



Dewey Property Advisors

255 - 257 SHORT COXE AVENUE



RETAIL PROPERTY FOR LEASE

ASHEVILLE, NC 28801

Presented By

TIM BRAMLEY, CCIM, SIOR

828.548.0090

Tim.Bramley@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue

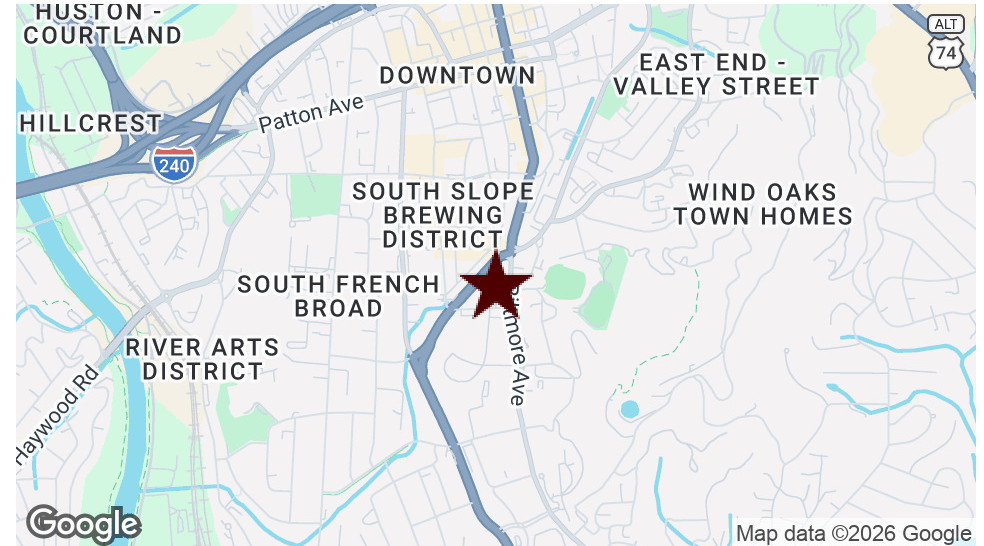
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SOUTH SLOPE RETAIL / OFFICE FOR LEASE | 255 SHORT COXE AVE, ASHEVILLE, NC 28801

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Building Size:	5,850 SF
Available SF:	2,250 SF
Year Renovated:	2026
Zoning:	CBD

PROPERTY OVERVIEW

Downtown Asheville space available for lease. Suitable for a variety of uses including studio, retail, gallery, office or flex/warehouse. This is a prime retail or office opportunity in Asheville's growing South Slope.

This offering includes 2,250 SF of available space at 257 Coxe Ave. The space features an open floor plan with a modernized exterior and tasteful interior finishes designed to complement a variety of business concepts.

PROPERTY HIGHLIGHTS

- Easy access off Biltmore Avenue
- Convenient on-site parking



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EXTERIOR PHOTOS



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LEASE SPACE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,250 SF	Lease Rate:	\$23 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building 2: 257 Short Coxe Ave	Available	2,250 SF	NNN	\$23.00 SF/yr



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BUILDING 2: 257 SHORT COXE AVE



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

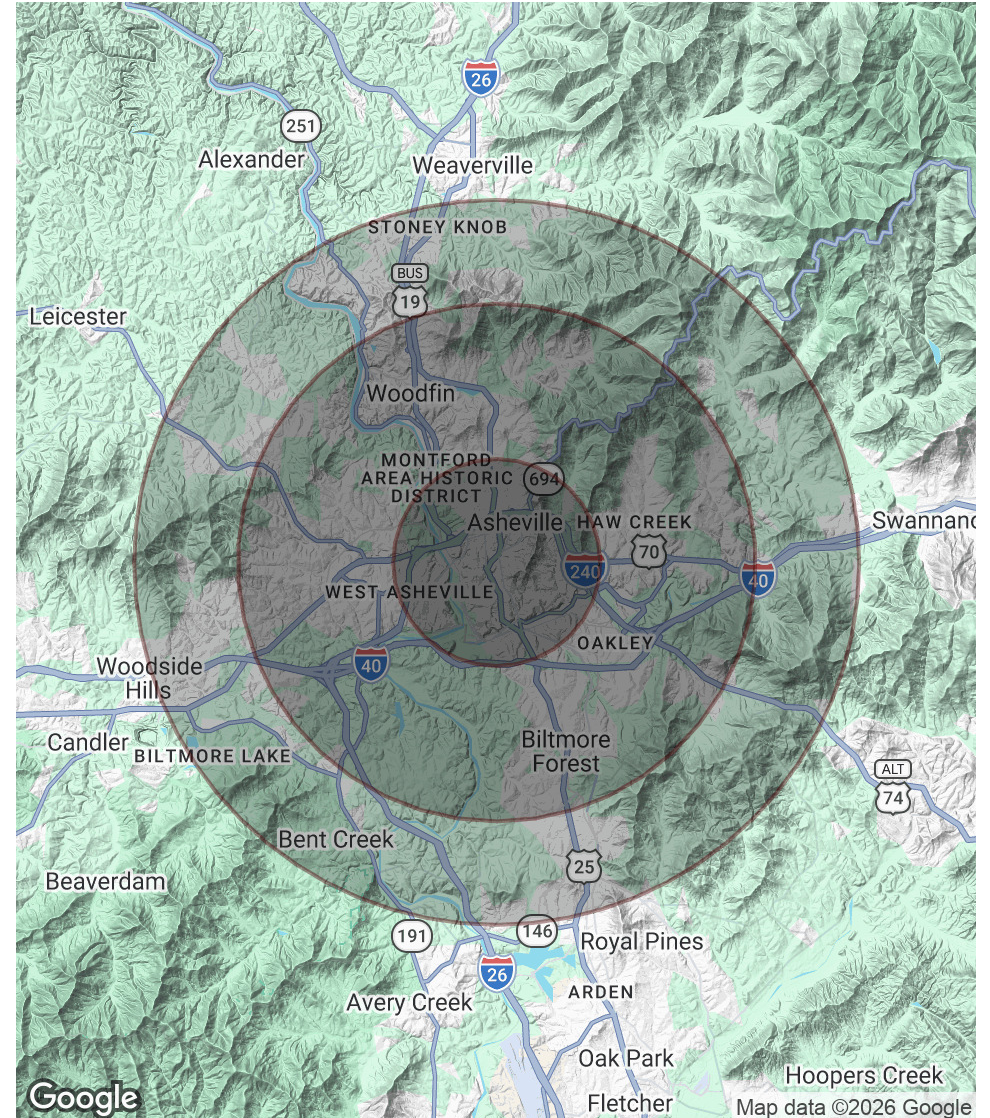
POPULATION

	2 MILES	5 MILES	7 MILES
Total Population	29,306	101,685	146,395
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME

	2 MILES	5 MILES	7 MILES
Total Households	14,026	46,039	65,690
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$93,763	\$102,919	\$102,812
Average House Value	\$570,144	\$508,155	\$493,374

2020 American Community Survey (ACS)



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