

Likewise



# For Lease

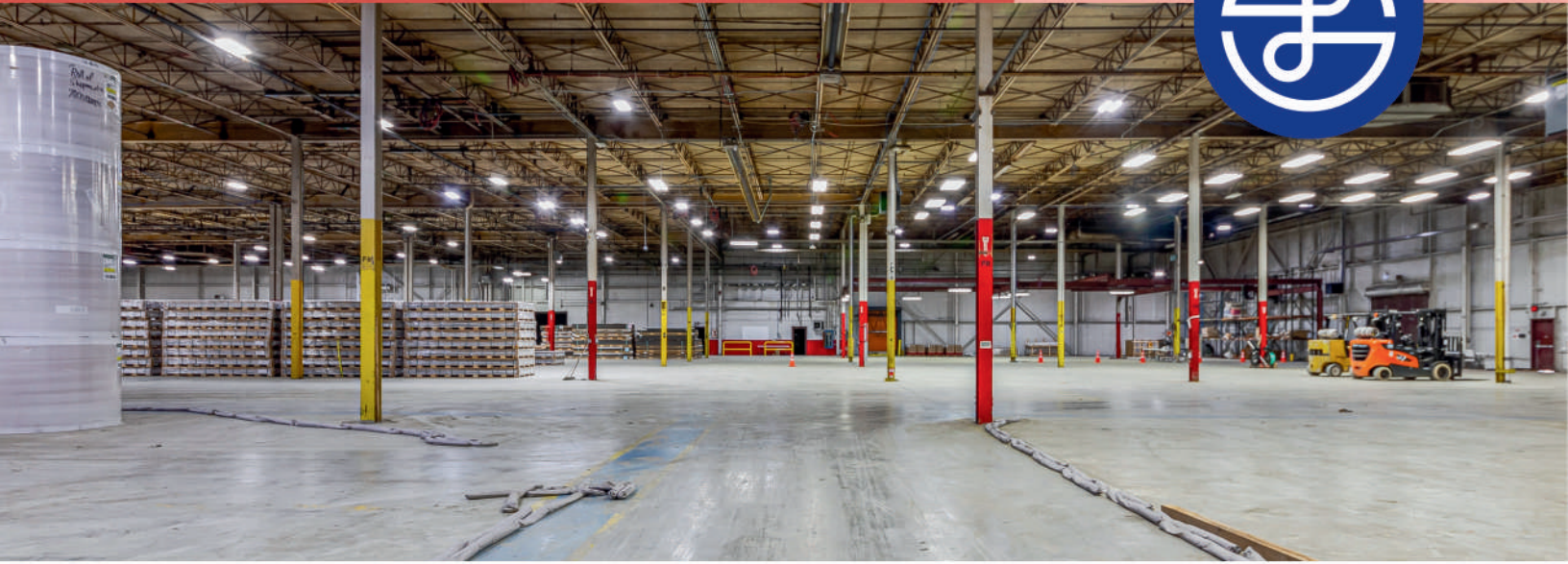


**FREE-STANDING  
INDUSTRIAL FACILITY**

90 Christ School Road, Arden, NC 28704

**Likewise**  
COMMERCIAL REAL ESTATE

Carla Barnard & Stacy Wheeler **LISTING BROKERS**  
828.222.3685 | info@likewisecommercial.com | likewisecommercial.com



## OFFERING SUMMARY

LEASE PRICE **\$9.90/SF NNN**

BUILDING SIZE **± 122,392 SF**

ZONING **EMP**



## PROPERTY FEATURES

- Highly functional, free-standing manufacturing, warehouse, and office building
- 9 total loading docks and 3 drive-in doors
- 16,000 AMP electricity
- ± 11,000 SF office/showroom space
- ± 2 AC of additional parking or laydown yard
- Ideal for single tenant use of building (122,392 SF)
- Option to configure for multi-tenant use:
  - 3 Proposed Units
    - 79,297 SF
    - 18,000 SF
    - 25,000 SF
    - Units can be combined
- Centrally located, 12-minute drive to Asheville Regional Airport, 15 minutes to Asheville
- Less than 10 minutes to I-26





## PROPERTY DETAILS

PINs	9653691988 & 9653695788
Number of Units	1 - 3 units
Net Rentable Area	± 1222,392 SF
Laydown Yard	± 2 AC of laydown yard
Land SF	326,264 SF
Land Acres	7.49 AC
Year Built	1972
Zoning Type	EMP - Commercial Manufacturing Warehouse with Offices
Flat Floor	Yes
Number of Stories	1
Parking	± 50 on-site spaces, option to expand
Roof	Metal, TPO & Ballast
Trailer Parking	Yes
Ceiling Heights	24' & 36'
Dock High Doors	10'
Grade Level Doors	3 (10' x 10')
Column Spacing	Manufacturing: 30' x 40' Warehouse: 20' x 30'
Fence Yard	Yes
Office SF	± 11,000 SF

## MECHANICAL/CONSTRUCTION

HVAC	Warehouse: Heat Only Manufacturing & Office: Fully Conditioned
Fire Sprinklers	Yes - Wet
Electric/Power	16,000 AMPs
Lighting	Needs to be upgraded
Foundation	Concrete
Exterior	Metal Paneling & Concrete
Parking Surface	Asphalt
Landscaping	None

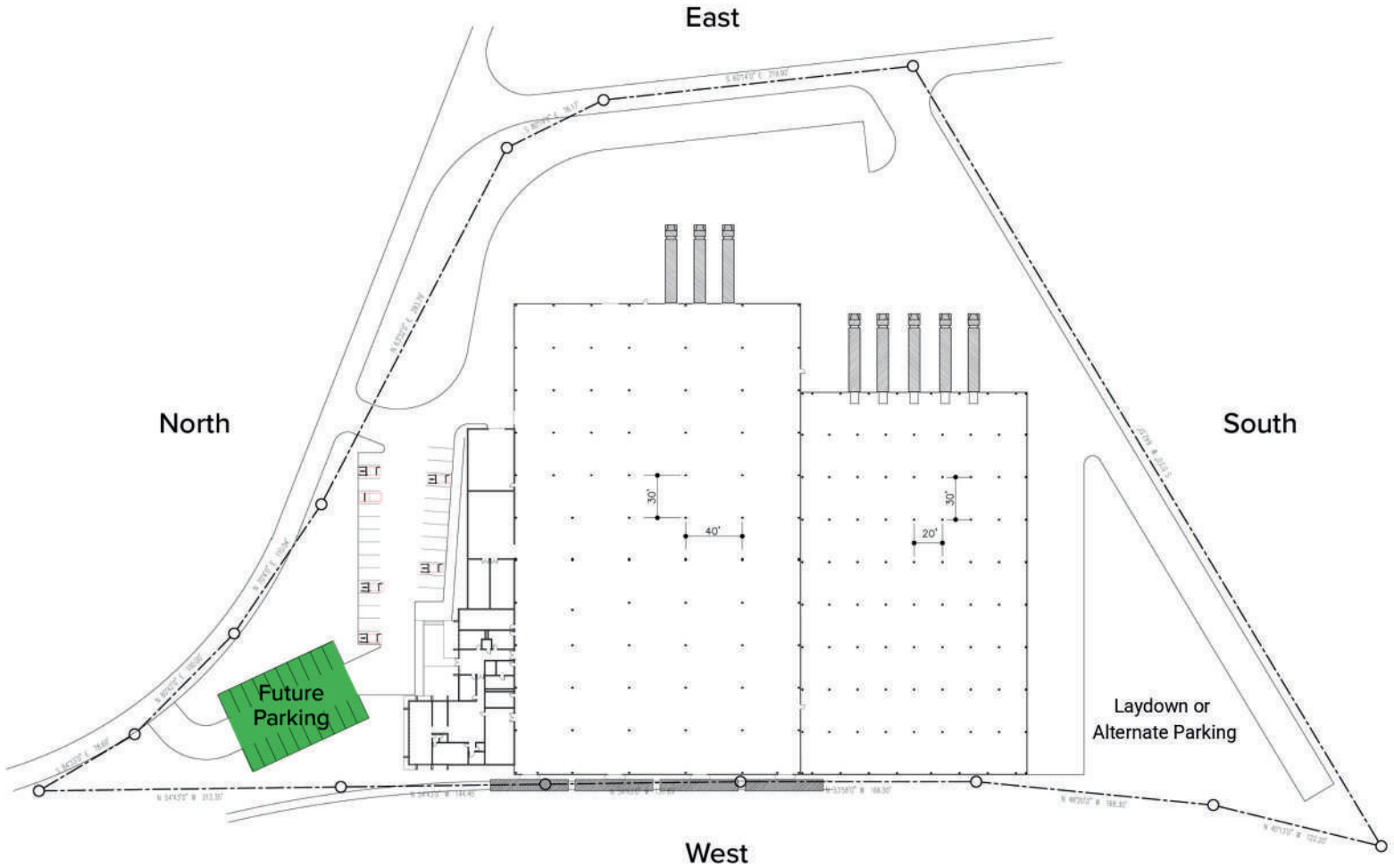
## PROPOSED MULTI-TENANT PLAN





# SITE PLAN

AS OF 2025 PLAN



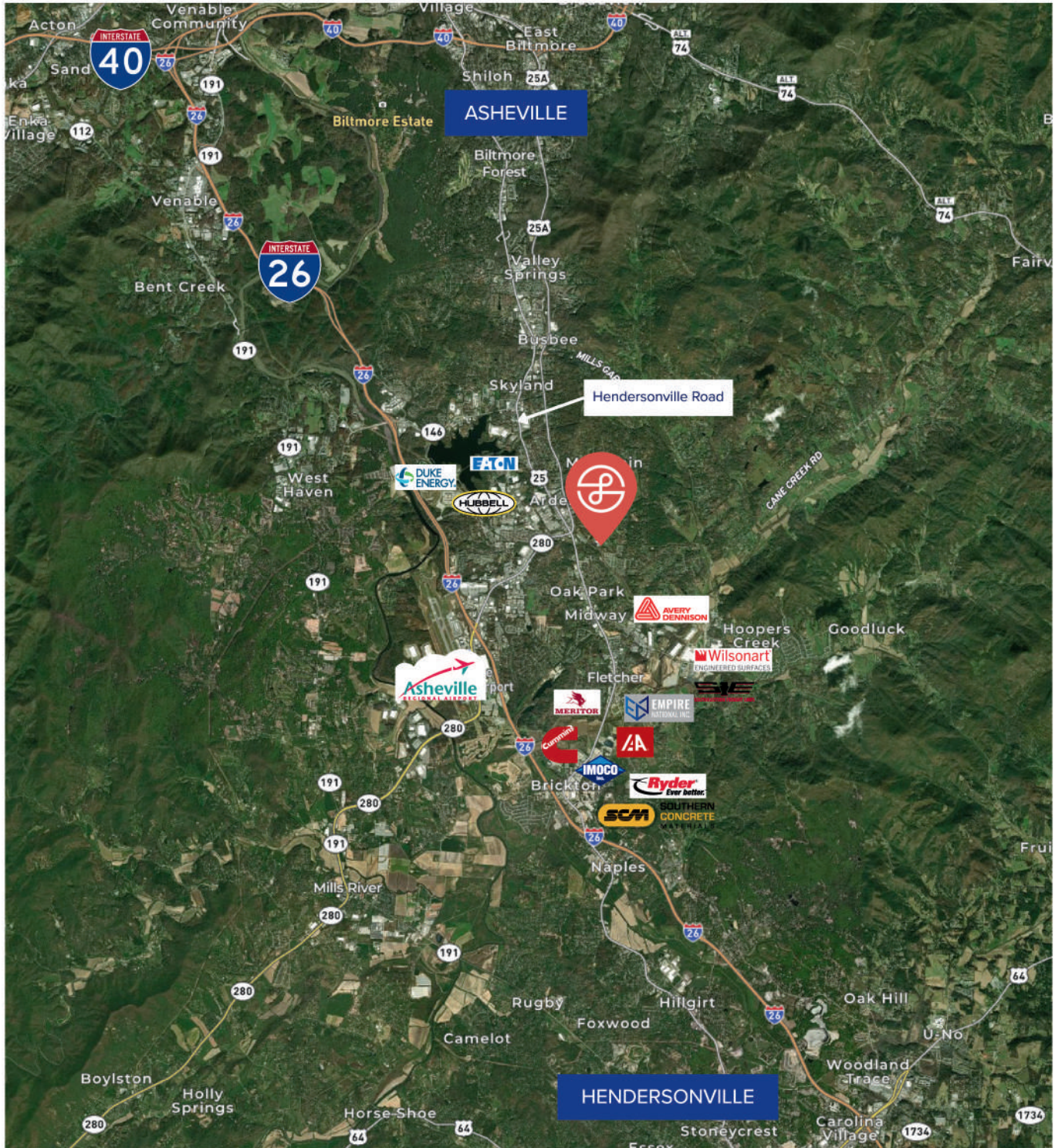


## AERIAL



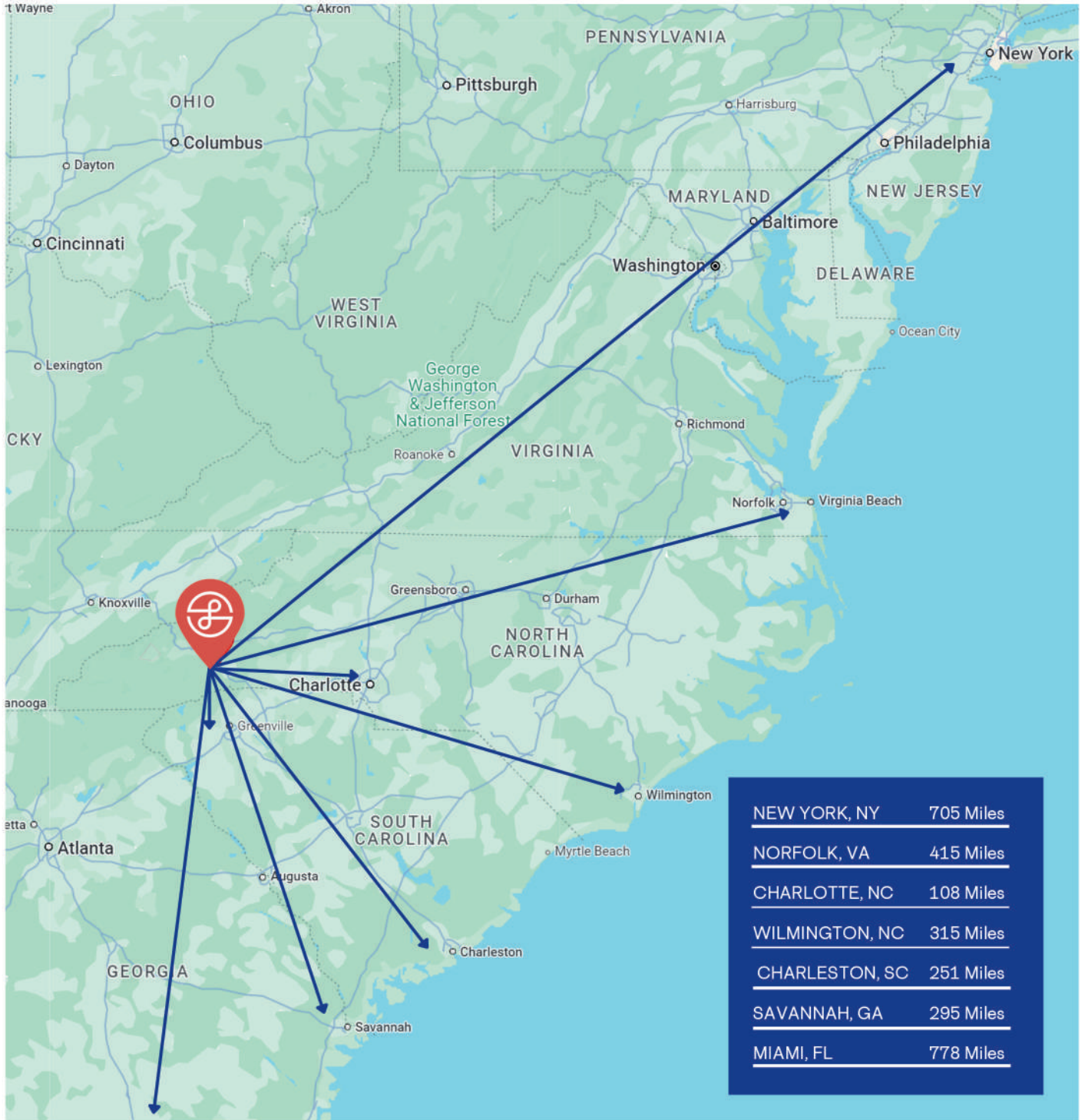


## REGIONAL MAP





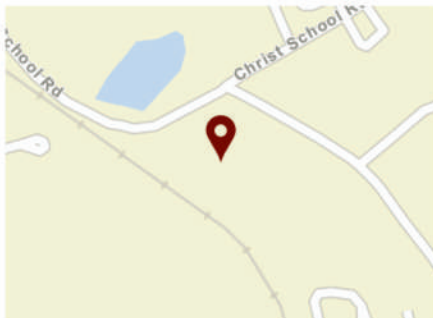
## EAST COAST PORT CITIES





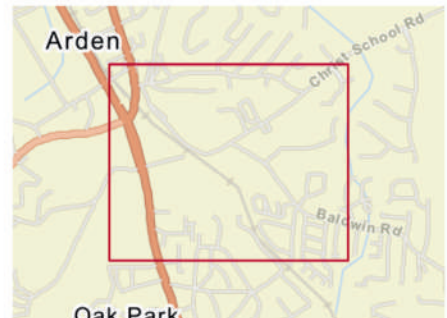
# TRAFFIC COUNT MAP

Close-Up



### Average Daily Traffic Volume

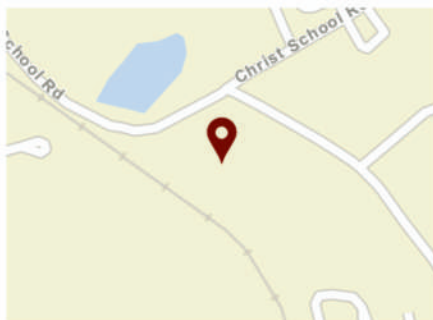
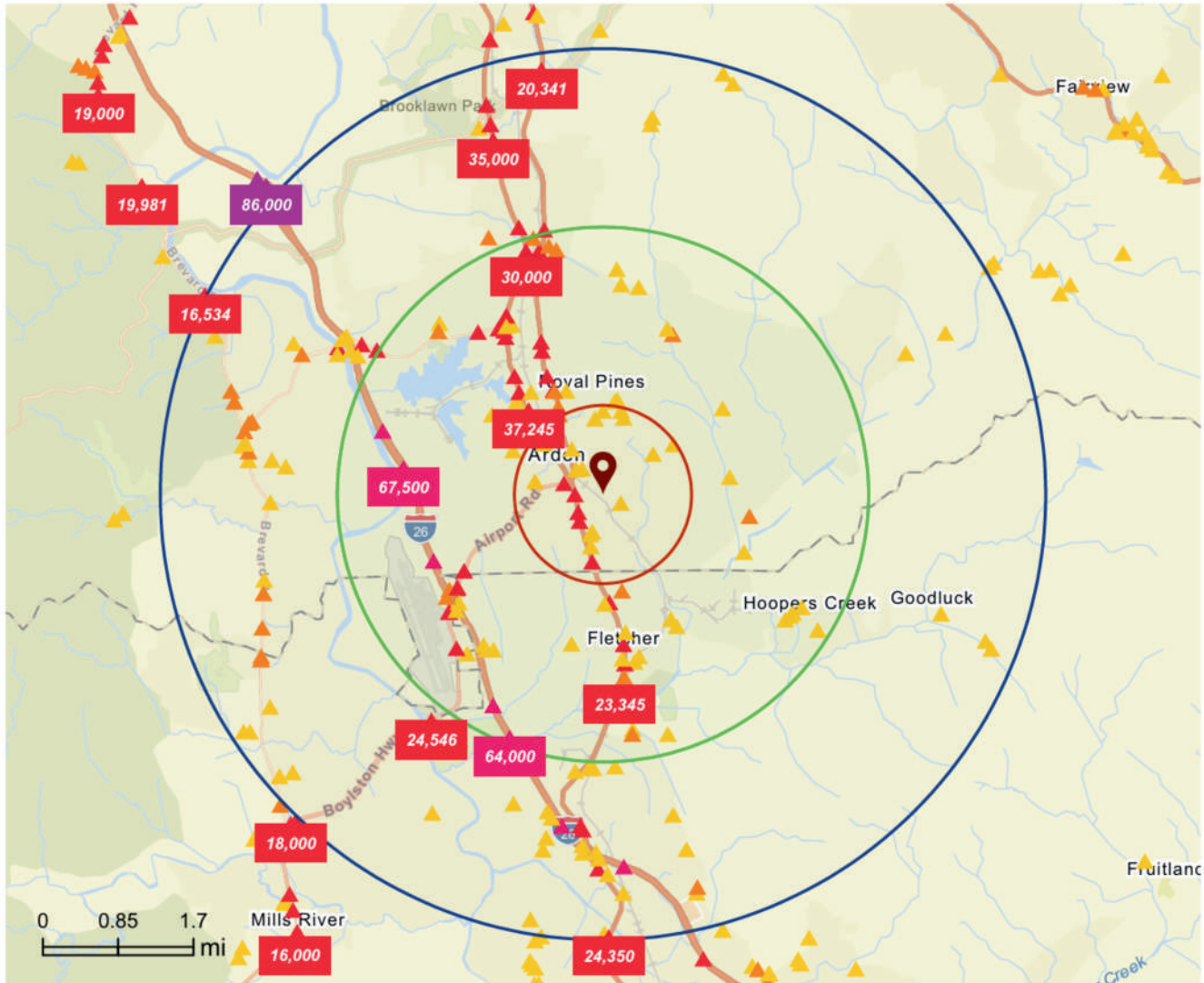
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





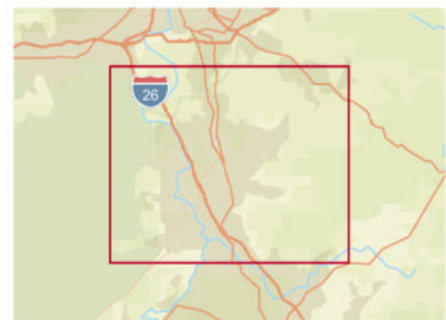
# TRAFFIC COUNT MAP

1, 3, & 5 miles Radii



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# KEY DEMOGRAPHICS

Within a 5 Mile Radius

## KEY FACTS

62,647

Population

42.9

Median Age



Average Household Size

\$82,053

Median Household Income

## EDUCATION

5.3%

No High School Diploma



20.1%

High School Graduate



26.0%

Some College/ Associate's Degree



48.6%

Bachelor's/Grad/ Prof Degree

## BUSINESS



2,956

Total Businesses



36,171

Total Employees

## EMPLOYMENT



65.2%

White Collar



19.1%

Blue Collar



15.7%

Services

5.3%

Unemployment Rate

## INCOME



\$82,053

Median Household Income



\$51,539

Per Capita Income



\$227,534

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: <\$15,000 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	4.7%	-3.7%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$15,000 - \$24,999	6.4%	-0.6%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$25,000 - \$34,999	5.8%	-0.8%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$35,000 - \$49,999	11.6%	+1.1%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$50,000 - \$74,999	17.0%	+0.1%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$75,000 - \$99,999	13.3%	+0.1%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$100,000 - \$149,999	16.7%	+0.9%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$150,000 - \$199,999	11.3%	+0.9%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$200,000+	13.3%	+2.1%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>

Bars show deviation from Buncombe County



# BUSINESS KEY FACTS

Within a 1 Mile Radius

### Key Statistics

**271** Total Businesses  
**3,166** Total Employees  
**\$611M** Total Sales  
**12.0%** Unemployment Rate

### Daytime Population

**6,284**  
Total Population

**6,780**  
Total Daytime Population

Ratio of daytime to total population:

**1.08**

Values > 1.0 mean that more people come to the area during the day than live there.



**Suburb**

Dominant Urbanicity Type



**13.1**

Avg Number of Employees



**86.3** ↑

Total Business Per Sq Mi  
This is 328.2% higher than Buncombe County

### Top 25 Largest Businesses in Area

**25\*** 100 or More Employees  
**25\*** \$10M+ Annual Sales Vol



Highest sales volume

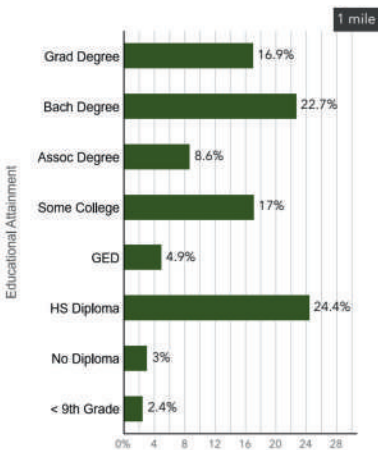
Simply Home Independent \$1.34B

Most Employees

Simply Home Independent 1,200

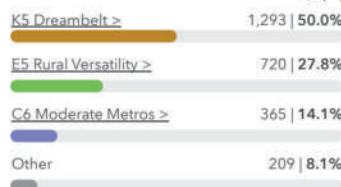
### About the Workforce

**17.4%** Services  
**17.9%** Trades/Skilled Labor  
**64.6%** Office Based



### Tapestry

Top 3 segments by household count



[View comparison table](#)

### About the Community

**0.8% ↑** Pop Growth Rate is 58.3% higher than United States  
**112** Wealth Index Below 100 = low Above 100 = high  
**0.8% ↓** Housing Units Growth Rate is 8% lower than United States

### Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 28704 (Arden)	States North Carolina	United States of America United States
Restaurants	2.07	3.85	3.29	2.70	2.24	2.45
Health Care & Social Assistance	2.39	5.33	4.90	3.13	3.52	3.76
Retail	5.89	7.67	6.11	5.51	4.63	4.59
Manufacturing	3.66	3.69	2.79	3.21	1.25	1.32
Finance & Insurance	1.91	2.31	1.96	1.51	1.64	1.79
Professional & Tech Services	3.66	4.33	4.09	3.03	3.16	3.60