



WESTGATE SHOPPING CENTER 40 WESTGATE PKWY ASHEVILLE, NC

- Prime location with excellent visibility from I-240
- An exceptional leasing opportunity in one of the most dynamic and rapidly growing regions in the U.S.
- Asheville, NC is the economic powerhouse of Western NC



CURRENT TENANTS



- 112,000 +/- SF center
- 100,000 +/- VPD
- 1 mile from Downtown Asheville
- Adjacent to Country Inn & Suites Asheville River Arts District:
 - 94 Rooms
 - 4,500 guests per month
- Planned expansion for mixed use development
- Parking:
 - 5.7/1,000 SF

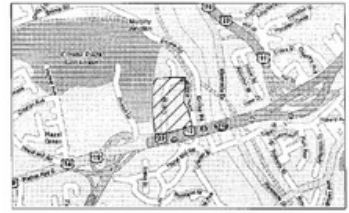
DEMOGRAPHICS	3 MILE	5 MILE
POPULATION	55,708	108,489
MEDIAN AGE	36.99	40.35
AVE. HH INCOME	\$96K	\$101K



ANCHOR TENANTS
EARTH FARE
CVS PHARMACY
THE UPS STORE
CRUMBL COOKIES
HOTEL
COUNTRY INN & SUITES
TESLA
OPENING SPRING 2025

WESTGATE SHOPPING CENTER

CITY OF ASHEVILLE, NORTH CAROLINA



VICINITY MAP - N.T.S.



**WESTGATE SHOPPING CENTER
AVAILABLE UNITS**

LEASE MAP

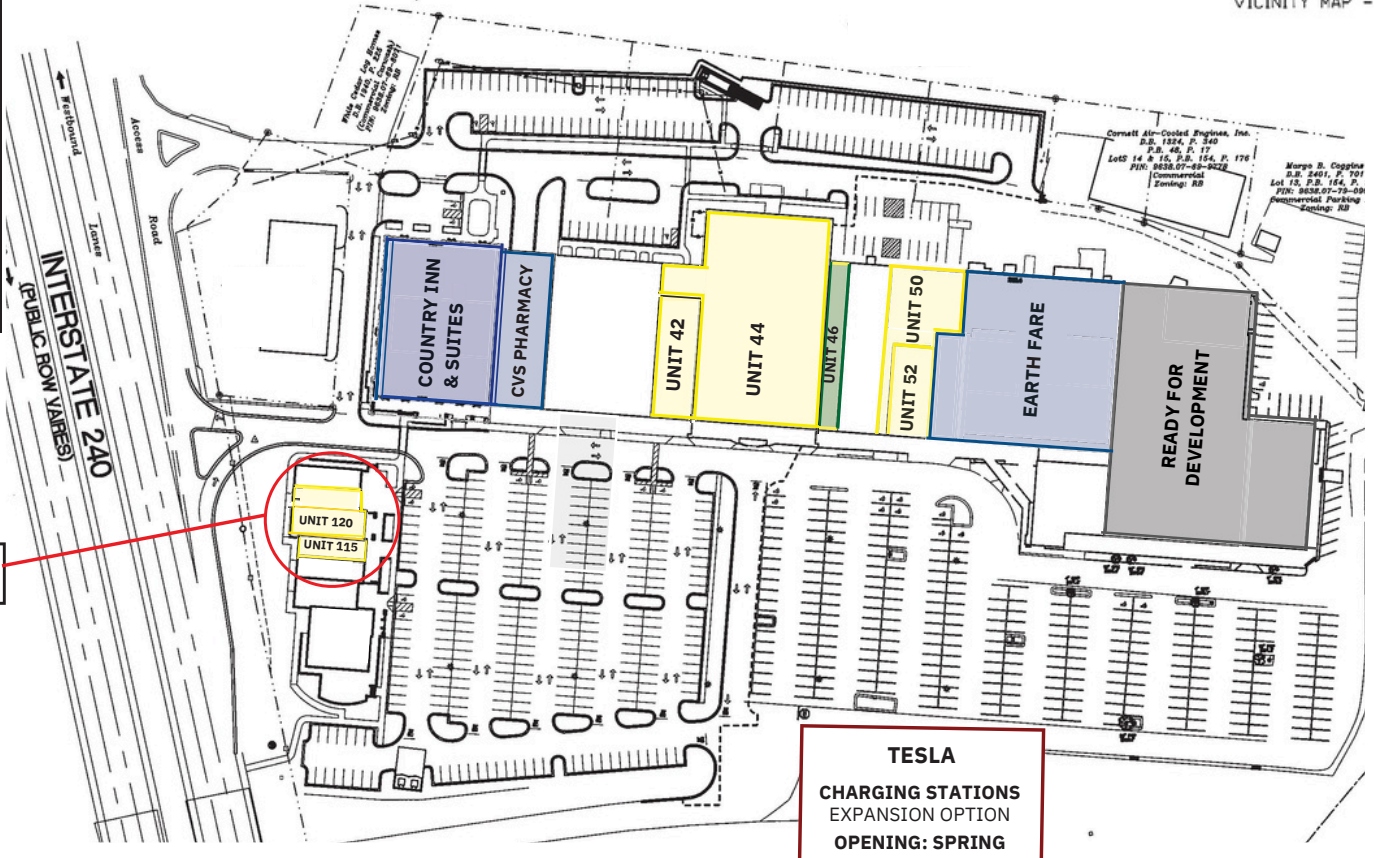
MAIN BUILDING

UNIT	AREA
42	4,920 sf
44	18,000 sf
42-44	22,920sf
46	2,000 sf

OUT PARCEL

UNIT	AREA
120	1,880 sf
115	1,334 sf
120-115	3,214 sf

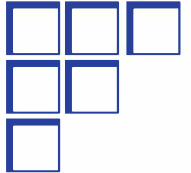
DATE:
SEPTEMBER 6, 2024



OUT PARCEL

TESLA
CHARGING STATIONS
EXPANSION OPTION
OPENING: SPRING

SITE PLAN - LEASE PLAN
WESTGATE SHOPPING CENTER & OUT PARCEL
NOT TO SCALE



FIRC
GROUP - NC, INC.

WESTGATE
SHOPPING

LEASE SPACE

UNIT 42

FLOOR PLAN

EXPANSION
(PROPOSED)

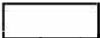


6,585 SQ. FT

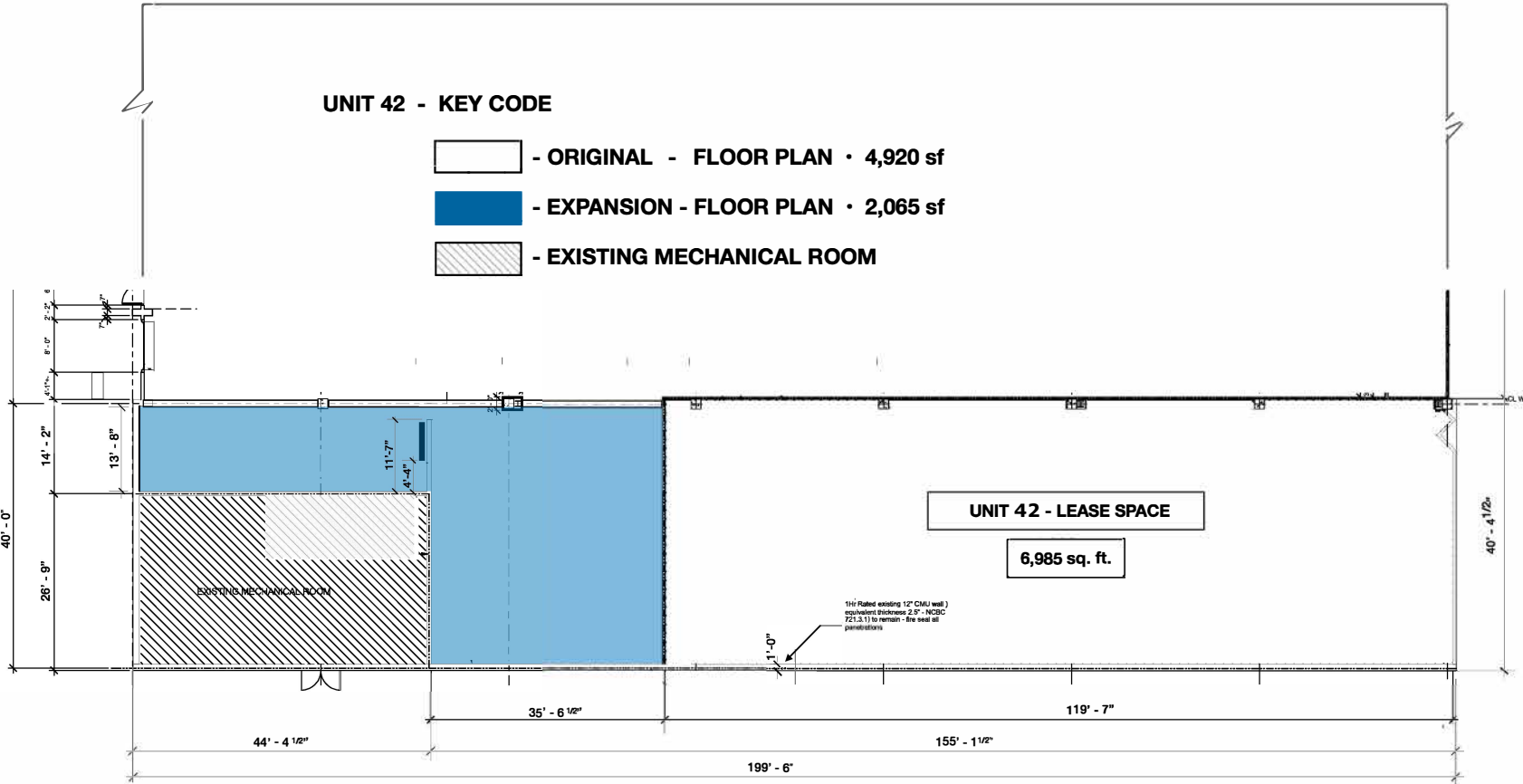


SPACE FOR
LEASE

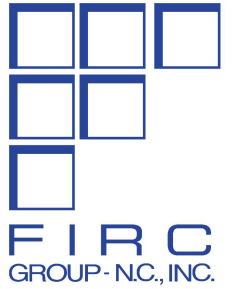
828-412-8190
leasing@fircgroup.com

UNIT 42 - KEY CODE

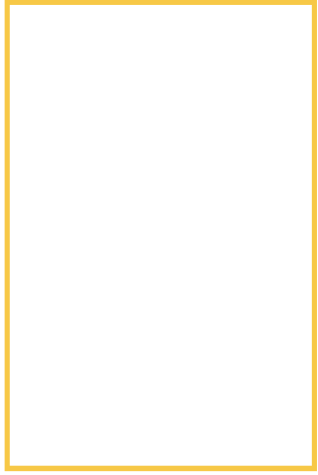
-  - ORIGINAL - FLOOR PLAN • 4,920 sf
-  - EXPANSION - FLOOR PLAN • 2,065 sf
-  - EXISTING MECHANICAL ROOM



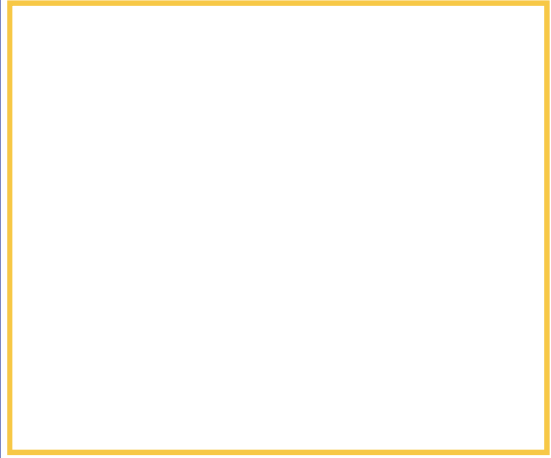
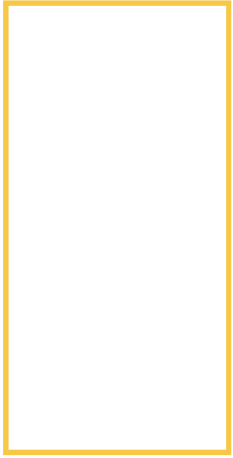
NOT TO SCALE



**WESTGATE
SHOPPING CENTER**



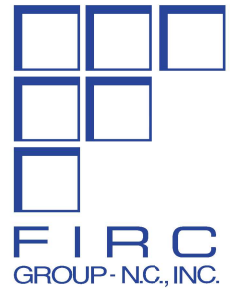
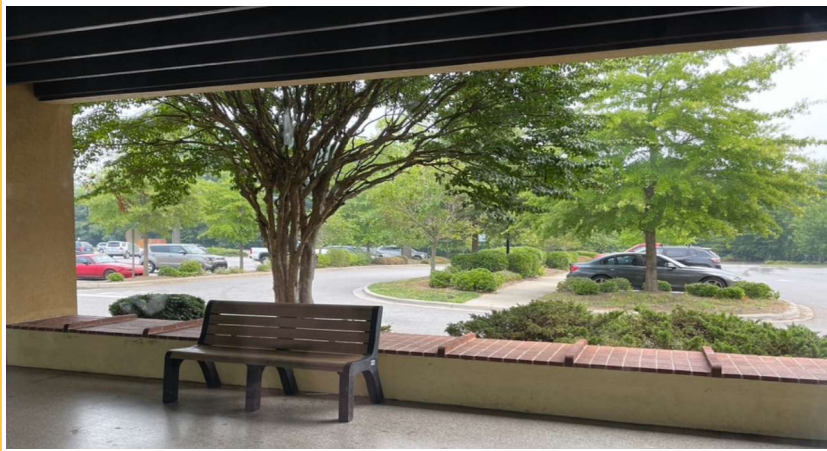
**UNIT 42
EXTERIOR VIEW**



RETAIL SPACE

**SPACE FOR
LEASE**

828-412-8190
leasing@fircgroup.com



**WESTGATE
SHOPPING CENTER**

LEASE SPACE

UNIT 42

EXTERIOR VIEW



**SPACE FOR
LEASE**

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