



Dewey Property Advisors

REGENT PARK RETAIL STRIP CENTER




SPACE FOR LEASE

5 REGENT PARK BLVD, ASHEVILLE, NC 28806

Presented By

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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$24.00 SF/yr (NNN)
 Building Size: 14,502 SF
 Available SF: 2,160 SF
 Year Built: 2001
 Traffic Count: 50,406

PROPERTY OVERVIEW

Retail/office suite available in Regent Park Center located at the entrance to Sam's Club off of the I-240 / I-26/ Patton Avenue connector. Neighboring Retailers include Sam's Club and Green Tea Sushi. Regent Park Center is home to PrideStaff, KT Nails, Relax & Rejuvenate Spa, Misha's Alterations, Favillas New York Pizzeria, Stefanie's Design Studio, and Kim's Oriental Food & Gift.

PROPERTY HIGHLIGHTS

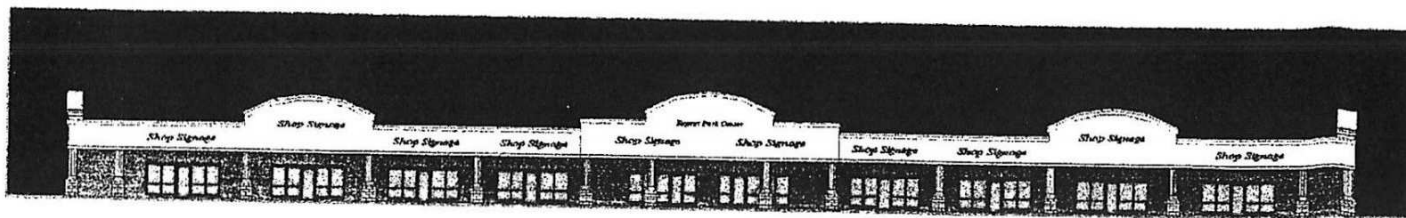
- Ample parking
- Strong neighboring tenants
- NNN charges estimated at \$5.95 per square foot
- Water/Trash & common area lighting included in the NNN base rent

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$24.00 SF/yr	2,160 SF

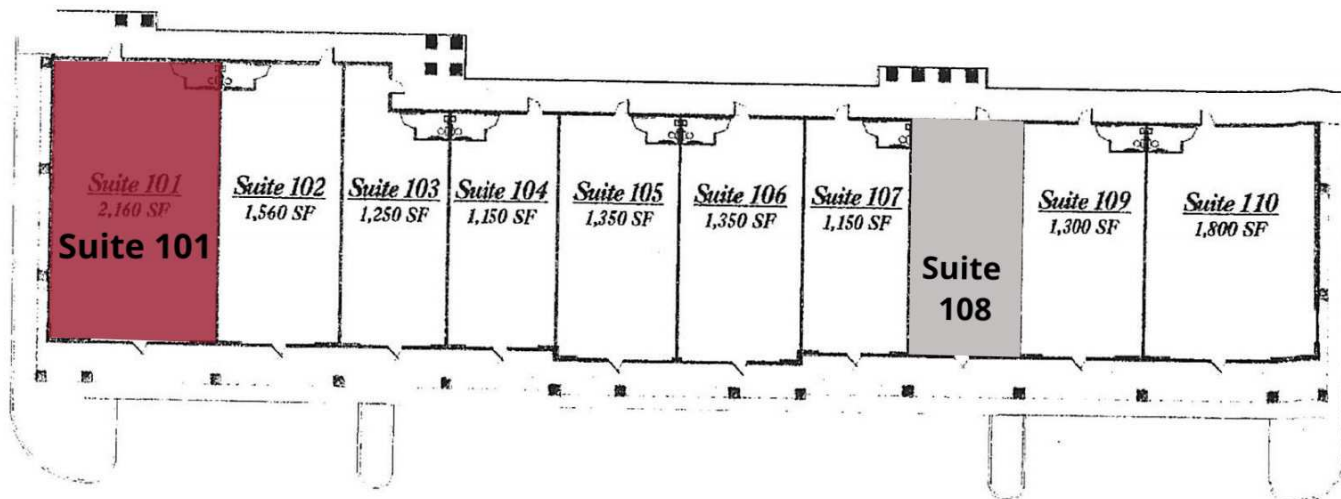


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SITE PLANS



Front Elevation



FISHER ARCHITECTS, PA
Asheville, NC

14,220 SF

Exhibit A



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REGENT PARK SUITE FOR LEASE | 5 REGENT PARK BLVD, ASHEVILLE, NC 28806

SUITE 101 - FOR REFERENCE ONLY - FORMER LAYOUT



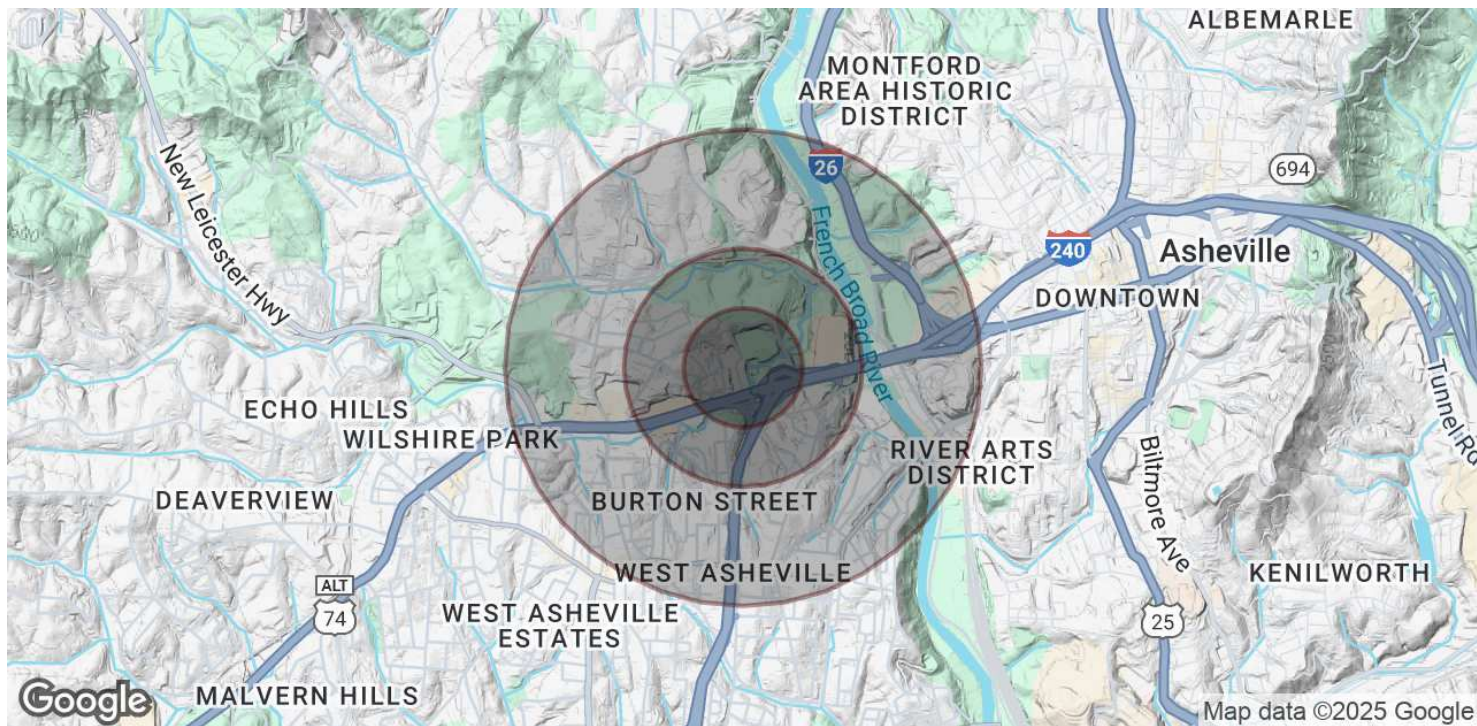
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LOCATION



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	513	2,126	7,885
Average Age	38.6	38.1	37.8
Average Age (Male)	36.0	36.1	37.2
Average Age (Female)	44.0	42.2	39.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	231	957	3,758
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$120,231	\$109,264	\$78,516
Average House Value	\$193,399	\$213,483	\$239,250

2020 American Community Survey (ACS)



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