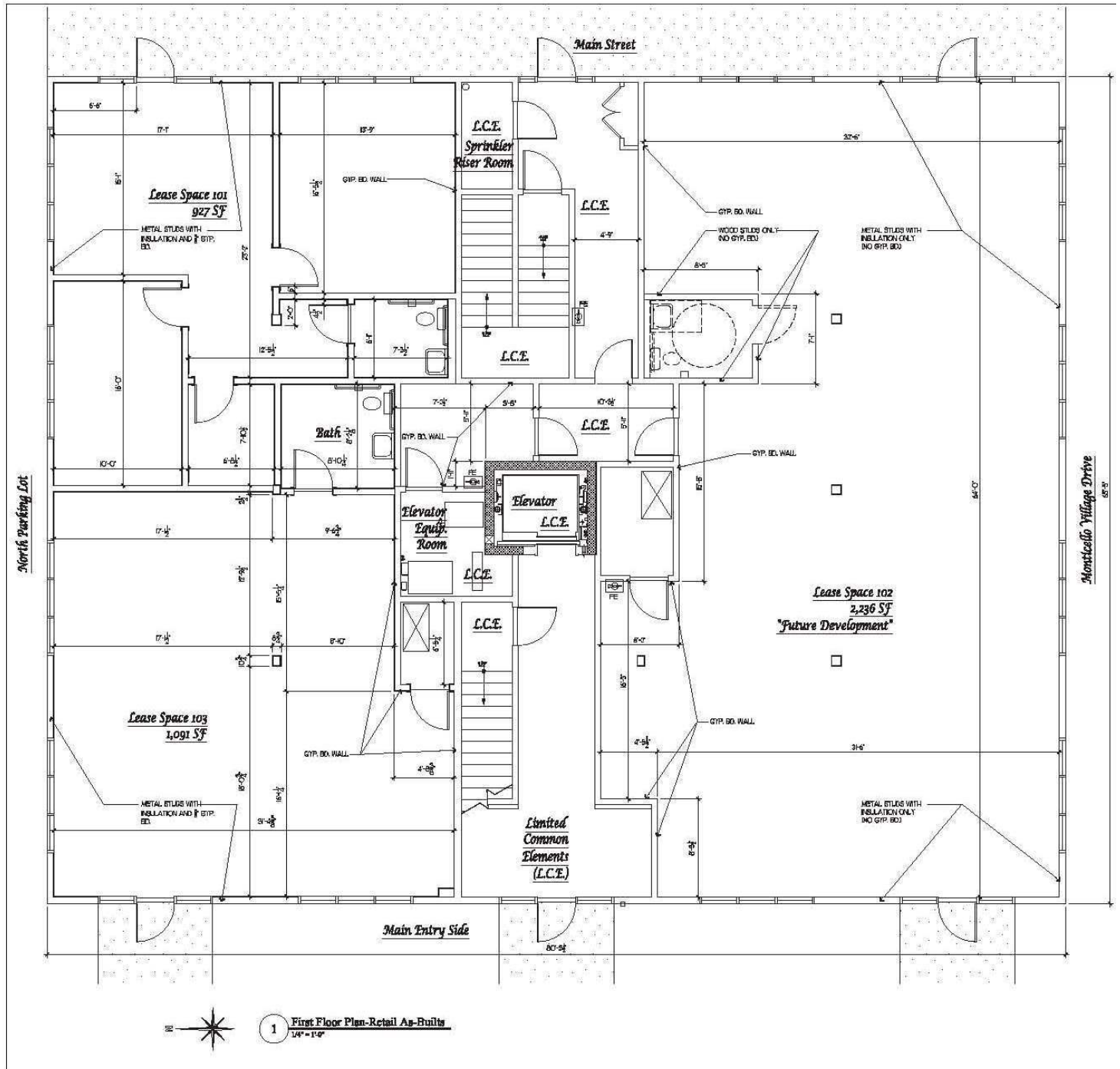
AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2 Monticello Village Dr., Weaverville, NC 28787	\$18.00 SF/yr	2,236 SF
2 Monticello Village Dr. Weaverville, NC 28787	\$18.00 SF/yr	1,025 SF

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FLOOR PLANS



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ADDITIONAL PHOTOS

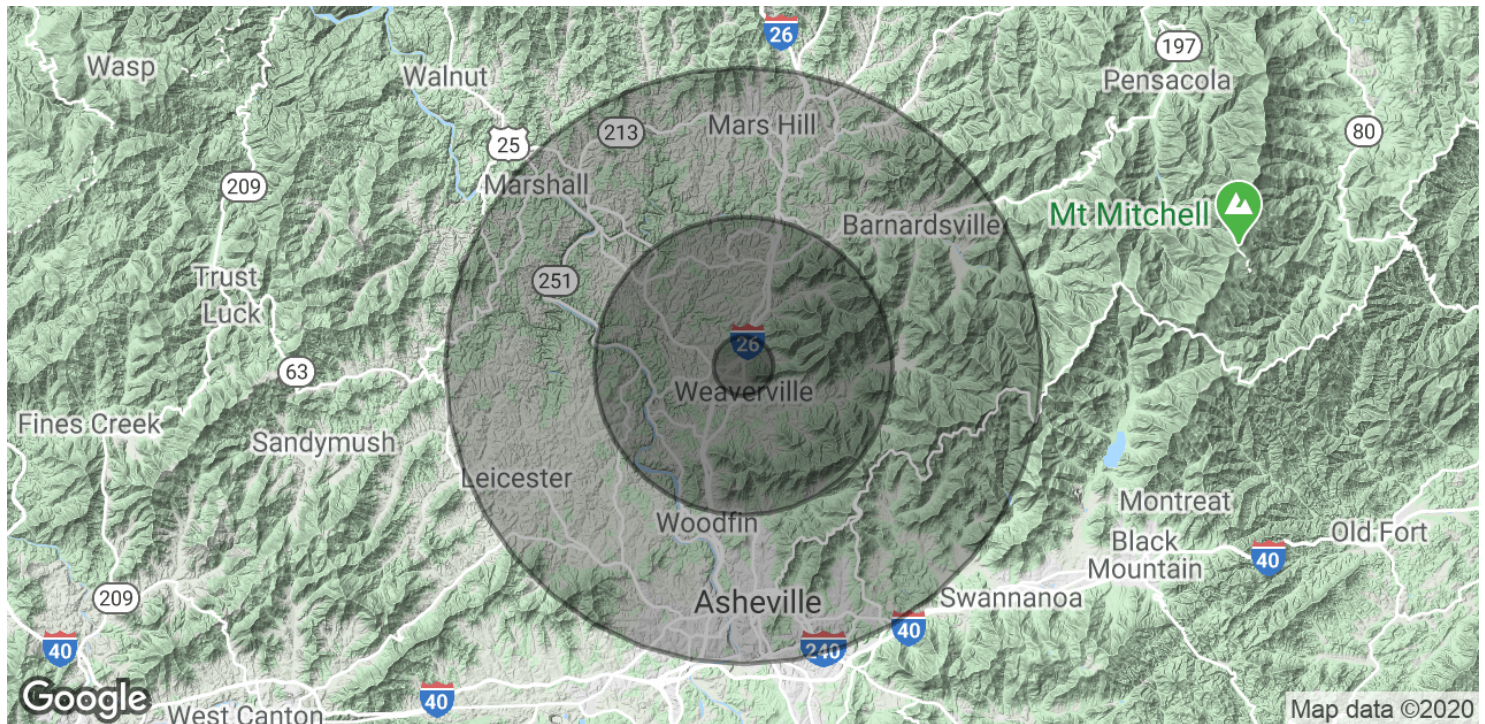


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,424	27,609	133,130
Average age	45.4	44.1	40.1
Average age (Male)	43.0	42.3	38.4
Average age (Female)	47.2	46.3	41.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	569	11,319	56,815
# of persons per HH	2.5	2.4	2.3
Average HH income	\$61,443	\$66,363	\$56,179
Average house value	\$282,370	\$315,408	\$283,923

* Demographic data derived from 2010 US Census

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