



# STREET RETAIL SUITE FOR LEASE IN WALKABLE SOUTH SLOPE



  
RETAIL PROPERTY FOR LEASE

## 188 COXE AVENUE, ASHEVILLE, NC 28801

*Presented By*

**TIM BRAMLEY, CCIM, SIOR**

828.548.0090  
Tim.Bramley@deweypa.com

**DEWEY PROPERTY ADVISORS**

1 Page Avenue  
Asheville, NC 28801  
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deweypa.com

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## EXECUTIVE SUMMARY



Lease Rate

**\$25 SF/YR**

### PROPERTY OVERVIEW

± 2,432 SF Street level retail space currently available for lease. Located in the popular South Slope Brewing District. Open floor plan with polished concrete floors for retail, workroom space in the back, and secondary (back) access on Collier Avenue.

### OFFERING SUMMARY

Available SF:

Unit 188: 2,432 SF

### PROPERTY HIGHLIGHTS

- Incredible walkable South Slope location with proximity to retailers, galleries, restaurants and breweries
- Open, flexible layout
- Showroom space and workroom space
- Secondary access on Collier Avenue across from Burial Beer

Lease Terms:

Negotiable

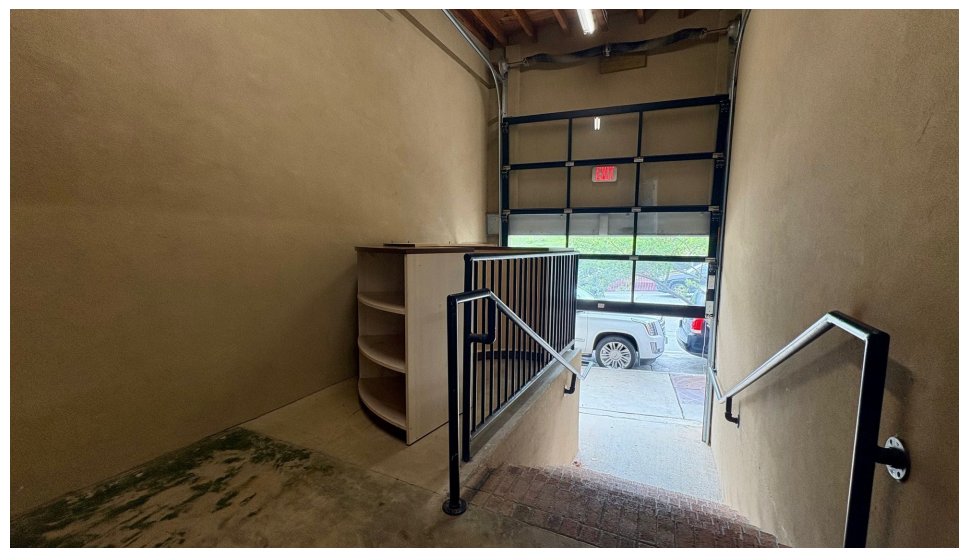


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## PHOTOS

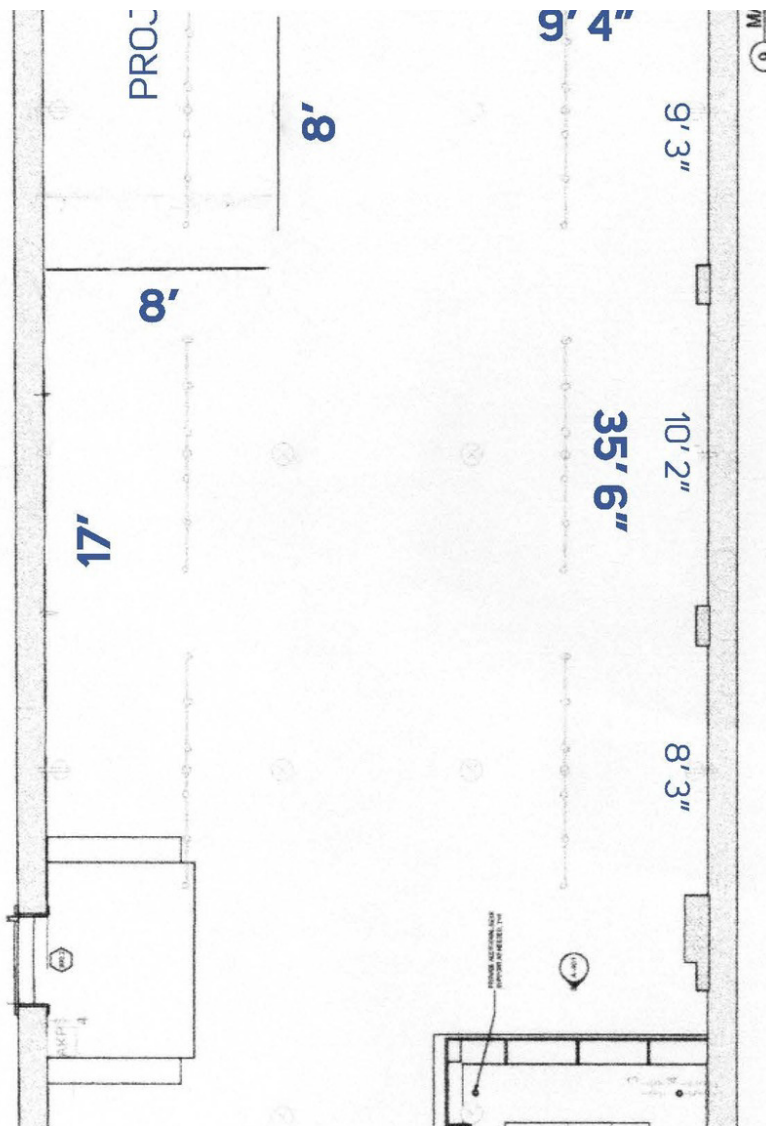


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## FLOOR PLAN (188 COXE AVENUE)



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## RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	762	1,985	7,133
Average Age	51.2	48.0	43.4
Average Age (Male)	53.4	50.1	45.5
Average Age (Female)	51.2	48.0	43.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	369	930	3,248
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$90,136	\$80,491	\$80,725
Average House Value	\$471,869	\$524,530	\$504,316

2023 American Community Survey (ACS)



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