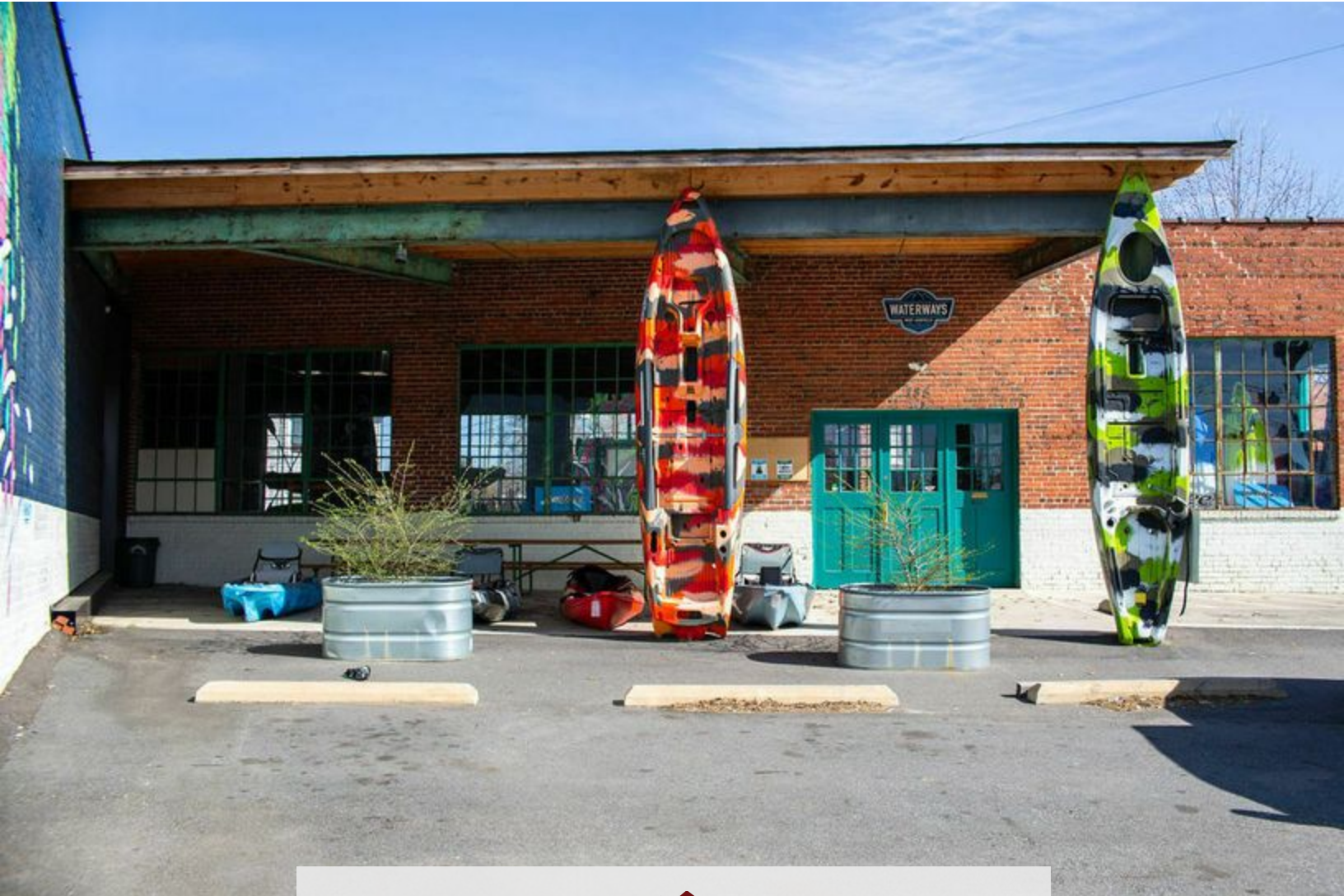




Dewey Property Advisors

HAYWOOD ROAD RETAIL BUILDING FOR LEASE



RETAIL PROPERTY FOR LEASE

785 HAYWOOD ROAD, ASHEVILLE, NC 28806

Presented By

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DEWEY PROPERTY ADVISORS

1 Page Avenue
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

High visibility retail space on Haywood Road in prime West Asheville location. This would be an ideal space for food & beverage with lots of light and a covered outdoor space. The area for lease consists of a total of 2,760 SF indoor and 795 SF covered outdoor space.

- 1,860 SF of the space is prime indoor retail area with polished concrete floors, 100+ windows, roll up door, and refinished bathroom.

- 900 SF of the space is located in the rear that could serve as a kitchen, prep room, multi-purpose room, small brewery or other retail use.

- 795 SF covered outdoor patio for outdoor seating and/or displays.

New roof, electrical, plumbing, bathroom, HVAC.

Some onsite parking available, with additional spaces available nearby if change of use is required.

Potential for future expansion of 1,830 SF into the neighboring building.

PROPERTY HIGHLIGHTS

- Located on Haywood Road in West Asheville
- 3.5 miles to downtown Asheville; 2.2 miles to River Arts District; 1.1 miles to I-26
- Indoor and covered outdoor area
- New roof, electrical, plumbing, bathroom, HVAC
- Potential for future expansion of 1,830 SF into the neighboring building

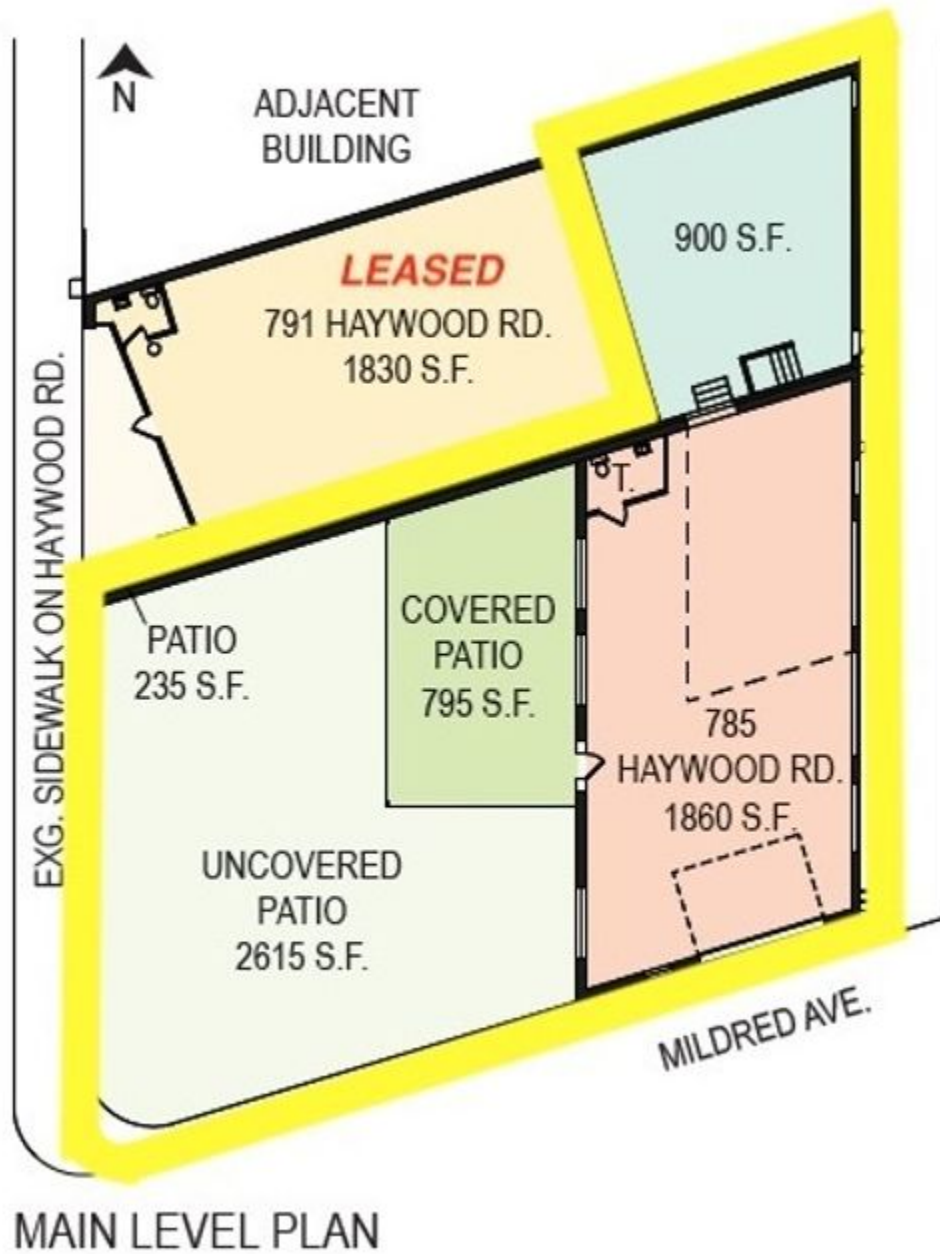
OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	2,760 SF
Lot Size:	0.2 Acres



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FLOOR PLAN



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PHOTOS



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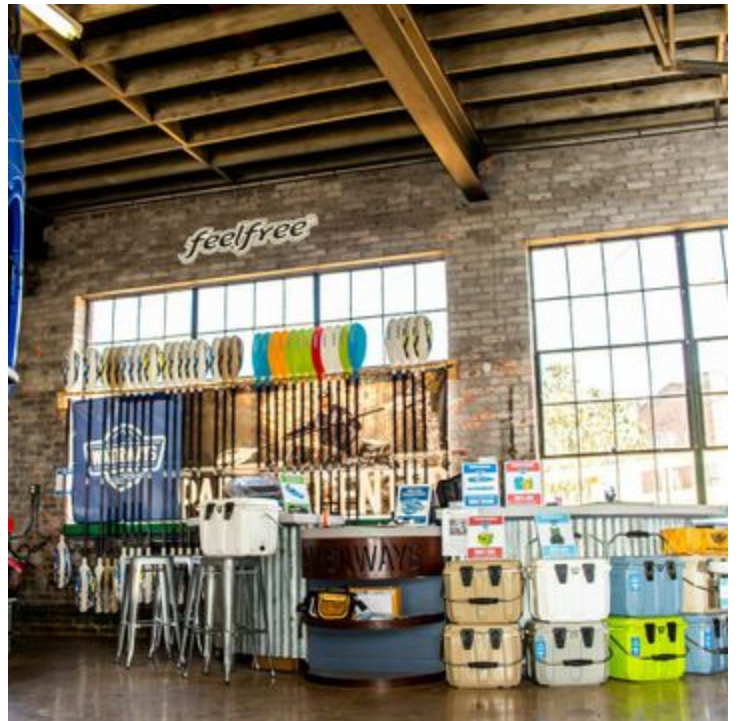
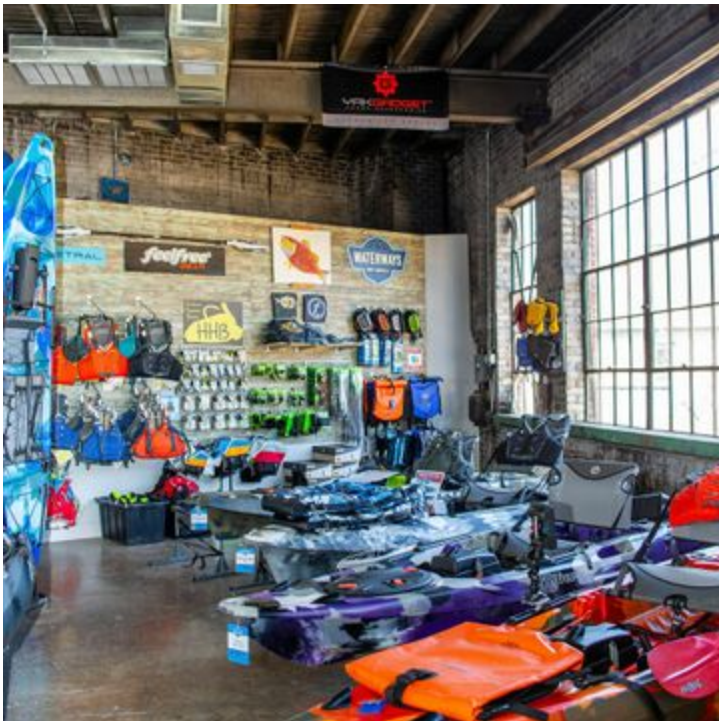
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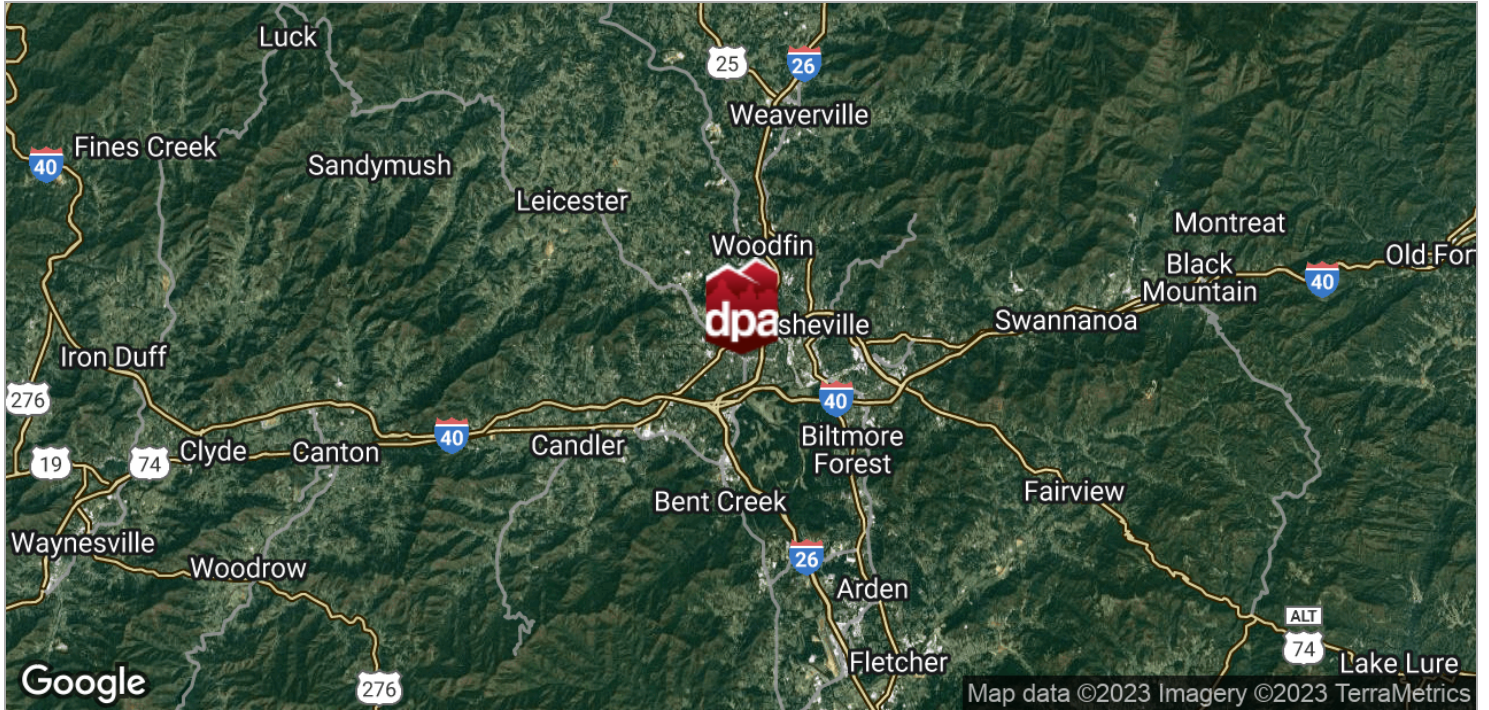
HAYWOOD ROAD RETAILER MAP



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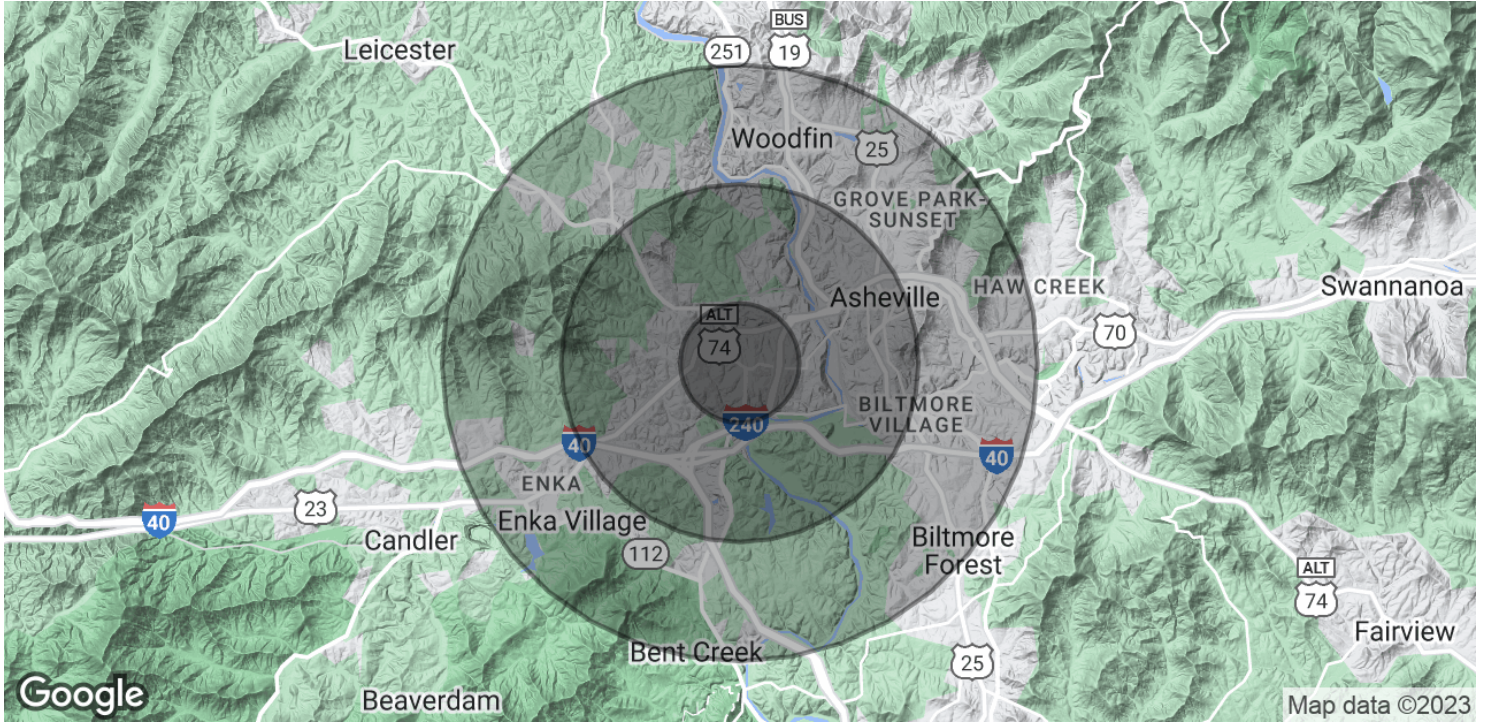
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,943	39,666	81,295
Average Age	35.9	36.2	37.3
Average Age (Male)	32.7	34.7	35.7
Average Age (Female)	38.2	37.6	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,185	16,923	35,316
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$46,387	\$44,634	\$51,621
Average House Value	\$103,341	\$184,597	\$245,498

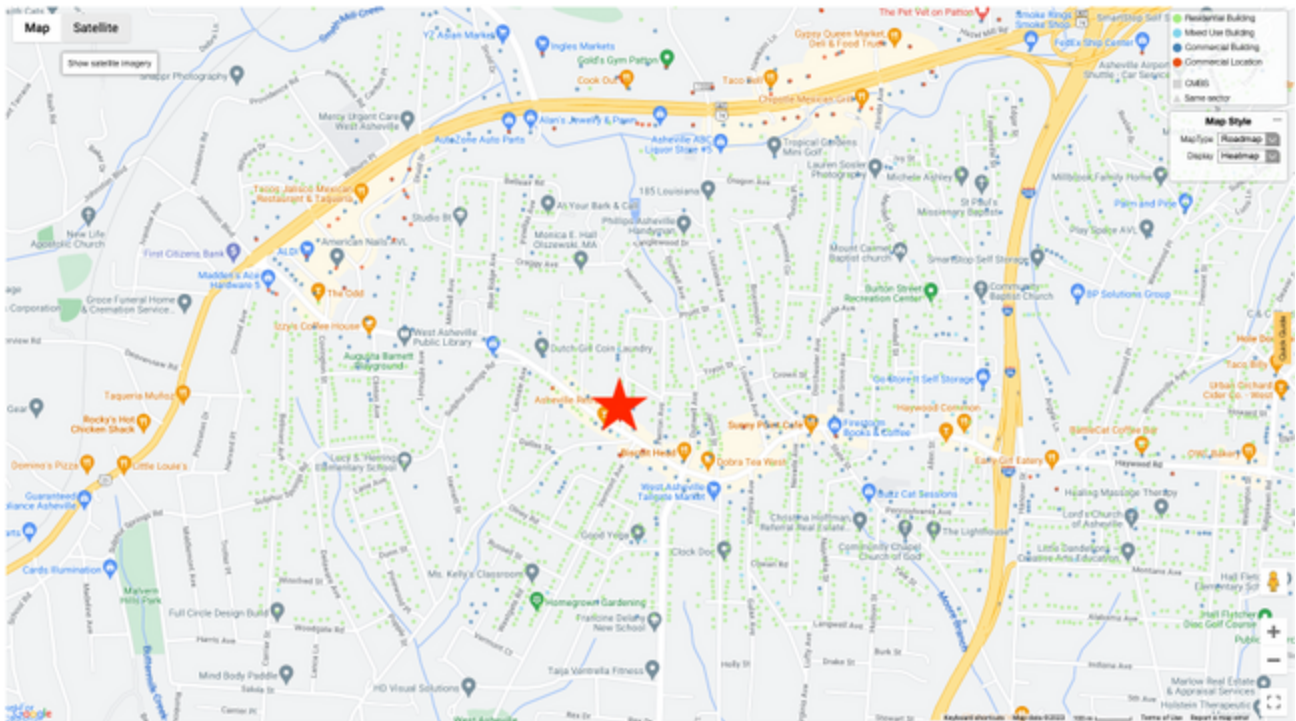
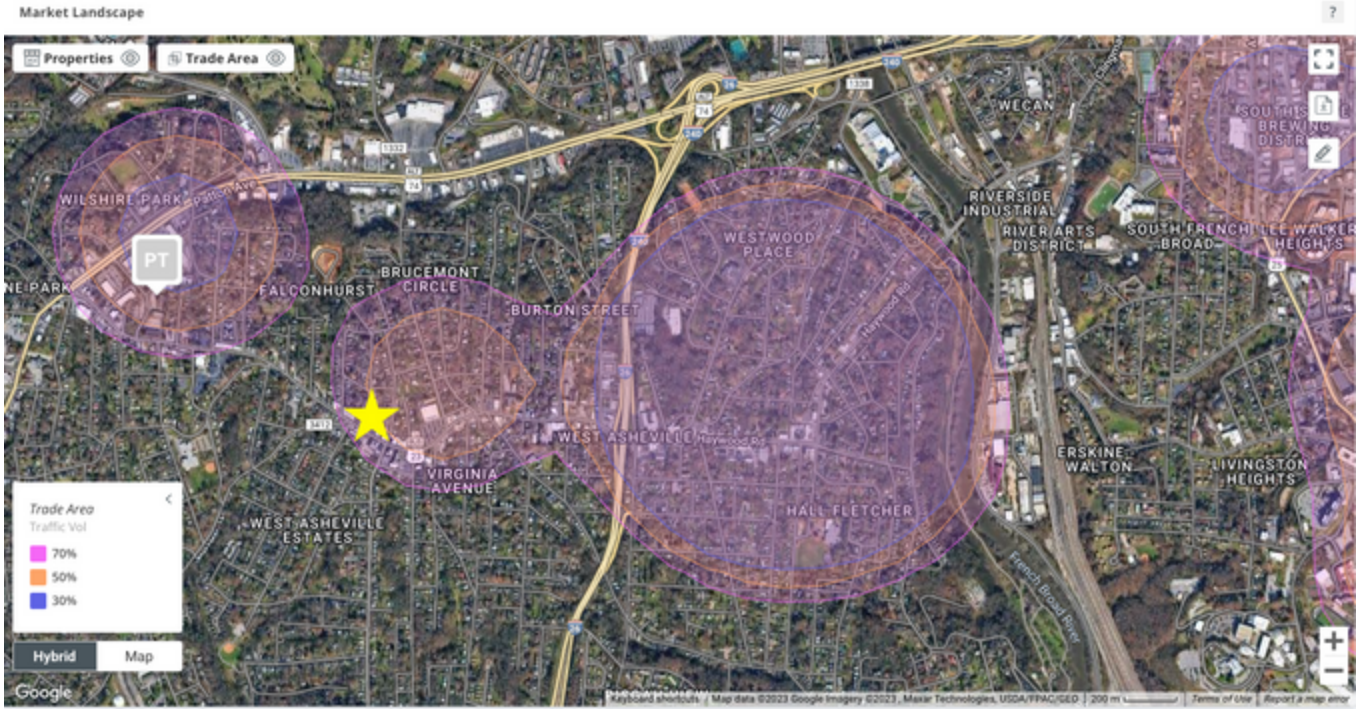
** Demographic data derived from 2020 ACS - US Census*



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RETAIL TRADE AREA HEAT MAPS



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