

WESTGATE REGIONAL SHOPPING CENTER

40 Westgate Parkway | Asheville, NC 28801

PROPERTY OVERVIEW

ABOUT

Westgate Shopping Center is situated less than 1 mile from downtown Asheville, North Carolina, making it a prime commercial real estate location. This 111,852 +/- square foot retail complex boasts a diverse range of stores and services that cater to both local residents and tourists alike. It is located next to the picturesque French Broad River, the Country Inn & Suites by Radisson Hotel, and has excellent visibility from Interstate 240.

SITE ATTRIBUTES

- Center SF: +/- 112,000 SF
- VPD: +/- 100,000
- Parking: 5.7/1,000 SF
- Units from 1,000- 44,000 SF available depending on use
- Raw and fully built-out spaces available

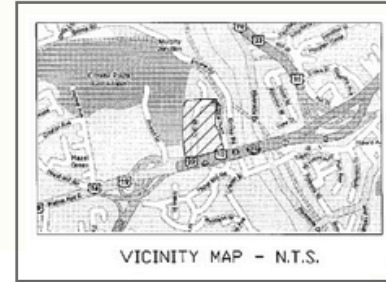


DEMOGRAPHICS	3 MILE	5 MILE
POPULATION	55,708	108,489
MEDIAN AGE	36.99	40.35
AVE. HH INCOME	\$96K	\$101K

SITE PLAN

WESTGATE SHOPPING CENTER

CITY OF ASHEVILLE, NORTH CAROLINA



WESTGATE SHOPPING CENTER

LEASING MAP

MAIN BUILDING

UNIT	AREA
42	4,920 SF
46	2,000 SF
48	5,804 SF

OUTPARCEL

UNIT	AREA
115	1,880 SF
120	1,334 SF

GROUND LEASE

UNIT	AREA
FD	44,000 SF

828-412-8190

ANCHOR TENANTS

EARTHFARE

CVS PHARMACY

THE UPS STORE

CRUMBL COOKIES

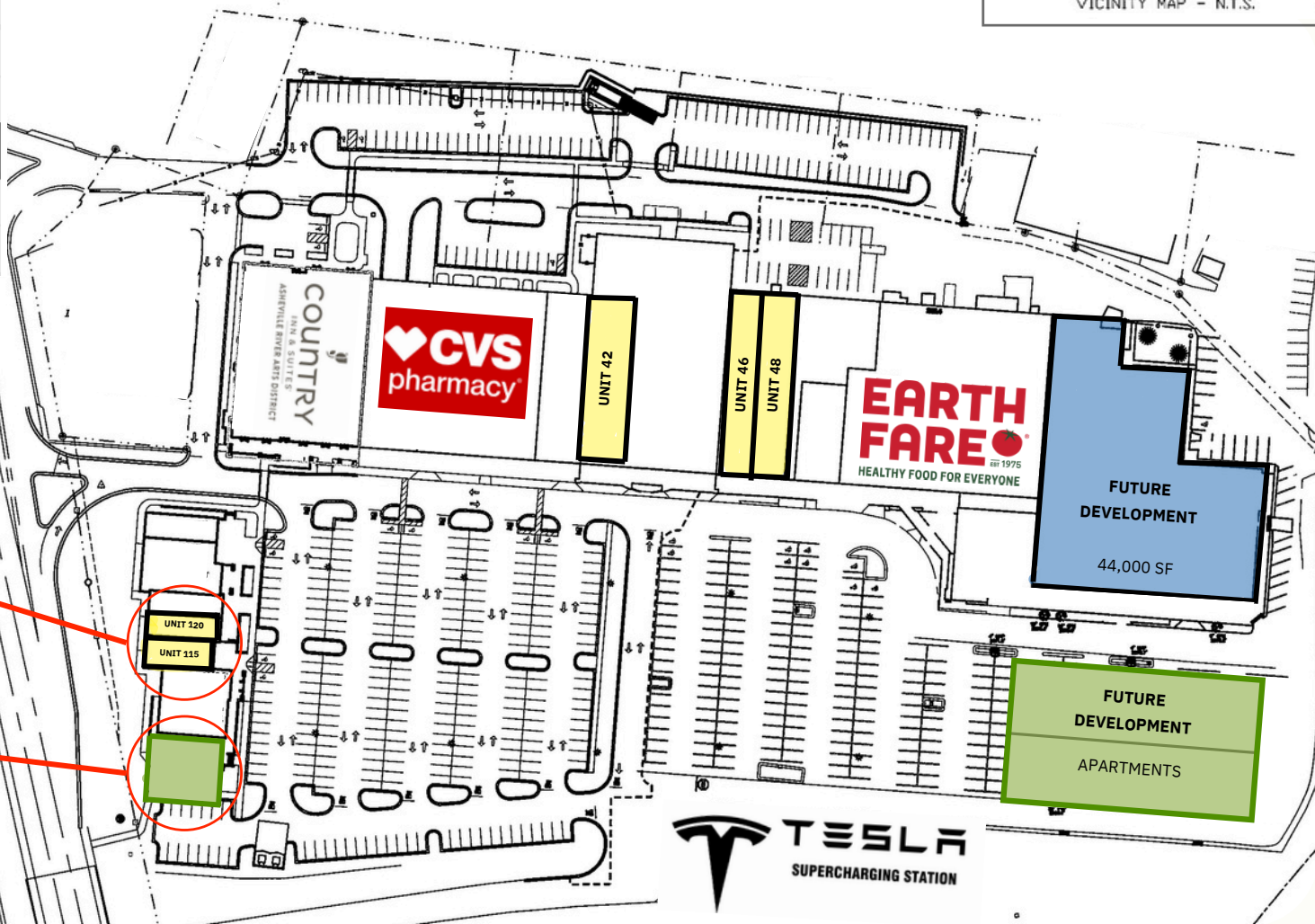
HOTEL

COUNTRY INN & SUITES: RIVER ARTS DISTRICT

TESLA

CHARGING STATION

OPENS MARCH 2025



OUTPARCEL

FUTURE DEVELOPMENT



SITE PLAN - LEASE PLAN

WESTGATE SHOPPING CENTER & OUT PARCEL

NOT TO SCALE



WESTGATE
SHOPPING CENTER
RETAIL SPACE

UNIT 46

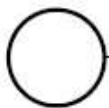
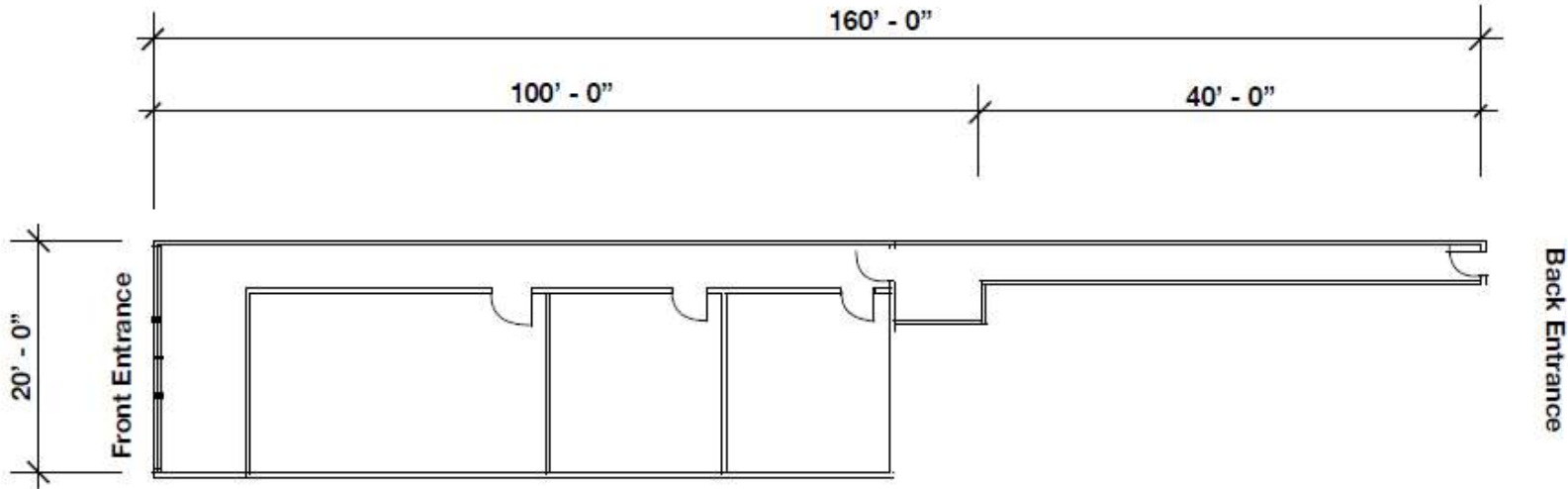
FLOOR PLAN
2,000 SQ.FT.

INTERIOR
(PRELIMINARY SKETCH)

STOREFRONT
20 FT.

SPACE FOR LEASE

828-412-8190
leasing@fircgroup.com



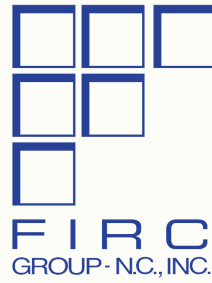
FLOOR PLAN • SQUARE FOOTAGE

WESTGATE SHOPPING CENTER

NOT TO SCALE

NOTES: UNIT 46

- **DIMENSIONS and INTERIOR LAYOUT**
TO BE VERIFIED UPON EXPIRATION OF LEASE
- **CURRENT LEASE** - EXPIRATION DATE: 11.30.2023
- **NEW LEASE** - AVAILABLE DATE: 12.01.2023



CONTACT US!

MAIN OFFICE: 828-252-0218 | **EMAIL:** LEASING@FIRCGROUP.COM

BIC: TANYA DONAGHY | **CELL:** 828-430-1819 | **EMAIL:** TDONAGHY@FIRCGROUP.COM