

NATIONAL TENANTS LONG-TERM LEASES

15-40

PEAKS CENTER LANE

ASHEVILLE, NC

FOR SALE

12,020 SF | 2.69 ACRES

\$8,800,000

JASON BURK | CCIM
COMMERCIAL BROKER
828.674.2120
JBURK@WHITNEYCRE.COM



WHITNEY COMMERCIAL REAL ESTATE
1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

Stabilized, Cash-Flowing Retail Asset with National Tenancy

This 100% leased shopping center represents a stabilized investment opportunity with durable in-place income and minimal near-term leasing risk. The rent roll is comprised of a complementary mix of national brands and high-performing franchise operators, led by a top-tier franchisee of Panera Bread - with 8 years of term left, and a corporate Sleep Number location, providing a strong credit foundation. Moe's Southwest Grill recently executed a new 10-year lease, extending weighted average lease term and enhancing income security, while Blaze Pizza—operated by a seasoned franchisee, features a modern buildout with indoor/outdoor seating that supports strong unit-level performance.

The property's shared access and parking agreement with Chick-fil-A, one of the highest-volume quick-service brands in the U.S., generates consistent traffic flow and reinforces tenant sales productivity.

LOCATION DESCRIPTION

The property is adjacent to I-240, the interstate beltway around Asheville. It has immediate access and visibility from the interstate with 55,500 cars per day on the interstate and 21,000 per day in front of the property. The trade area is the retail hub of Asheville, with the Asheville Mall and global retailers like Target, Ross, TJ Maxx, Dick's, Wal-Mart and Lowes. Not to mention the adjacent Chick-Fil-A and Whole Foods which drive significant daily trips. Household density is strong in this area, the highest in the region.

FEATURES

- 100% leased with no vacancy exposure
- Strong WALT supported by recent long-term lease execution
- National and franchise tenant mix with proven operators
- E-commerce resistant, daily-needs retail profile
- Synergistic co-tenancy driving consistent foot traffic
- Built in 2019, modern center





LOCATION MAP

JASON BURK, CCIM
C: 828.674.2120



1100 RIDGEFIELD BLVD. STE 100 ASHEVILLE, NC | WHITNEY COMMERCIAL REAL ESTATE | 828.665.9085 | CONTACT@WHITNEYCRE.COM

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FINANCIALS & RENT ROLL

JASON BURK, CCIM
C: 828.674.2120

Suite	Tenant Name	Size SF	% of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
15 Peaks	Moe's	1792	14.91%	\$32.00	\$57,344	1/12/2025	6/15/2036
15 Peaks	Blaze Pizza	2800	23.29%	\$44.00	\$123,200	4/12/2018	3/31/2029
15 Peaks	Sleep Number	2998	24.94%	\$52.80	\$158,294	2/28/2019	2/28/2029
40 Peaks	Panera	4270	35.52%	\$42.35	\$180,835	4/9/2018	10/31/20...

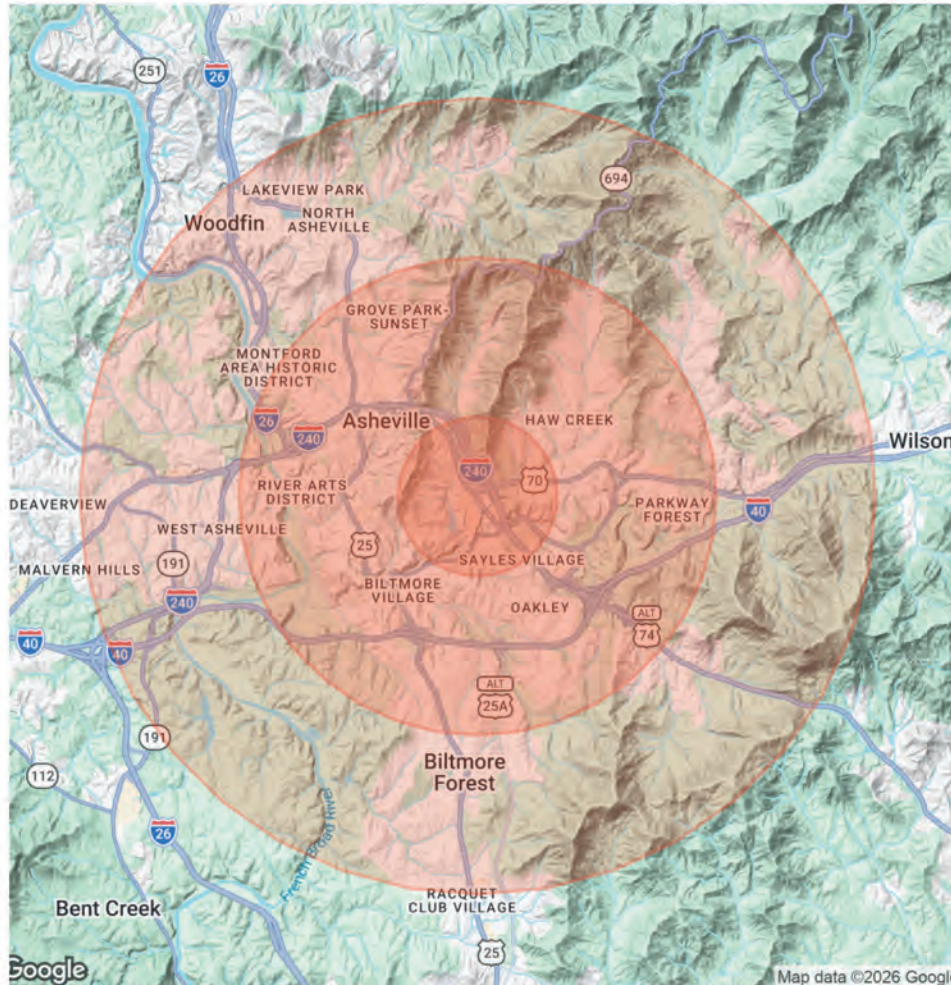
NET OPERATING INCOME	CAP RATE
\$521,662	5.93%

NOTES

- \$/SF/YR Based on 2026 Rents
- Leases are NNN

DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,951	44,522	92,003
Average Age	41.0	43.4	42.4
Average Age (Male)	39.1	41.5	40.5
Average Age (Female)	42.2	45.6	43.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,021	19,069	37,009
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$82,917	\$91,154	\$96,793
Average House Value	\$394,519	\$445,402	\$448,115

TRAFFIC COUNTS

20,923 /day

2023 American Community Survey (ACS)

COMMERCIAL BROKER

jason burk
CCIM

BIC, MANAGING PARTNER

828.674.2120

jburk@whitneycre.com



Jason Burk, CCIM is a seasoned commercial real estate professional with over two decades of experience. Since entering the industry in 1999, he's gained a diverse skill set spanning both development and brokerage. Specializing in retail, Jason excels in tenant and land- lord representation, site location, shopping center investment sales, restaurant and medical leasing, and land transactions. He also offers expertise in industrial and office transactions when needed.

Jason's real estate journey began at Landex, Inc. in Charlotte, NC, where he worked on a project anchored by Concord Mills Mall. He later joined Alliance Development Group, focusing on single-tenant restaurant projects. In 2009, his work in Asheville shifted to the sale, leasing, and disposition of distressed assets with Whitney Commercial Real Estate. By 2014, Jason became part of the executive team at Biltmore Farms, serving as Director of Leasing, overseeing more than 1.6 million square feet of retail and office space. His role also included strategic planning for 3,000 acres of company holdings, including the renowned Biltmore Park Town Square—an award-winning mixed-use development.

Jason returned to Whitney Commercial Real Estate in 2019 to build the only dedicated retail team in Western North Carolina. Jason proudly celebrates over 12 years with Whitney.

Originally from South Carolina, Jason, along with his wife, Hope, and children, Laila and Jack Wesley, relocated to Black Mountain in 2009. Outside of work, he enjoys spending quality time with his family, whether it's backpacking, fishing, or boating. Jason holds a degree in Real Estate and Urban Analysis from Appalachian State University and is a proud recipient of the prestigious CCIM.

TRANSACTION HIGHLIGHTS:

AFC URGENT CARE	NORVELL PROPERTIES
ALAN'S PAWN	OREILLY'S
ALG SENIOR LIVING	PAPA'S & BEER
APRICOT LANE	PNC BANK
BACKYARD BURGER	POPEYE'S
BEVERLY HANKS MTGE	PROGRESSIVE INSURANCE
BILTMORE PROPERTY GRP	RANGE URGENT CARE
CLEAN JUICE	REGAL THEATER
CLUB PILATES	REICH, LLC
EARTHFARE	REALTY INCOME-REIT
FJALLRAVEN	RBC CAPITAL MARKETS
FRESH MARKET	SASSAFRAS
GREAT CLIPS	SAW SOFTMILL
HYDRATE MEDICAL	STANTON OPTICAL
ICI CHARTER SCHOOL	STARBUCK'S
KMART	SUBWAY
LENSCRAFTERS	TD BANK
LUELLA'S BBQ	UNC SCHOOL OF MEDICINE
MADISON CAPITAL GROUP	UPM RAFLATEC
MATTRESS WAREHOUSE	WICKER CAPITAL
MISSION HOSPITAL	WNC OUTDOOR COLLECTIVE
MOORE FOOT & ANKLE	WALGREENS