

Likewise



For Sale 6-UNIT NEIGHBORHOOD CENTER IN ASHEVILLE

9 Fallen Spruce Drive, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com

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OFFERING SUMMARY

SALE PRICE \$1,750,000

CURRENT NOI \$80,853.39

PROJECTED NOI \$94,713.39

PROPERTY FEATURES

- Six well-maintained units in Northwest Asheville neighborhood center
- Multiple long-term tenants in place with one current vacancy (Unit E)
- Immediate value-add potential and stable cash flow
- Located on 0.50 AC with ample on-site parking
- All tenants operating under NNN leases
- Conveniently located just off of busy New Leicester Highway ($\pm$ 26,500 VPD)
- MLS# 4388863



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FLOOR PLAN



**TOTAL FINISHED AREA:
± 7,737 SF**



FLOOR PLAN

Lower Level



UNIT A

GLA: 1,290 SF

UNIT B

GLA: 1,300 SF

UNIT C

GLA: 1,200 SF



FLOOR PLAN

Upper Level



UNIT D
GLA: 1,296 SF

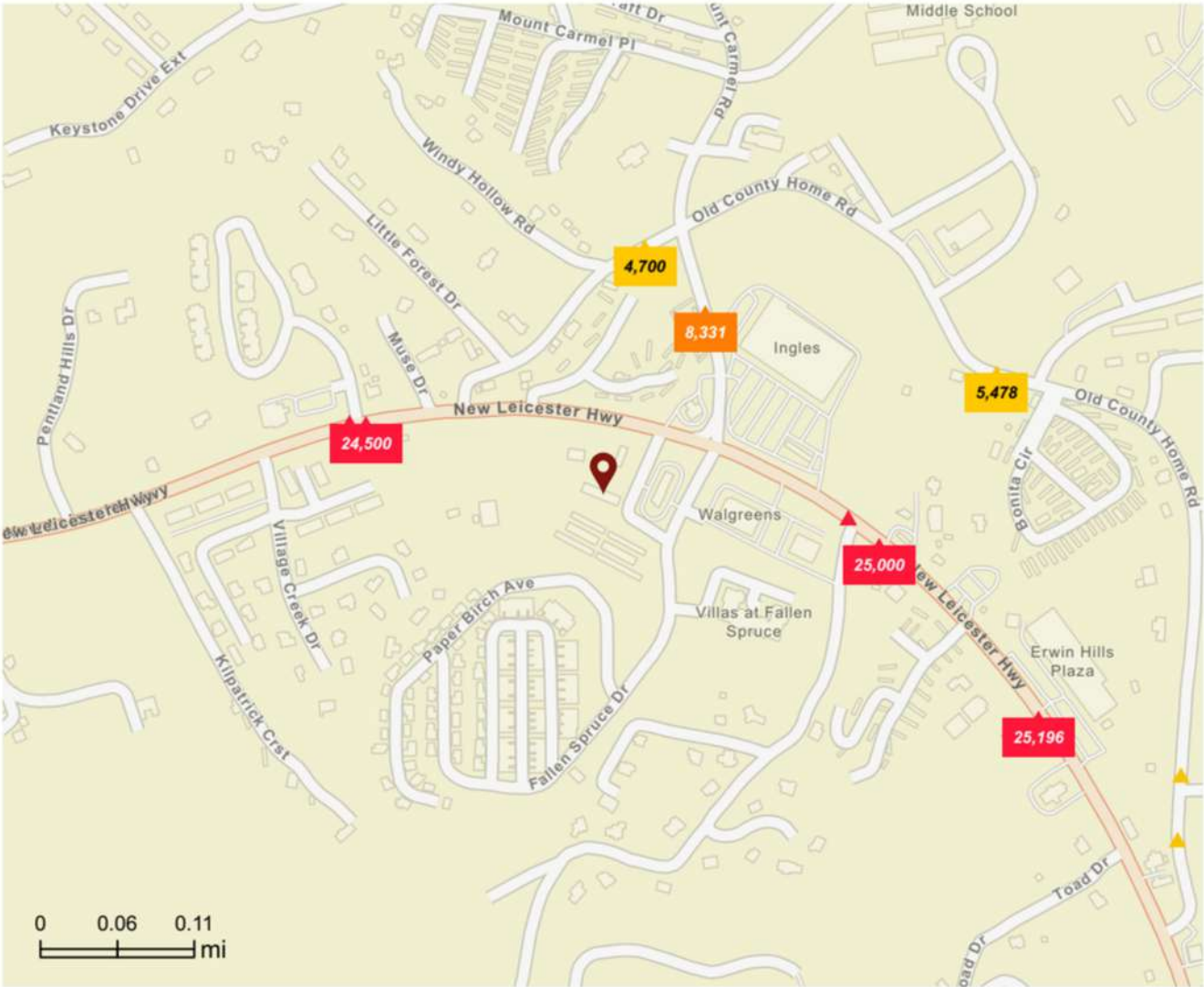
UNIT E
GLA: 1,295 SF

UNIT F
GLA: 1,310 SF



TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

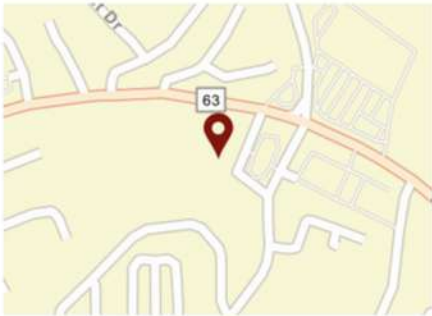
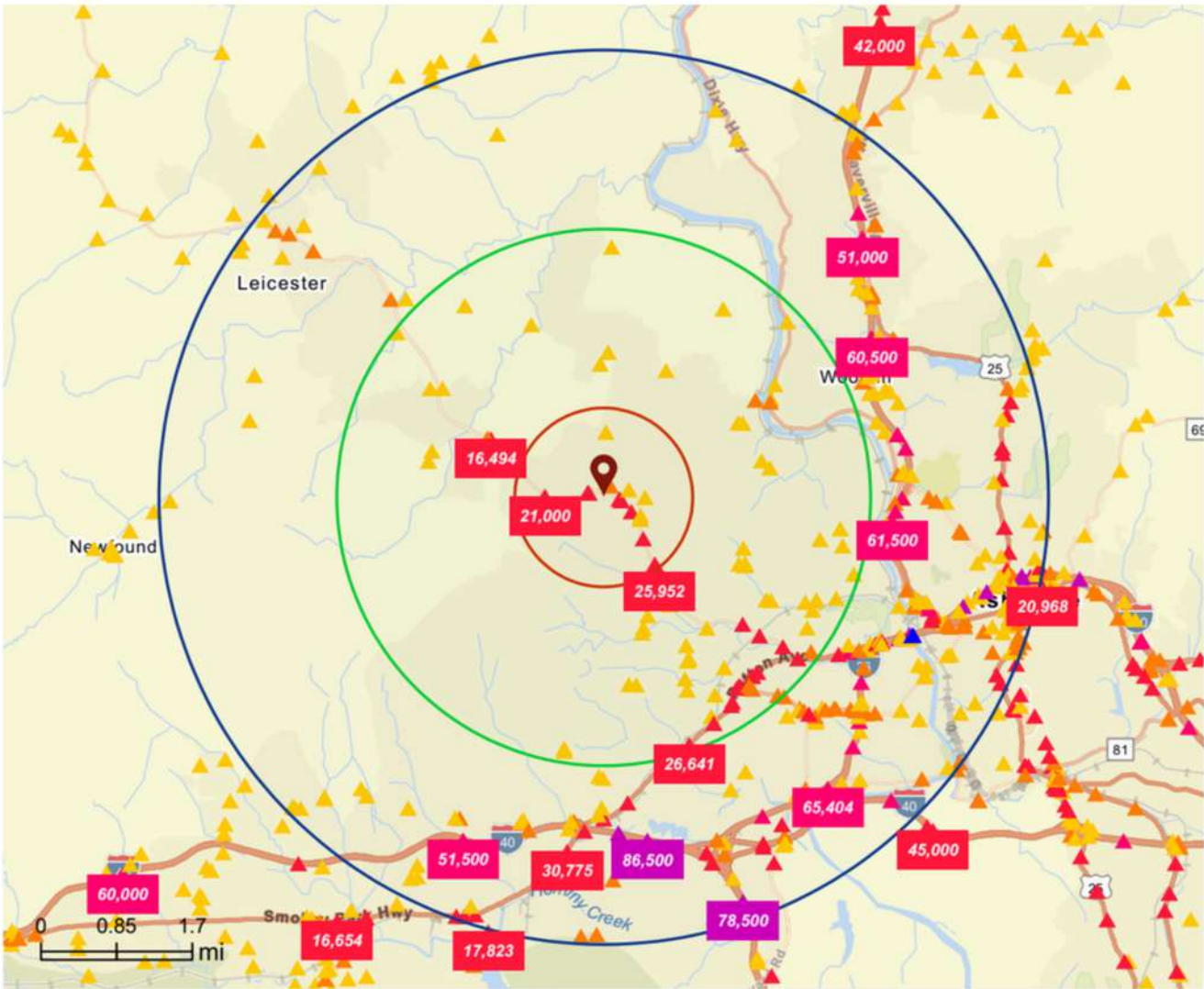
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





TRAFFIC COUNT MAP

1, 3, & 5 mile radius



Average Daily Traffic Volume

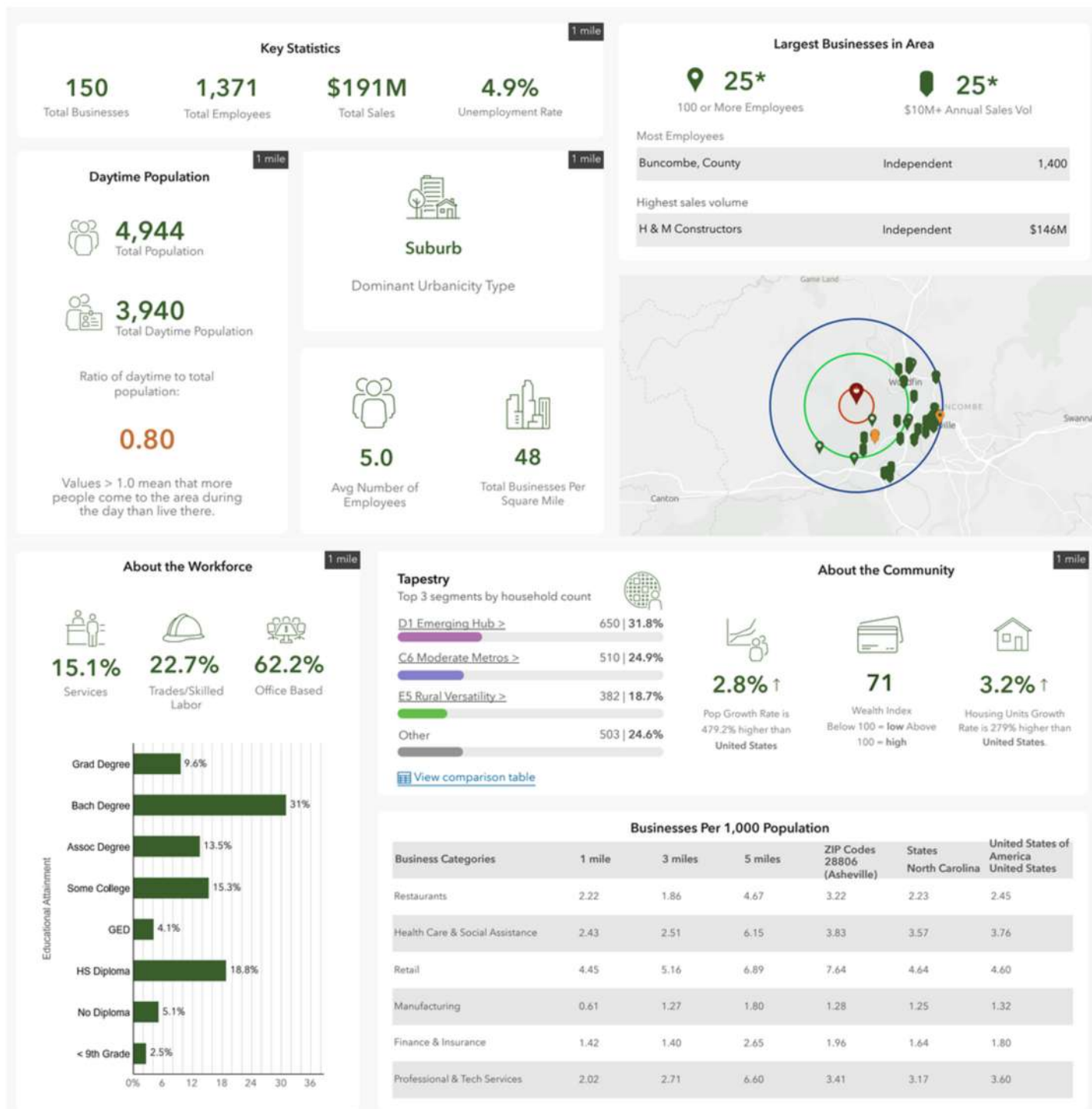
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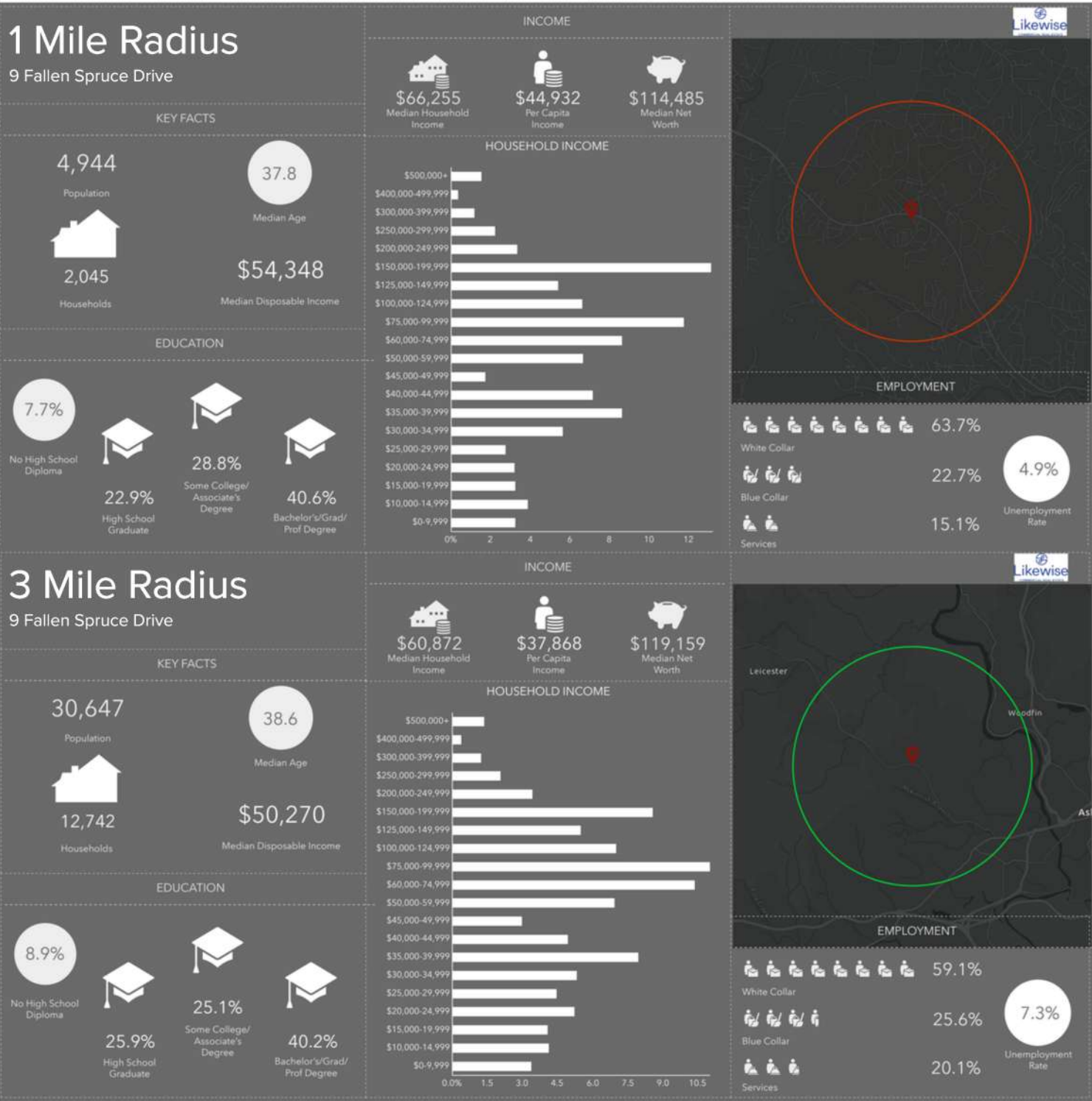
BUSINESS KEY FACTS

1, 3, & 5 mile radius





DEMOGRAPHIC PROFILE





DEMOGRAPHIC PROFILE

