

Likewise



For Lease



**FLEXIBLE SPACE IN THE HEART
OF DOWNTOWN ASHEVILLE**

46 Aston Street, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

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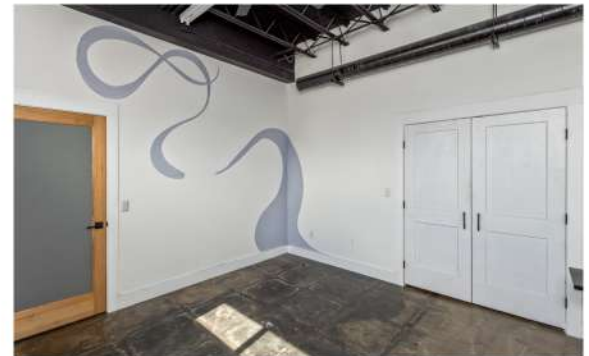


OFFERING SUMMARY

LEASE PRICE **\$20/SF NNN**

BUILDING SIZE **± 4,255 SF**

ZONING **CBD**



PROPERTY FEATURES

- Free-standing building in downtown Asheville
- Featuring light, open floor space, two bathrooms, 3 private offices, and a glass roll-up door
- Ideal for large meetings, classes, flexible office, or workshop space
- Landlord is open to long and short-term leases and open to leasing only part of the building
- Zoned CBD, allowing for a wide range of professional, medical, or retail uses
- Located just moments from public transportation, Asheville Yards concert venue, Asheville Brewing Company, and numerous restaurants, bars, apartments, and hotels.
- Ample parking on site
- MLS# 4362706

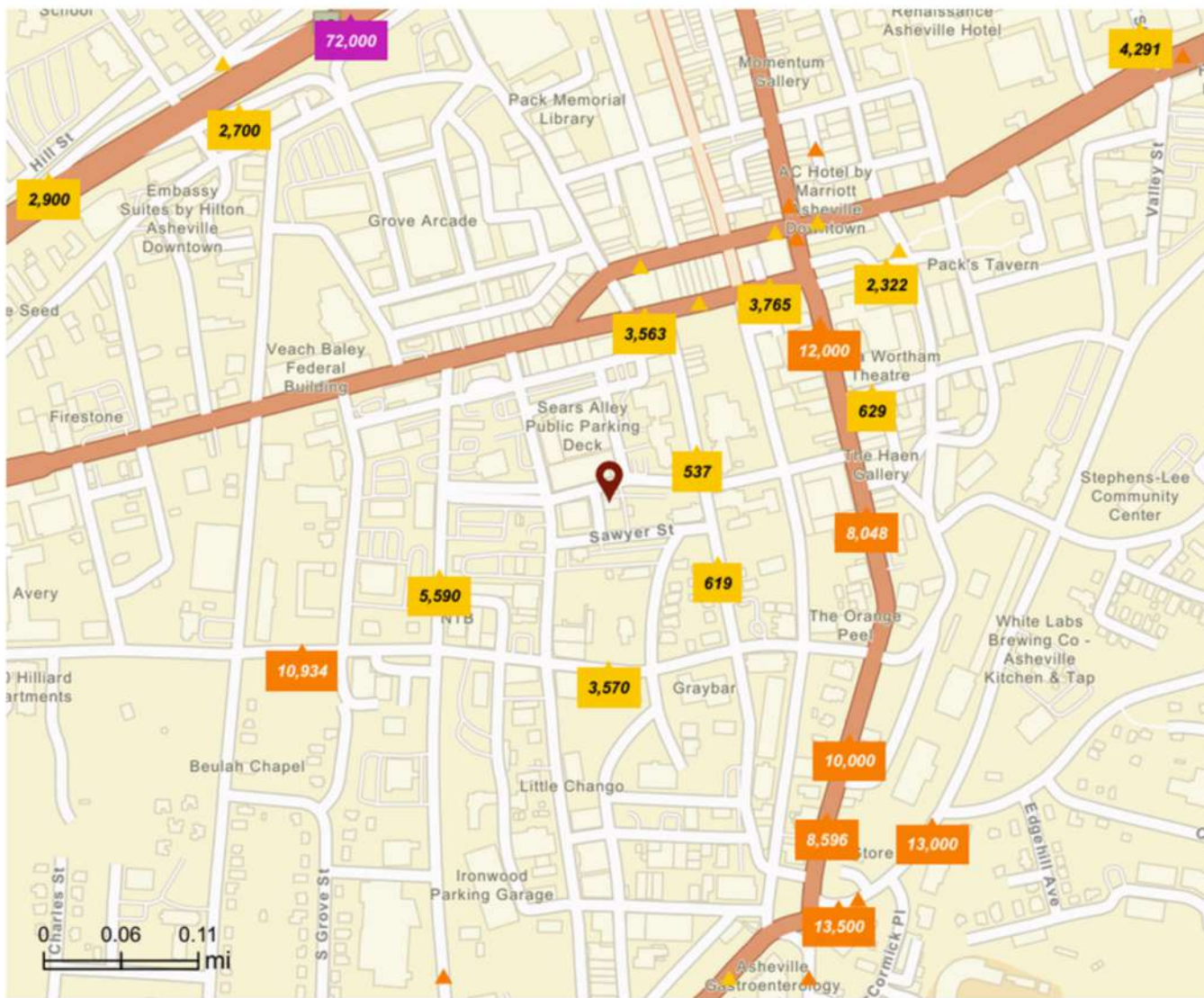


TOTAL GLA:
± 4,255 SF



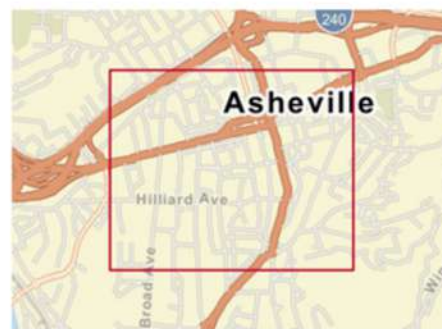


TRAFFIC COUNT MAP



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



Business Key Facts 46 Aston St, Asheville, North Carolina, 28801 | Rings: 1 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics



Largest Businesses in Area



Most Employees

Buncombe, County	Independent	1,400
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Highest sales volume

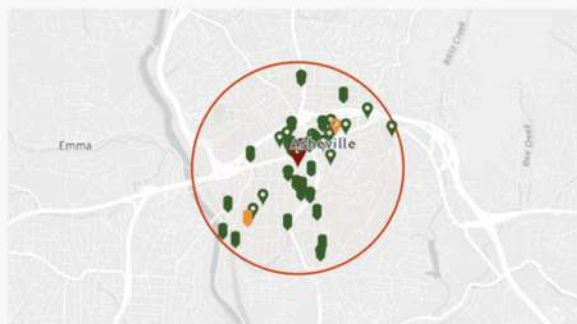
Tfab Inc	Independent	\$114M
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Daytime Population

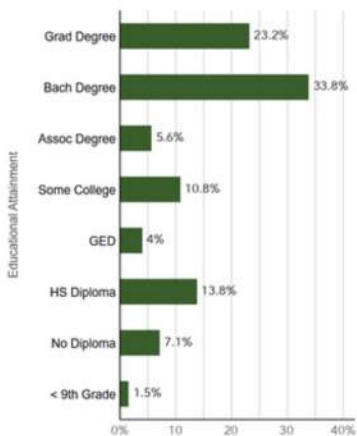


Urban Core

Dominant Urbanicity Type



About the Workforce



Tapestry



About the Community



Businesses Per 1,000 Population

Business Categories	1 mile	ZIP Codes 28801 (Asheville)	States North Carolina	United States of America United States
Restaurants	20.40	14.25	2.23	2.45
Health Care & Social Assistance	33.73	27.80	3.57	3.76
Retail	20.00	14.88	4.64	4.60
Manufacturing	5.10	3.94	1.25	1.32
Finance & Insurance	13.14	9.10	1.64	1.80
Professional & Tech Services	36.09	26.27	3.17	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



DEMOGRAPHIC SUMMARY

46 Aston St, Asheville, North Carolina, 28801
Ring: 1 mile radius

KEY FACTS

10,198

Population



5,305

Households

40.8

Median Age

\$44,142

Median Disposable Income

EDUCATION

8.7%

No High School Diploma



17.8%
High School Graduate



16.5%
Some College/
Associate's Degree



57.0%
Bachelor's/Grad/
Prof Degree

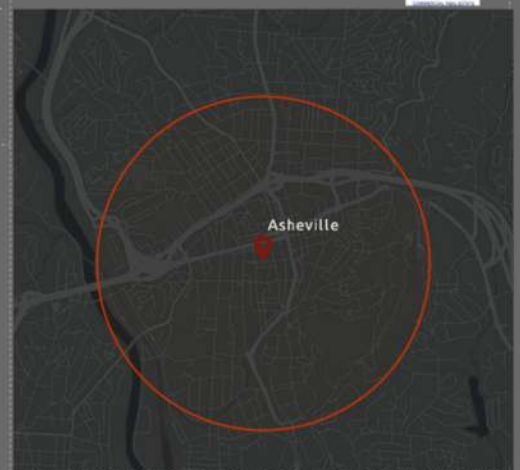
INCOME

\$55,501
Median Household Income

\$44,447
Per Capita Income

\$15,585
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar 70.8%

Blue Collar 10.1%

Services 20.8%

9.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri