

FOR LEASE
341 Rockwood Road
Arden, NC 28704

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$30.00/sf NNN

7,351±/SF ON 1.93± ACRES LOCATED NEAR POPULAR AIRPORT ROAD



PROPERTY HIGHLIGHTS

NOW LEASING - former restaurant location freshly painted

Site features easy visibility and heavy traffic volumes

Ample parking spaces on all sides of the building

Asheville Regional Airport is just 1 mile away

Easy access to I-26 on and off ramps

Large retail center, interstate access & restaurants nearby



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
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pellis@pulliamproperties.com



PHOTO CREDIT: NOAA

AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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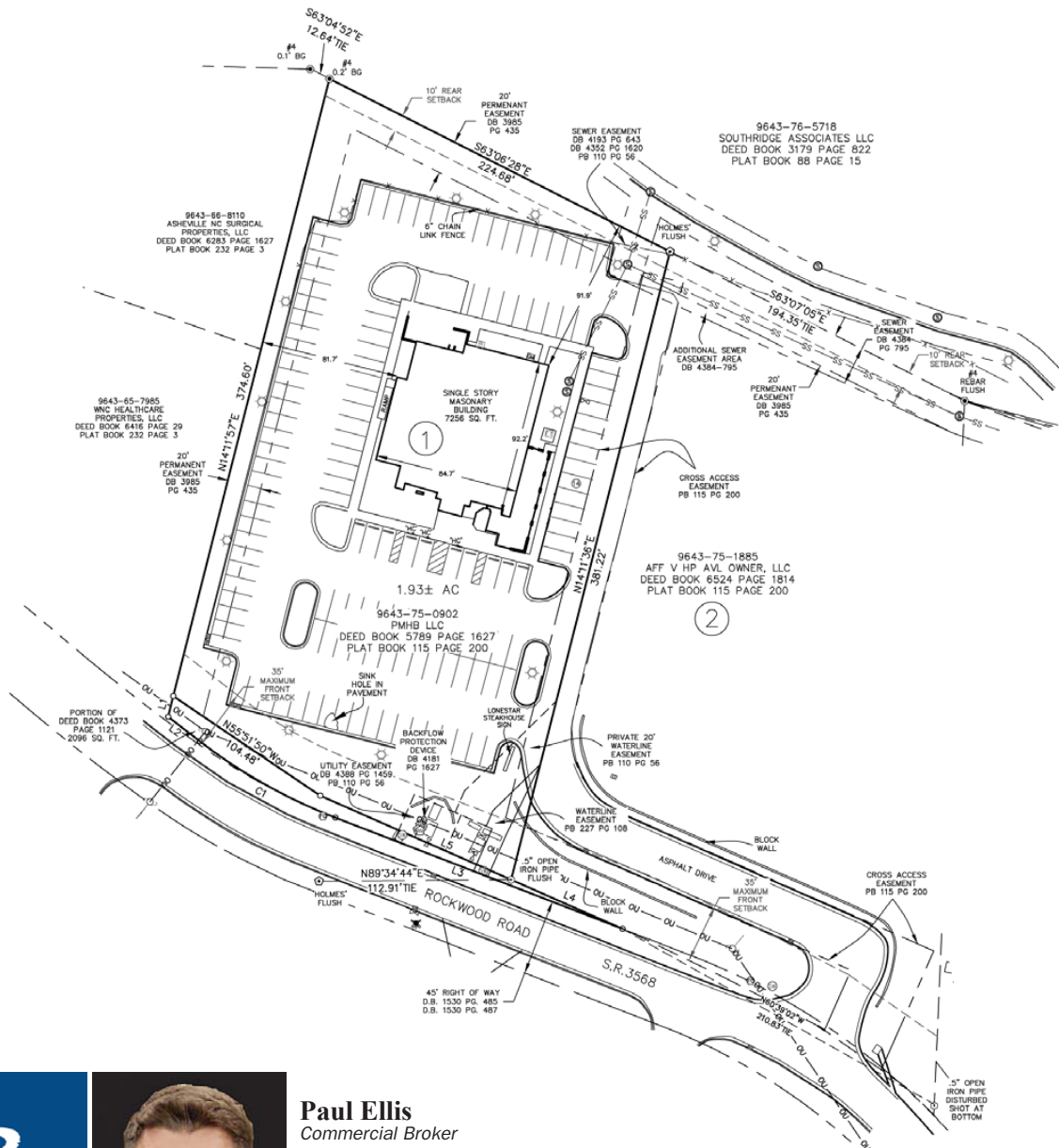
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SITE PLAN



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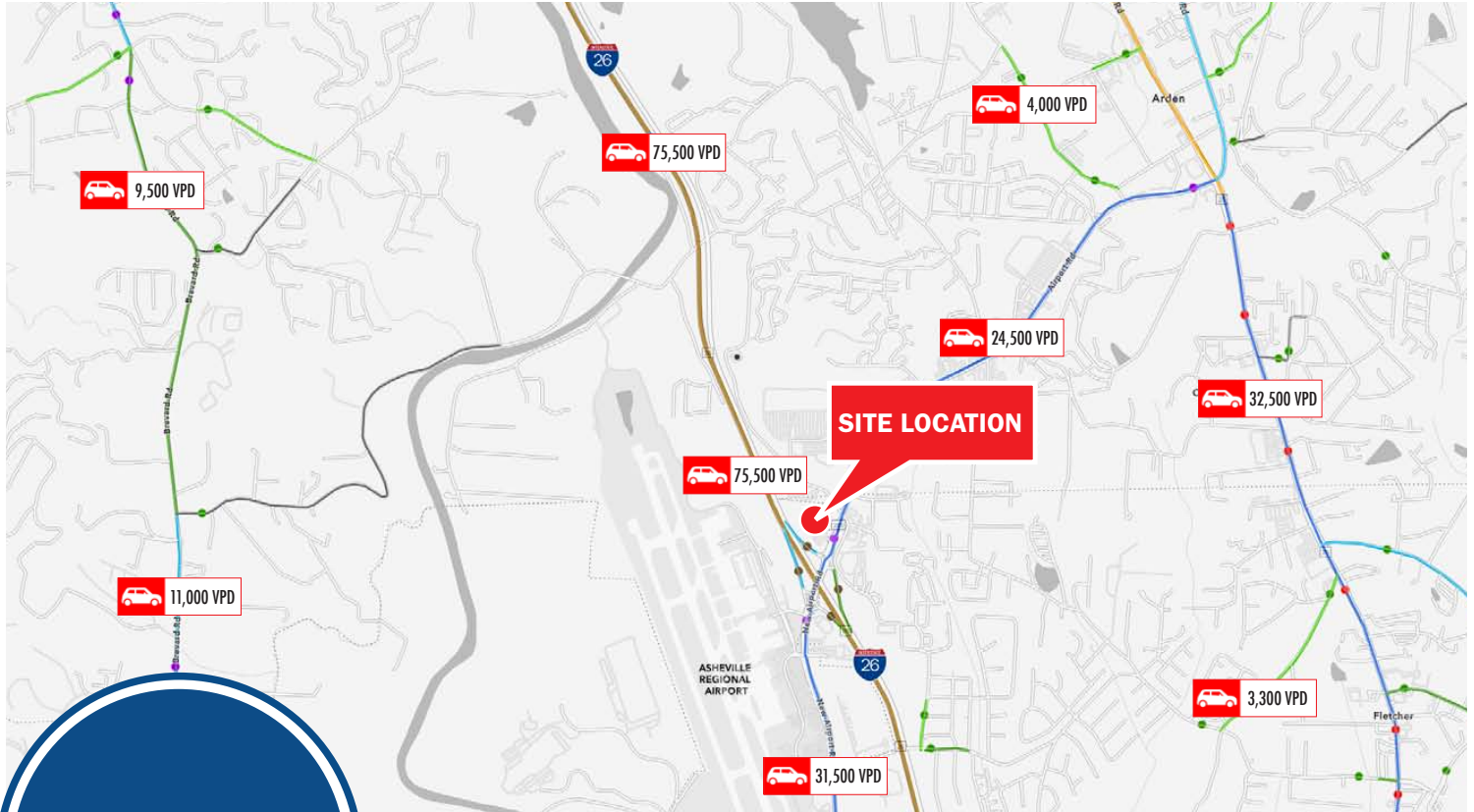
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Airport Rd	McKenna Rd NE	30,800	0.16 mi
NC 280	McKenna Rd NE	30,500	0.17 mi
I-26	Airport Rd SE	68,657	0.21 mi
Airport Rd	McKenna Rd NE	31,938	0.22 mi
NC 280	Airport Rd SW	32,096	0.24 mi
New Airport Rd	Underwood Rd NE	32,409	0.25 mi
Rockwood Rd	Andrew Way NW	683	0.31 mi
Airport Rd	Aviation Way N	28,342	0.50 mi
New Airport Rd	Aviation Way N	29,374	0.50 mi
NC 280	Aviation Way N	30,675	0.51 mi



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SURROUNDINGS



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SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	4,392	29,753
Households	1,893	12,563
Median Age	39.30	41.10
Median Household Income	\$57,243	\$70,592
Daytime Employees	4,613	22,946
Population Growth '24 - '29	+7.15%	+3.82%
Household Growth '24 - '29	+6.76%	+3.48%



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