

Likewise



For Sale MODERN OFFICE ON HIGHLY TRAFFICED CORRIDOR

339 Merrimon Avenue, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

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OFFERING SUMMARY

SALE PRICE **\$1,500,000**

BUILDING SIZE **± 2,920 SF**

ZONING **CBI**

PROPERTY FEATURES

- Turnkey office on 0.18 AC on a major commercial corridor in North Asheville
- Exceptional Merrimon Avenue visibility with legacy signage and ±20,000 VPD
- Class A finishes, hardwood floors, abundant natural light, and stylish interiors
- Flexible multi-use layout ideal for office, professional services, owner-user, or investor
- Fully renovated in 2018 with nine on-site parking spaces plus nearby overflow parking
- Minutes from I-240, I-26, Charlotte Street, and Broadway Street
- MLS# 4387118





LOCATION INFORMATION

PIN 9649-36-7120

COUNTY Buncombe

ZONING CBI

MAJOR ROADS Merrimon Ave.; 0.7 mi. to I-240

PROPERTY DETAILS

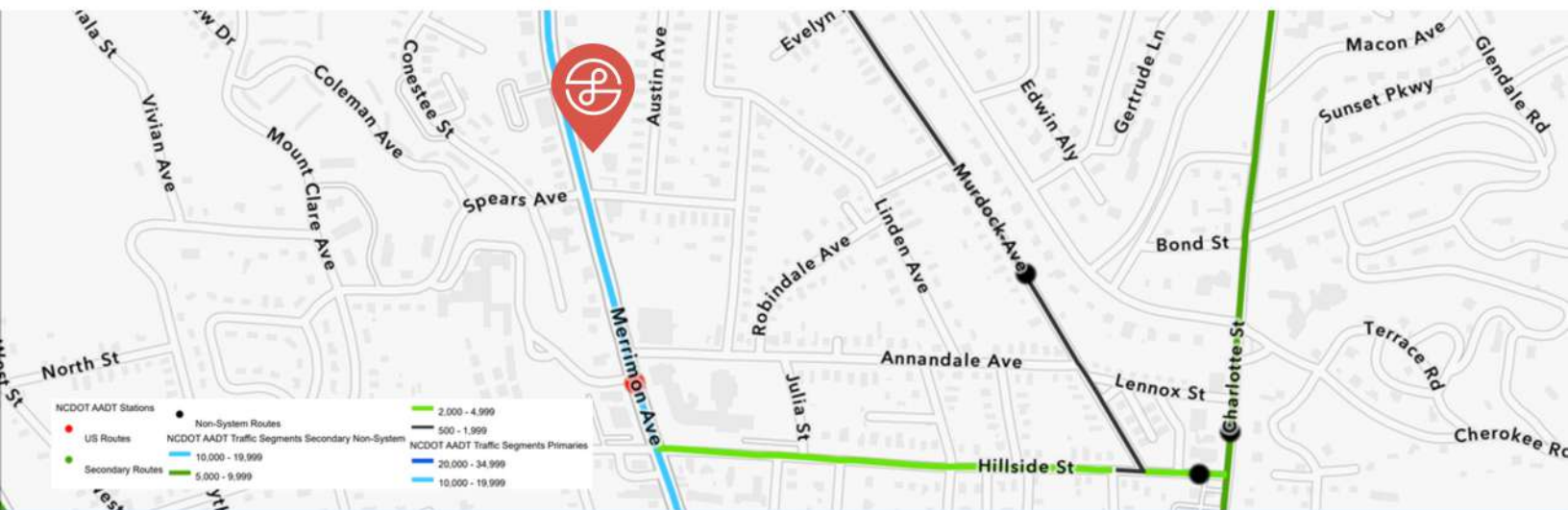
ACREAGE ± 0.18 AC

YEAR BUILT 1910

TRAFFIC COUNT ± 20,000 VPD

ROAD FRONTAGE ± 55 FT

FLOOD ZONE No







REGIONAL MAP





BUSINESS KEY FACTS

Key Statistics

1 mile

1,293 Total Businesses
11.1K Total Employees
\$1.21B Total Sales
6.2% Unemployment Rate

Largest Businesses in Area

25* 100 or More Employees
25* \$10M+ Annual Sales Vol

Most Employees

Mission Hospital	Headquarters	6,000
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Highest sales volume

Blossman Gas & Appliance	Branch	\$225M
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Daytime Population

1 mile

11,244 Total Population
18,557 Total Daytime Population

Ratio of daytime to total population:

1.65

Values > 1.0 mean that more people come to the area during the day than live there.



Urban Vicinity

Dominant Urbanicity Type



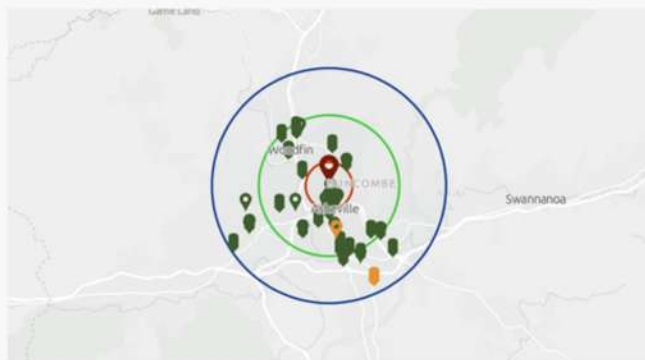
4.6

Avg Number of Employees



412

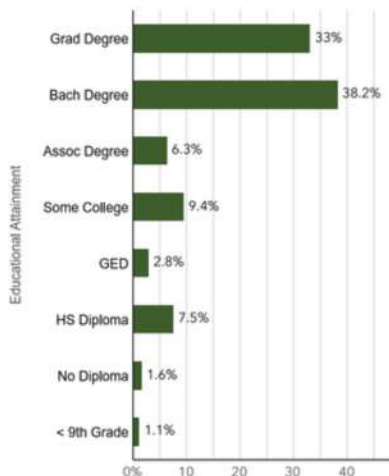
Total Businesses Per Square Mile



About the Workforce

1 mile

22.0% Services
8.6% Trades/Skilled Labor
69.4% Office Based



Tapestry

Top 3 segments by household count

D1 Emerging Hub >	1,993 39.2%
B2 College Towns >	1,038 20.4%
K8 Burbs and Beyond >	995 19.6%
Other	1,062 20.9%

[View comparison table](#)

About the Community

1 mile

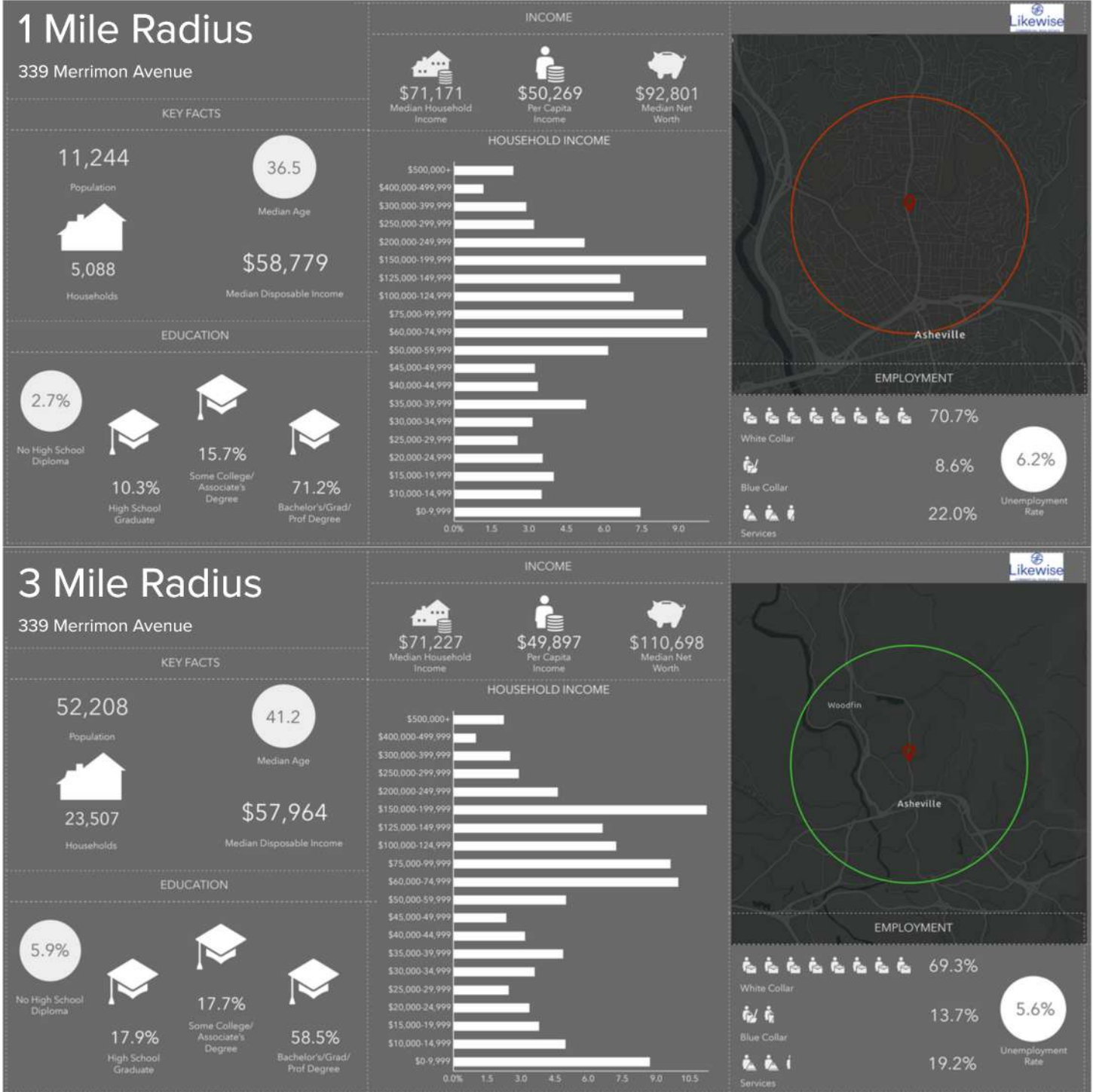
0.2% ↓ Pop Growth Rate is 50.0% lower than United States
93 Wealth Index Below 100 = low Above 100 = high
0.4% ↓ Housing Units Growth Rate is 57% lower than United States.

Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 28801 (Asheville)	States North Carolina	United States of America United States
Restaurants	7.92	7.37	5.23	14.25	2.23	2.45
Health Care & Social Assistance	16.99	11.68	8.66	27.80	3.57	3.76
Retail	8.89	9.88	8.40	14.88	4.64	4.60
Manufacturing	2.31	2.49	2.00	3.94	1.25	1.32
Finance & Insurance	5.69	4.10	2.93	9.10	1.64	1.80
Professional & Tech Services	17.61	11.22	7.46	26.27	3.17	3.60



DEMOGRAPHIC SUMMARY





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