



Dewey Property Advisors

# ASHEVILLE MARKET



RETAIL PROPERTY FOR LEASE

## 4 S TUNNEL ROAD, ASHEVILLE, NC 28805

*Presented By*

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**DEWEY PROPERTY ADVISORS**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$30 - 32 SF/yr (NNN)
Available SF:	1,295 - 6,375 SF
Traffic Count:	102,000

### PROPERTY OVERVIEW

Asheville Market is a high-traffic and well-maintained center, consisting of 130,000 SF of retail. The multi-tenant center is centrally located on Tunnel Road, the #1 retail corridor in Western North Carolina.

The center has two points of ingress and egress on Tunnel Road. The main entrance is signalized. Strong draw from anchor retailers and traffic from Asheville Mall across the street. Great visibility along Tunnel Road and I-240.

Tenants include: Whole Foods, DSW, Guitar Center, Nadeau, Trek Bikes, Arhaus, and Hollywood Feed.

### PROPERTY HIGHLIGHTS

- Tenants include: Whole Foods, DSW, Guitar Center, Tunnel Vision, Vin Nail Bar, Jared Galleria, Mountain Running Company, Trek Bikes, Arhaus, and Hollywood Feed.
- 102,000 VPD
- I-240 Visibility
- High Traffic Center



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## LEASE SPACES

### AVAILABLE SPACES

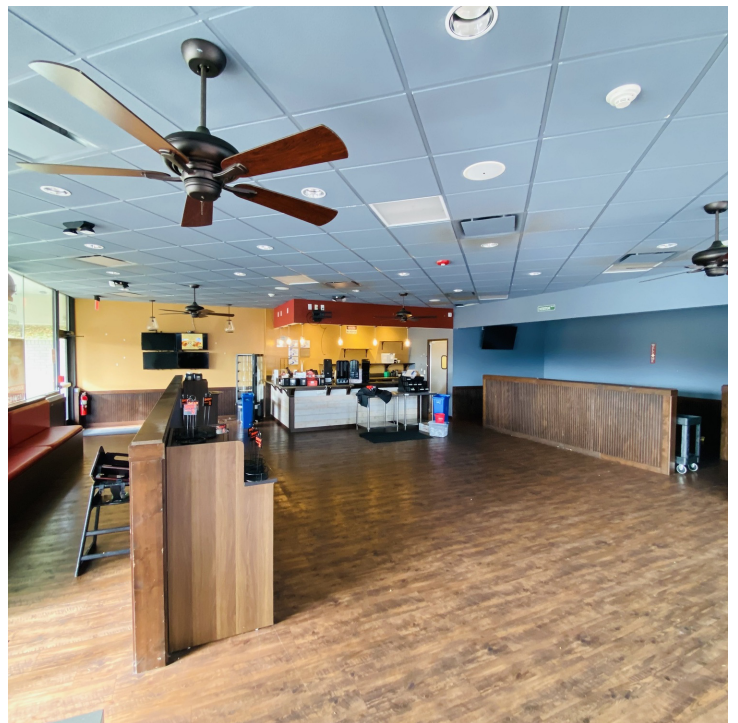
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 500	Available	1,295 SF	NNN	\$32.00 SF/yr	1,295 SF retail or office space. Can be combined with Suite 600 for a total of 4,295 SF.
■ Suite 600	Available	3,000 SF	NNN	\$30.00 SF/yr	3,000 SF former restaurant space suitable for restaurant, retail or office. Can be combined with Suite 500 for a total of 4,295 SF.
■ Suite 410	Available	6,375 SF	NNN	\$30.00 SF/yr	Retail store available for lease, located between Trek Bikes and Vin Nail Bar.



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SUITE 500 & 600



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## MARKET CENTER PHOTOS



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# ASHEVILLE MARKET | 4 S TUNNEL ROAD, ASHEVILLE, NC 28805

## PHOTOS



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# ASHEVILLE MARKET | 4 S TUNNEL ROAD, ASHEVILLE, NC 28805

## AREA RETAILER MAP



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## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

<b>Asheville Market</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>4 S Tunnel Rd Asheville, NC 28805</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	6,016	47,816	92,403
2030 Projected Population	6,035	48,872	93,542
2020 Census Population	6,035	46,556	90,058
2010 Census Population	4,931	41,906	81,452
Projected Annual Growth 2025 to 2030	-	0.4%	0.2%
Historical Annual Growth 2010 to 2025	1.5%	0.9%	0.9%
2025 Median Age	42.2	41.4	41.7
<b>Households</b>			
2025 Estimated Households	3,096	23,476	43,183
2030 Projected Households	3,127	24,165	44,040
2020 Census Households	2,978	21,771	40,712
2010 Census Households	2,411	18,946	35,932
Projected Annual Growth 2025 to 2030	0.2%	0.6%	0.4%
Historical Annual Growth 2010 to 2025	1.9%	1.6%	1.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	79.9%	79.7%	81.4%
2025 Estimated Black or African American	10.9%	11.5%	8.9%
2025 Estimated Asian or Pacific Islander	1.8%	1.7%	1.6%
2025 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.3%
2025 Estimated Other Races	7.2%	6.9%	7.8%
2025 Estimated Hispanic	6.7%	6.6%	7.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$88,041	\$99,284	\$105,727
2025 Estimated Median Household Income	\$66,442	\$71,160	\$75,015
2025 Estimated Per Capita Income	\$45,443	\$49,084	\$49,754
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	4.4%	2.3%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	4.1%	3.9%
2025 Estimated High School Graduate	23.6%	19.8%	18.6%
2025 Estimated Some College	11.0%	12.9%	13.7%
2025 Estimated Associates Degree Only	10.0%	8.4%	7.6%
2025 Estimated Bachelors Degree Only	28.9%	31.2%	31.3%
2025 Estimated Graduate Degree	20.1%	21.4%	22.7%
<b>Business</b>			
2025 Estimated Total Businesses	446	5,153	7,787
2025 Estimated Total Employees	4,350	42,636	61,356
2025 Estimated Employee Population per Business	9.8	8.3	7.9
2025 Estimated Residential Population per Business	13.5	9.3	11.9

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
<b>Population</b>				
Estimated Population (2025)	6,016	47,816	92,403	
Projected Population (2030)	6,035	48,872	93,542	
Census Population (2020)	6,035	46,556	90,058	
Census Population (2010)	4,931	41,906	81,452	
Projected Annual Growth (2025-2030)	19	-	1,057	0.4%
Historical Annual Growth (2020-2025)	-19	-	1,260	0.5%
Historical Annual Growth (2010-2020)	1,104	2.2%	4,650	1.1%
Estimated Population Density (2025)	1,916	psm	1,692	psm
Trade Area Size	3.1	sq mi	28.3	sq mi
<b>Households</b>				
Estimated Households (2025)	3,096	23,476	43,183	
Projected Households (2030)	3,127	24,165	44,040	
Census Households (2020)	2,978	21,771	40,712	
Census Households (2010)	2,411	18,946	35,932	
Projected Annual Growth (2025-2030)	30	0.2%	689	0.6%
Historical Annual Change (2010-2025)	685	1.9%	4,530	1.6%
<b>Average Household Income</b>				
Estimated Average Household Income (2025)	\$88,041	\$99,284	\$105,727	
Projected Average Household Income (2030)	\$86,530	\$97,675	\$103,956	
Census Average Household Income (2010)	\$47,348	\$52,284	\$55,165	
Census Average Household Income (2000)	\$44,653	\$43,509	\$48,127	
Projected Annual Change (2025-2030)	-\$1,511	-0.3%	-\$1,609	-0.3%
Historical Annual Change (2000-2025)	\$43,387	3.9%	\$55,775	5.1%
<b>Median Household Income</b>				
Estimated Median Household Income (2025)	\$66,442	\$71,160	\$75,015	
Projected Median Household Income (2030)	\$65,975	\$70,441	\$74,327	
Census Median Household Income (2010)	\$37,916	\$37,944	\$40,624	
Census Median Household Income (2000)	\$36,040	\$33,192	\$36,105	
Projected Annual Change (2025-2030)	-\$466	-0.1%	-\$719	-0.2%
Historical Annual Change (2000-2025)	\$30,401	3.4%	\$37,968	4.6%
<b>Per Capita Income</b>				
Estimated Per Capita Income (2025)	\$45,443	\$49,084	\$49,754	
Projected Per Capita Income (2030)	\$44,963	\$48,627	\$49,283	
Census Per Capita Income (2010)	\$23,154	\$23,639	\$24,335	
Census Per Capita Income (2000)	\$20,644	\$19,441	\$21,052	
Projected Annual Change (2025-2030)	-\$480	-0.2%	-\$457	-0.2%
Historical Annual Change (2000-2025)	\$24,800	4.8%	\$29,642	6.1%
Estimated Average Household Net Worth (2025)	\$786,445	\$892,491	\$997,264	

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
<b>Race and Ethnicity</b>				
Total Population (2025)		6,016	47,816	92,403
White (2025)		4,804 ####	38,103 ####	75,198 ####
Black or African American (2025)		654 ####	5,484 ####	8,204 8.9%
American Indian or Alaska Native (2025)		16 0.3%	114 0.2%	250 0.3%
Asian (2025)		99 1.6%	716 1.5%	1,386 1.5%
Hawaiian or Pacific Islander (2025)		10 0.2%	81 0.2%	128 0.1%
Other Race (2025)		124 2.1%	1,011 2.1%	2,586 2.8%
Two or More Races (2025)		309 5.1%	2,308 4.8%	4,651 5.0%
Population < 18 (2025)		1,008 ####	7,520 ####	15,056 ####
White Not Hispanic		652 ####	4,980 ####	10,167 ####
Black or African American		174 ####	1,183 ####	1,841 ####
Asian		14 1.4%	85 1.1%	191 1.3%
Other Race Not Hispanic		61 6.0%	433 5.8%	812 5.4%
Hispanic		108 ####	839 ####	2,044 ####
Not Hispanic or Latino Population (2025)		5,611 ####	44,671 ####	85,365 ####
Not Hispanic White		4,699 ####	37,277 ####	73,524 ####
Not Hispanic Black or African American		648 ####	5,418 ####	8,062 9.4%
Not Hispanic American Indian or Alaska Native		6 0.1%	54 0.1%	104 0.1%
Not Hispanic Asian		99 1.8%	706 1.6%	1,368 1.6%
Not Hispanic Hawaiian or Pacific Islander		8 0.1%	55 0.1%	88 0.1%
Not Hispanic Other Race		2 -	32 -	81 -
Not Hispanic Two or More Races		150 2.7%	1,128 2.5%	2,139 2.5%
Hispanic or Latino Population (2025)		405 6.7%	3,145 6.6%	7,038 7.6%
Hispanic White		105 ####	825 ####	1,674 ####
Hispanic Black or African American		6 1.6%	65 2.1%	142 2.0%
Hispanic American Indian or Alaska Native		10 2.5%	61 1.9%	146 2.1%
Hispanic Asian		- -	10 0.3%	19 0.3%
Hispanic Hawaiian or Pacific Islander		2 0.5%	25 0.8%	40 0.6%
Hispanic Other Race		122 ####	979 ####	2,505 ####
Hispanic Two or More Races		160 ####	1,180 ####	2,513 ####
Not Hispanic or Latino Population (2020)		5,680 ####	43,874 ####	83,131 ####
Hispanic or Latino Population (2020)		355 5.9%	2,682 5.8%	6,927 7.7%
Not Hispanic or Latino Population (2010)		4,722 ####	40,029 ####	76,563 ####
Hispanic or Latino Population (2010)		210 4.3%	1,877 4.5%	4,890 6.0%
Not Hispanic or Latino Population (2030)		5,519 ####	44,909 ####	85,455 ####
Hispanic or Latino Population (2030)		516 8.5%	3,963 8.1%	8,086 8.6%
Projected Annual Growth (2025-2030)		110 5.4%	818 5.2%	1,048 3.0%
Historical Annual Growth (2010-2020)		145 6.9%	805 4.3%	2,037 4.2%

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
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Asheville Market		1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC		1 mi radius		3 mi radius		5 mi radius	
<b>Total Age Distribution (2025)</b>							
Total Population		6,016		47,816		92,403	
Age Under 5 Years		291	4.8%	2,123	4.4%	3,999	4.3%
Age 5 to 9 Years		256	4.2%	2,043	4.3%	4,141	4.5%
Age 10 to 14 Years		283	4.7%	2,074	4.3%	4,301	4.7%
Age 15 to 19 Years		262	4.4%	2,279	4.8%	4,954	5.4%
Age 20 to 24 Years		283	4.7%	2,676	5.6%	5,483	5.9%
Age 25 to 29 Years		445	7.4%	3,655	7.6%	6,524	7.1%
Age 30 to 34 Years		517	8.6%	4,196	8.8%	7,610	8.2%
Age 35 to 39 Years		451	7.5%	3,703	7.7%	6,968	7.5%
Age 40 to 44 Years		449	7.5%	3,496	7.3%	6,778	7.3%
Age 45 to 49 Years		324	5.4%	2,924	6.1%	5,689	6.2%
Age 50 to 54 Years		358	5.9%	2,956	6.2%	5,599	6.1%
Age 55 to 59 Years		332	5.5%	2,748	5.7%	5,244	5.7%
Age 60 to 64 Years		387	6.4%	3,080	6.4%	5,869	6.4%
Age 65 to 69 Years		439	7.3%	3,234	6.8%	6,180	6.7%
Age 70 to 74 Years		391	6.5%	2,782	5.8%	5,469	5.9%
Age 75 to 79 Years		257	4.3%	1,921	4.0%	3,743	4.1%
Age 80 to 84 Years		156	2.6%	1,044	2.2%	2,093	2.3%
Age 85 Years or Over		135	2.2%	885	1.9%	1,758	1.9%
Median Age		42.2		41.4		41.7	
Age 19 Years or Less		1,091	####	8,518	####	17,395	####
Age 20 to 64 Years		3,546	####	29,432	####	55,765	####
Age 65 Years or Over		1,379	####	9,865	####	19,243	####
<b>Female Age Distribution (2025)</b>							
Female Population		3,153	####	24,133	####	46,295	####
Age Under 5 Years		144	4.6%	1,043	4.3%	1,918	4.1%
Age 5 to 9 Years		122	3.9%	1,025	4.2%	2,064	4.5%
Age 10 to 14 Years		136	4.3%	1,031	4.3%	2,174	4.7%
Age 15 to 19 Years		109	3.5%	943	3.9%	1,954	4.2%
Age 20 to 24 Years		161	5.1%	1,328	5.5%	2,536	5.5%
Age 25 to 29 Years		228	7.2%	1,904	7.9%	3,383	7.3%
Age 30 to 34 Years		264	8.4%	2,024	8.4%	3,733	8.1%
Age 35 to 39 Years		234	7.4%	1,863	7.7%	3,578	7.7%
Age 40 to 44 Years		232	7.4%	1,751	7.3%	3,390	7.3%
Age 45 to 49 Years		165	5.2%	1,401	5.8%	2,796	6.0%
Age 50 to 54 Years		177	5.6%	1,424	5.9%	2,739	5.9%
Age 55 to 59 Years		165	5.2%	1,402	5.8%	2,664	5.8%
Age 60 to 64 Years		214	6.8%	1,634	6.8%	3,063	6.6%
Age 65 to 69 Years		247	7.8%	1,776	7.4%	3,336	7.2%
Age 70 to 74 Years		207	6.6%	1,460	6.0%	2,874	6.2%
Age 75 to 79 Years		161	5.1%	1,040	4.3%	2,001	4.3%
Age 80 to 84 Years		96	3.0%	595	2.5%	1,181	2.6%
Age 85 Years or Over		89	2.8%	487	2.0%	912	2.0%
Female Median Age		44.0		42.7		42.9	
Age 19 Years or Less		512	####	4,042	####	8,111	####
Age 20 to 64 Years		1,840	####	14,731	####	27,881	####
Age 65 Years or Over		801	####	5,359	####	10,303	####

# Complete Profile



2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC							
<b>Male Age Distribution (2025)</b>							
Male Population		2,863	####	23,683	####	46,108	####
Age Under 5 Years		146	5.1%	1,080	4.6%	2,081	4.5%
Age 5 to 9 Years		134	4.7%	1,018	4.3%	2,077	4.5%
Age 10 to 14 Years		147	5.1%	1,042	4.4%	2,127	4.6%
Age 15 to 19 Years		153	5.3%	1,337	5.6%	3,000	6.5%
Age 20 to 24 Years		122	4.3%	1,347	5.7%	2,947	6.4%
Age 25 to 29 Years		217	7.6%	1,752	7.4%	3,141	6.8%
Age 30 to 34 Years		253	8.8%	2,171	9.2%	3,877	8.4%
Age 35 to 39 Years		217	7.6%	1,840	7.8%	3,390	7.4%
Age 40 to 44 Years		217	7.6%	1,744	7.4%	3,388	7.3%
Age 45 to 49 Years		159	5.6%	1,523	6.4%	2,894	6.3%
Age 50 to 54 Years		180	6.3%	1,532	6.5%	2,861	6.2%
Age 55 to 59 Years		167	5.8%	1,346	5.7%	2,580	5.6%
Age 60 to 64 Years		173	6.0%	1,446	6.1%	2,806	6.1%
Age 65 to 69 Years		192	6.7%	1,457	6.2%	2,845	6.2%
Age 70 to 74 Years		184	6.4%	1,322	5.6%	2,595	5.6%
Age 75 to 79 Years		96	3.4%	880	3.7%	1,742	3.8%
Age 80 to 84 Years		61	2.1%	449	1.9%	912	2.0%
Age 85 Years or Over		46	1.6%	397	1.7%	846	1.8%
Male Median Age		40.5		40.5		40.7	
Age 19 Years or Less		580	####	4,476	####	9,284	####
Age 20 to 64 Years		1,706	####	14,701	####	27,884	####
Age 65 Years or Over		578	####	4,506	####	8,940	####
<b>Males per 100 Females (2025)</b>							
Overall Comparison		91		98		100	
Age Under 5 Years		101	####	104	####	108	####
Age 5 to 9 Years		110	####	99	####	101	####
Age 10 to 14 Years		108	####	101	####	98	####
Age 15 to 19 Years		140	####	142	####	153	####
Age 20 to 24 Years		76	####	101	####	116	####
Age 25 to 29 Years		95	####	92	####	93	####
Age 30 to 34 Years		96	####	107	####	104	####
Age 35 to 39 Years		93	####	99	####	95	####
Age 40 to 44 Years		93	####	100	####	100	####
Age 45 to 49 Years		97	####	109	####	104	####
Age 50 to 54 Years		102	####	108	####	104	####
Age 55 to 59 Years		101	####	96	####	97	####
Age 60 to 64 Years		81	####	88	####	92	####
Age 65 to 69 Years		78	####	82	####	85	####
Age 70 to 74 Years		89	####	91	####	90	####
Age 75 to 79 Years		60	####	85	####	87	####
Age 80 to 84 Years		63	####	75	####	77	####
Age 85 Years or Over		51	####	82	####	93	####
Age 19 Years or Less		113	####	111	####	114	####
Age 20 to 39 Years		91	####	100	####	101	####
Age 40 to 64 Years		94	####	100	####	99	####
Age 65 Years or Over		72	####	84	####	87	####

## Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
<b>Household Type (2025)</b>				
Total Households		3,096	23,476	43,183
Households with Children		567 ####	4,488 ####	9,238 ####
Average Household Size		1.9	1.9	2.0
Household Density per Square Mile		986	831	550
Population Family		3,503 ####	26,772 ####	56,585 ####
Population Non-Family		2,452 ####	18,942 ####	31,722 ####
Population Group Quarters		61 1.0%	2,101 4.4%	4,096 4.4%
Family Households		1,235 ####	9,587 ####	20,439 ####
Married Couple Households		813 ####	6,447 ####	14,307 ####
Other Family Households with Children		422 ####	3,139 ####	6,132 ####
Family Households with Children		566 ####	4,474 ####	9,211 ####
Married Couple with Children		333 ####	2,608 ####	5,704 ####
Other Family Households with Children		232 ####	1,866 ####	3,507 ####
Family Households No Children		669 ####	5,113 ####	11,228 ####
Married Couple No Children		480 ####	3,839 ####	8,604 ####
Other Family Households No Children		189 ####	1,273 ####	2,625 ####
Non-Family Households		1,861 ####	13,889 ####	22,744 ####
Non-Family Households with Children		1 -	15 0.1%	27 0.1%
Non-Family Households No Children		1,860 ####	13,875 ####	22,717 ####
Average Family Household Size		2.8	2.8	2.8
Average Family Income		\$121,777	\$135,819	\$138,234
Median Family Income		\$89,420	\$107,076	\$106,249
Average Non-Family Household Size		1.3	1.4	1.4
<b>Marital Status (2025)</b>				
Population Age 15 Years or Over		5,187	41,577	79,962
Never Married		2,291 ####	18,092 ####	34,396 ####
Currently Married		1,634 ####	13,366 ####	27,660 ####
Previously Married		1,261 ####	10,118 ####	17,906 ####
Separated		181 ####	1,918 ####	3,200 ####
Widowed		314 ####	2,462 ####	4,494 ####
Divorced		766 ####	5,738 ####	10,213 ####
<b>Educational Attainment (2025)</b>				
Adult Population Age 25 Years or Over		4,642	36,622	69,525
Elementary (Grade Level 0 to 8)		205 4.4%	838 2.3%	1,517 2.2%
Some High School (Grade Level 9 to 11)		96 2.1%	1,491 4.1%	2,729 3.9%
High School Graduate		1,094 ####	7,241 ####	12,899 ####
Some College		508 ####	4,708 ####	9,555 ####
Associate Degree Only		465 ####	3,064 8.4%	5,256 7.6%
Bachelor Degree Only		1,343 ####	11,439 ####	21,776 ####
Graduate Degree		932 ####	7,842 ####	15,794 ####
Any College (Some College or Higher)		3,248 ####	27,052 ####	52,381 ####
College Degree + (Bachelor Degree or Higher)		2,274 ####	19,280 ####	37,570 ####

## Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
<b>Housing</b>				
Total Housing Units (2025)		3,449	26,468	48,626
Total Housing Units (2020)		3,299	24,176	44,949
Historical Annual Growth (2020-2025)		150 -	2,293 -	3,677 -
Housing Units Occupied (2025)		3,096 ####	23,476 ####	43,183 ####
Housing Units Owner-Occupied		1,443 ####	11,122 ####	23,329 ####
Housing Units Renter-Occupied		1,654 ####	12,354 ####	19,854 ####
Housing Units Vacant (2025)		352 ####	2,992 ####	5,442 ####
<b>Household Size (2025)</b>				
Total Households		3,096	23,476	43,183
1 Person Households		1,494 ####	10,712 ####	17,235 ####
2 Person Households		915 ####	7,524 ####	15,388 ####
3 Person Households		322 ####	2,462 ####	5,026 ####
4 Person Households		240 7.7%	1,819 7.7%	3,553 8.2%
5 Person Households		79 2.6%	629 2.7%	1,283 3.0%
6 Person Households		30 1.0%	223 1.0%	461 1.1%
7 or More Person Households		16 0.5%	107 0.5%	238 0.6%
<b>Household Income Distribution (2025)</b>				
HH Income \$200,000 or More		281 9.1%	2,527 ####	4,995 ####
HH Income \$150,000 to \$199,999		291 9.4%	1,816 7.7%	3,609 8.4%
HH Income \$125,000 to \$149,999		164 5.3%	1,606 6.8%	2,924 6.8%
HH Income \$100,000 to \$124,999		187 6.0%	1,884 8.0%	3,556 8.2%
HH Income \$75,000 to \$99,999		399 ####	2,709 ####	5,154 ####
HH Income \$50,000 to \$74,999		542 ####	3,987 ####	7,524 ####
HH Income \$35,000 to \$49,999		300 9.7%	2,345 ####	4,654 ####
HH Income \$25,000 to \$34,999		323 ####	1,836 7.8%	3,264 7.6%
HH Income \$15,000 to \$24,999		253 8.2%	2,034 8.7%	3,384 7.8%
HH Income \$10,000 to \$14,999		216 7.0%	1,367 5.8%	1,879 4.4%
HH Income Under \$10,000		141 4.5%	1,366 5.8%	2,241 5.2%
<b>Household Vehicles (2025)</b>				
Households 0 Vehicles Available		294 9.5%	3,143 ####	4,004 9.3%
Households 1 Vehicle Available		1,381 ####	9,675 ####	16,668 ####
Households 2 Vehicles Available		1,109 ####	8,167 ####	16,394 ####
Households 3 or More Vehicles Available		311 ####	2,491 ####	6,117 ####
Total Vehicles Available		4,714	34,345	69,825
Average Vehicles per Household		1.5	1.5	1.6
Owner-Occupied Household Vehicles		2,568 ####	19,875 ####	43,932 ####
Average Vehicles per Owner-Occupied Household		1.8	1.8	1.9
Renter-Occupied Household Vehicles		2,146 ####	14,470 ####	25,894 ####
Average Vehicles per Renter-Occupied Household		1.3	1.2	1.3
<b>Travel Time (2025)</b>				
Worker Base Age 16 years or Over		3,018	23,213	44,592
Travel to Work in 14 Minutes or Less		838 ####	6,315 ####	11,092 ####
Travel to Work in 15 to 29 Minutes		1,095 ####	8,452 ####	17,691 ####
Travel to Work in 30 to 59 Minutes		269 8.9%	2,175 9.4%	4,530 ####
Travel to Work in 60 Minutes or More		23 0.8%	398 1.7%	787 1.8%
Work at Home		793 ####	5,874 ####	10,491 ####
Average Minutes Travel to Work		16.4	16.5	17.3

## Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
<b>Transportation To Work (2025)</b>				
Worker Base Age 16 years or Over		3,018	23,213	44,592
Drive to Work Alone		1,871 ####	14,032 ####	27,849 ####
Drive to Work in Carpool		244 8.1%	1,620 7.0%	3,293 7.4%
Travel to Work by Public Transportation		10 0.3%	158 0.7%	268 0.6%
Drive to Work on Motorcycle		7 0.2%	70 0.3%	116 0.3%
Bicycle to Work		4 0.1%	113 0.5%	242 0.5%
Walk to Work		82 2.7%	1,178 5.1%	2,020 4.5%
Other Means		8 0.2%	168 0.7%	313 0.7%
Work at Home		793 ####	5,874 ####	10,491 ####
<b>Daytime Demographics (2025)</b>				
Total Businesses		446	5,153	7,787
Total Employees		4,350	42,636	61,356
Company Headquarter Businesses		6 1.4%	160 3.1%	225 2.9%
Company Headquarter Employees		106 2.4%	5,696 ####	7,149 ####
Employee Population per Business		9.8 to 1	8.3 to 1	7.9 to 1
Residential Population per Business		13.5 to 1	9.3 to 1	11.9 to 1
Adj. Daytime Demographics Age 16 Years or Over		6,455	60,543	95,829
<b>Labor Force</b>				
Labor Population Age 16 Years or Over (2025)		5,123	41,136	79,112
Labor Force Total Males (2025)		2,391 ####	20,297 ####	39,374 ####
Male Civilian Employed		1,592 ####	12,190 ####	23,643 ####
Male Civilian Unemployed		61 2.5%	632 3.1%	1,569 4.0%
Males in Armed Forces		- -	14 -	39 -
Males Not in Labor Force		739 ####	7,461 ####	14,124 ####
Labor Force Total Females (2025)		2,732 ####	20,839 ####	39,737 ####
Female Civilian Employed		1,426 ####	11,026 ####	20,957 ####
Female Civilian Unemployed		75 2.7%	743 3.6%	1,326 3.3%
Females in Armed Forces		- -	- -	- -
Females Not in Labor Force		1,231 ####	9,070 ####	17,454 ####
Unemployment Rate		135 2.6%	1,376 3.3%	2,894 3.7%
<b>Occupation (2025)</b>				
Occupation Population Age 16 Years or Over		3,018	23,213	44,592
Occupation Total Males		1,592 ####	12,188 ####	23,634 ####
Occupation Total Females		1,426 ####	11,026 ####	20,957 ####
Management, Business, Financial Operations		445 ####	4,161 ####	8,089 ####
Professional, Related		1,087 ####	8,157 ####	15,389 ####
Service		633 ####	4,822 ####	8,829 ####
Sales, Office		423 ####	3,074 ####	6,026 ####
Farming, Fishing, Forestry		11 0.4%	61 0.3%	70 0.2%
Construction, Extraction, Maintenance		173 5.7%	1,309 5.6%	2,983 6.7%
Production, Transport, Material Moving		245 8.1%	1,629 7.0%	3,206 7.2%
White Collar Workers		1,955 ####	15,391 ####	29,503 ####
Blue Collar Workers		1,063 ####	7,822 ####	15,088 ####

## Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC							
<b>Units In Structure (2025)</b>							
Total Units		3,096		23,476		43,183	
1 Detached Unit		1,619	###	12,221	###	24,420	###
1 Attached Unit		148	4.8%	779	3.3%	1,631	3.8%
2 Units		116	3.7%	697	3.0%	1,338	3.1%
3 to 4 Units		178	5.8%	1,285	5.5%	2,309	5.3%
5 to 9 Units		449	###	2,609	###	4,114	9.5%
10 to 19 Units		86	2.8%	857	3.7%	1,522	3.5%
20 to 49 Units		63	2.0%	1,324	5.6%	1,730	4.0%
50 or More Units		336	###	2,489	###	2,969	6.9%
Mobile Home or Trailer		102	3.3%	1,214	5.2%	3,149	7.3%
Other Structure		-	-	-	-	-	-
<b>Homes Built By Year (2025)</b>							
Homes Built 2020 or later		105	3.0%	1,173	4.4%	1,863	3.8%
Homes Built 2010 to 2019		548	###	3,127	###	5,448	###
Homes Built 2000 to 2009		388	###	3,093	###	5,772	###
Homes Built 1990 to 1999		332	9.6%	2,356	8.9%	4,814	9.9%
Homes Built 1980 to 1989		284	8.2%	2,147	8.1%	4,279	8.8%
Homes Built 1970 to 1979		180	5.2%	1,884	7.1%	3,280	6.7%
Homes Built 1960 to 1969		397	###	2,272	8.6%	4,199	8.6%
Homes Built 1950 to 1959		321	9.3%	1,857	7.0%	4,133	8.5%
Homes Built 1940 to 1949		168	4.9%	1,032	3.9%	2,040	4.2%
Homes Built Before 1939		375	###	4,536	###	7,356	###
Median Age of Homes		44.3 yrs		47.0 yrs		46.8 yrs	
<b>Home Values (2025)</b>							
Owner Specified Housing Units		1,443		11,122		23,329	
Home Values \$1,000,000 or More		95	6.6%	985	8.9%	2,168	9.3%
Home Values \$750,000 to \$999,999		92	6.4%	1,052	9.5%	2,522	###
Home Values \$500,000 to \$749,999		294	###	2,380	###	5,142	###
Home Values \$400,000 to \$499,999		327	###	2,306	###	4,337	###
Home Values \$300,000 to \$399,999		349	###	1,903	###	3,813	###
Home Values \$250,000 to \$299,999		132	9.2%	840	7.6%	1,525	6.5%
Home Values \$200,000 to \$249,999		49	3.4%	405	3.6%	860	3.7%
Home Values \$175,000 to \$199,999		12	0.8%	118	1.1%	228	1.0%
Home Values \$150,000 to \$174,999		27	1.9%	243	2.2%	563	2.4%
Home Values \$125,000 to \$149,999		11	0.8%	152	1.4%	337	1.4%
Home Values \$100,000 to \$124,999		13	0.9%	197	1.8%	432	1.9%
Home Values \$90,000 to \$99,999		5	0.3%	48	0.4%	162	0.7%
Home Values \$80,000 to \$89,999		-	-	82	0.7%	137	0.6%
Home Values \$70,000 to \$79,999		3	0.2%	28	0.3%	69	0.3%
Home Values \$60,000 to \$69,999		5	0.3%	120	1.1%	408	1.7%
Home Values \$50,000 to \$59,999		7	0.5%	17	0.2%	33	0.1%
Home Values \$35,000 to \$49,999		3	0.2%	35	0.3%	117	0.5%
Home Values \$25,000 to \$34,999		4	0.3%	26	0.2%	129	0.6%
Home Values \$10,000 to \$24,999		6	0.4%	24	0.2%	60	0.3%
Home Values Under \$10,000		7	0.5%	162	1.5%	285	1.2%
Owner-Occupied Median Home Value		\$430,165		\$485,927		\$494,375	
Renter-Occupied Median Rent		\$1,218		\$1,172		\$1,223	

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Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
<b>Total Annual Consumer Expenditure (2025)</b>				
Total Household Expenditure		\$277.59 M	\$2.17 B	\$4.15 B
Total Non-Retail Expenditure		\$140.2 M	\$1.1 B	\$2.11 B
Total Retail Expenditure		\$137.39 M	\$1.06 B	\$2.05 B
Alcoholic Beverages		\$1.68 M	\$13.21 M	\$25.27 M
Apparel		\$5.05 M	\$39.56 M	\$75.67 M
Contributions		\$8.85 M	\$69.99 M	\$134.02 M
Education		\$6.28 M	\$49.55 M	\$94.86 M
Entertainment		\$15.64 M	\$122.48 M	\$234.23 M
Food Away From Home		\$12.03 M	\$94.31 M	\$180.43 M
Grocery		\$17.48 M	\$134.96 M	\$257.8 M
Health Care		\$19.99 M	\$149.21 M	\$277.15 M
Household Furnishings and Equipment		\$7.29 M	\$57.2 M	\$109.43 M
Household Operations		\$5.07 M	\$39.72 M	\$76.01 M
Miscellaneous Expenses		\$4.71 M	\$36.88 M	\$70.49 M
Personal Care		\$3.45 M	\$26.73 M	\$51.09 M
Shelter		\$46.06 M	\$358.13 M	\$671.02 M
Tax and Retirement		\$67.4 M	\$545.47 M	\$1.05 B
Tobacco and Related		\$1.28 M	\$9.69 M	\$18.41 M
Transportation		\$42.91 M	\$322.89 M	\$643.59 M
Utilities		\$12.43 M	\$95.88 M	\$183.11 M
<b>Monthly Household Consumer Expenditure (2025)</b>				
Total Household Expenditure		\$7,471	\$7,688	\$8,015
Total Non-Retail Expenditure		\$3,773 ####	\$3,920 ####	\$4,065 ####
Total Retail Expenditures		\$3,698 ####	\$3,768 ####	\$3,949 ####
Alcoholic Beverages		\$45 0.6%	\$47 0.6%	\$49 0.6%
Apparel		\$136 1.8%	\$140 1.8%	\$146 1.8%
Contributions		\$238 3.2%	\$248 3.2%	\$259 3.2%
Education		\$169 2.3%	\$176 2.3%	\$183 2.3%
Entertainment		\$421 5.6%	\$435 5.7%	\$452 5.6%
Food Away From Home		\$324 4.3%	\$335 4.4%	\$348 4.3%
Grocery		\$470 6.3%	\$479 6.2%	\$497 6.2%
Health Care		\$538 7.2%	\$530 6.9%	\$535 6.7%
Household Furnishings and Equipment		\$196 2.6%	\$203 2.6%	\$211 2.6%
Household Operations		\$136 1.8%	\$141 1.8%	\$147 1.8%
Miscellaneous Expenses		\$127 1.7%	\$131 1.7%	\$136 1.7%
Personal Care		\$93 1.2%	\$95 1.2%	\$99 1.2%
Shelter		\$1,240 ####	\$1,271 ####	\$1,295 ####
Tax and Retirement		\$1,814 ####	\$1,936 ####	\$2,027 ####
Tobacco and Related		\$34 0.5%	\$34 0.4%	\$36 0.4%
Transportation		\$1,155 ####	\$1,146 ####	\$1,242 ####
Utilities		\$335 4.5%	\$340 4.4%	\$353 4.4%