



Dewey Property Advisors



THE WYRE AT RIVER ARTS

RIVER ARTS DISTRICT | ASHEVILLE, NC

RETAIL • OFFICE • STUDIO LEASING INFORMATION

RETAIL LEASING AVAILABILITY



LOCATION (ACTUAL SUITE NUMBERS TBD)

SQFT // DETAILS

RETAIL 1 2,720 SF - Consists of 2 floors. 1st Floor: 1,975 SF; 2nd Floor: 745 SF

RETAIL 2 935 SF ***LEASED: Gelato Shop**

RETAIL 3 1,435 SF ***LEASED: Fitness**

RETAIL 4 1,695 SF ***LEASED: Gallery/Studio**

RETAIL 5 1,715 SF ***LEASED: Gallery**

RETAIL 6 2,425 SF

RETAIL 7 5,455 SF - Consists of 2 floors. 1st Floor: 3,615 SF; 2nd Floor: 1,840 SF

*Suite 7 includes a common area 1st floor outdoor patio, and an exclusive 2nd floor outdoor terrace.



MARKET ASHEVILLE, NC



146 Roberts St. Asheville, NC 28801

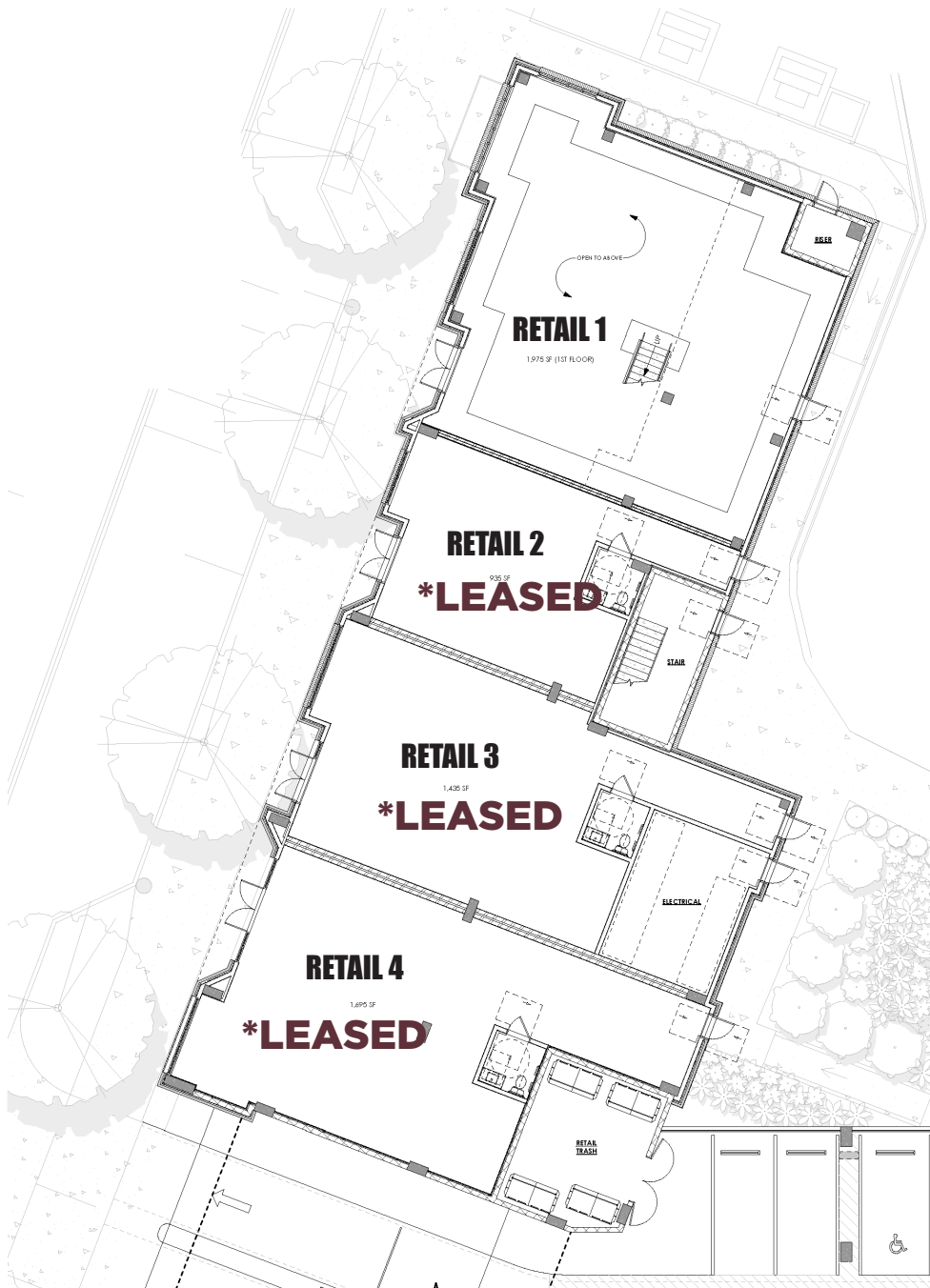
THE WYRE AT RIVER ARTS is a new live + work + create community located in the heart of the River Arts District of Asheville, NC.

- Street-Level Retail Suites for lease
- 237 Residential Units with unmatched finishes and amenities including a Courtyard / Event Lawn, Fitness Center & Pool, and multiple Business / Social Lounge Areas
- Secure Private Parking Garage & Street Level Parking for Retail

retail space highlights

- Street level accessible retail storefronts
- Ready for tenant customizations
- Modern build design specs
- 10'+ ceilings
- Expansive glass storefronts with custom signage
- Fully sprinkled
- Fiber internet
- Ideal location surrounded by iconic destinations for art, food, beverage and entertainment
- Tenant Improvement Allowance available for Suites 1 & 7

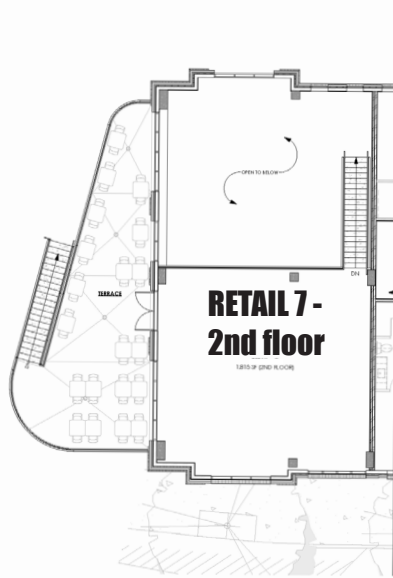




1 1ST FLOOR PLAN - SEGMENT A - RETAIL
1/8" = 1'-0"



2 2ND FLOOR PLAN - SEGMENT A - RETAIL
1/8" = 1'-0"



2 2ND FLOOR PLAN - SEGMENT B - RETAIL
1/8" = 1'-0"



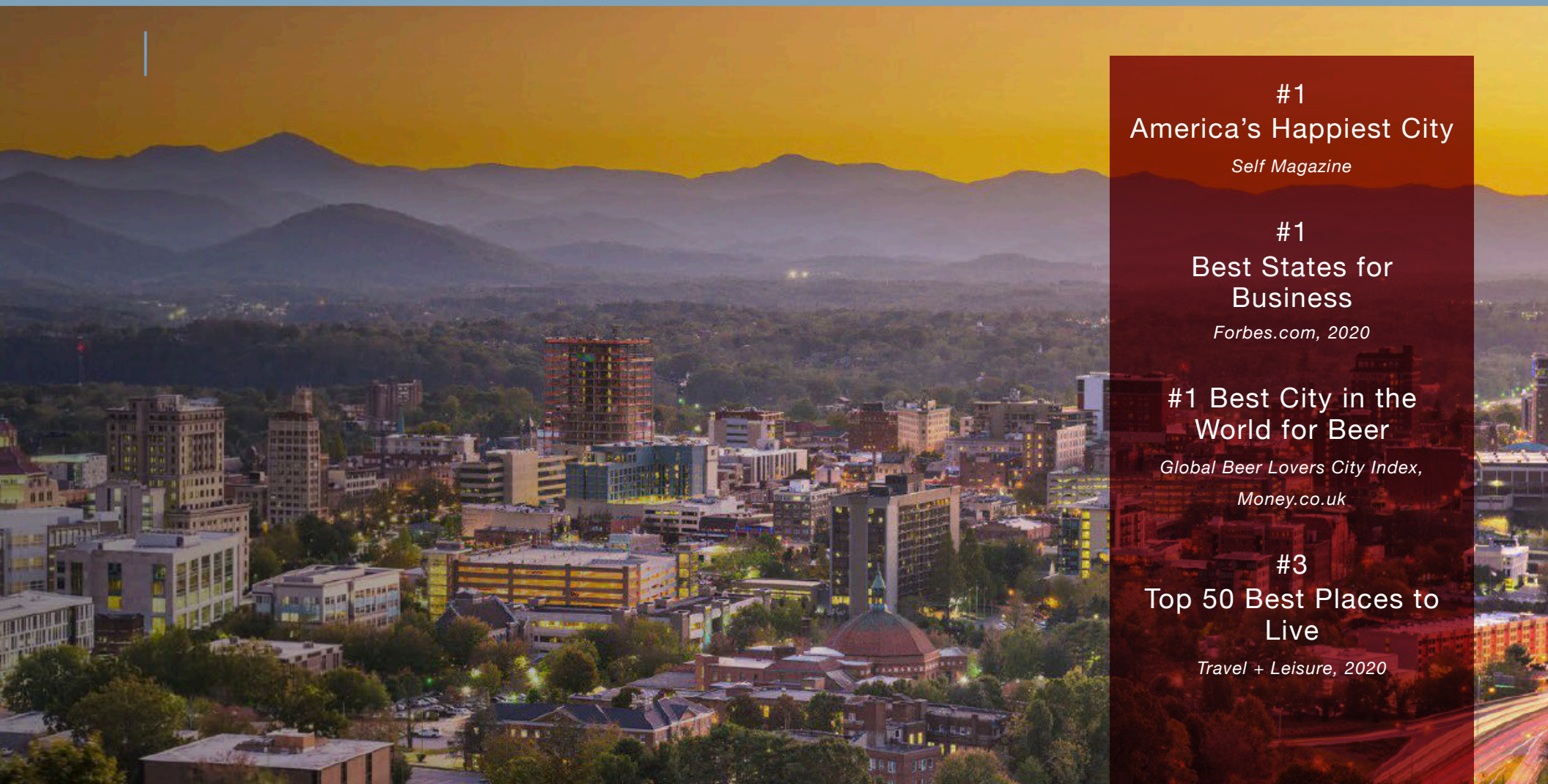
1 1ST FLOOR PLAN - SEGMENT B - RETAIL
1/8" = 1'-0"

RESIDENTIAL UNITS

Luxury Residential Units

- Clubroom
- Fitness Center
- Resort Style Pool
- Courtyard / Event Lawn
- Bike Storage
- Secure Parking
- Business Lounge
- Lounge Areas
- Natural Stone Countertops
- Stainless Steel Appliances
- Tile Backsplash
- Frameless Glass, Tiled Showers
- Upgraded Fixtures
- Balconies





#1
America's Happiest City
Self Magazine

#1
Best States for
Business
Forbes.com, 2020

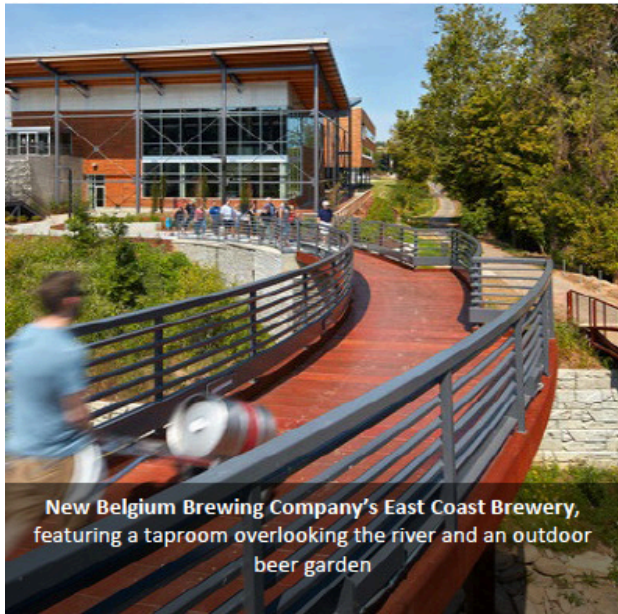
#1 Best City in the
World for Beer
*Global Beer Lovers City Index,
Money.co.uk*

#3
Top 50 Best Places to
Live
Travel + Leisure, 2020

As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly 12 million visitors annually. Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges.

The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors. Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors.

The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.



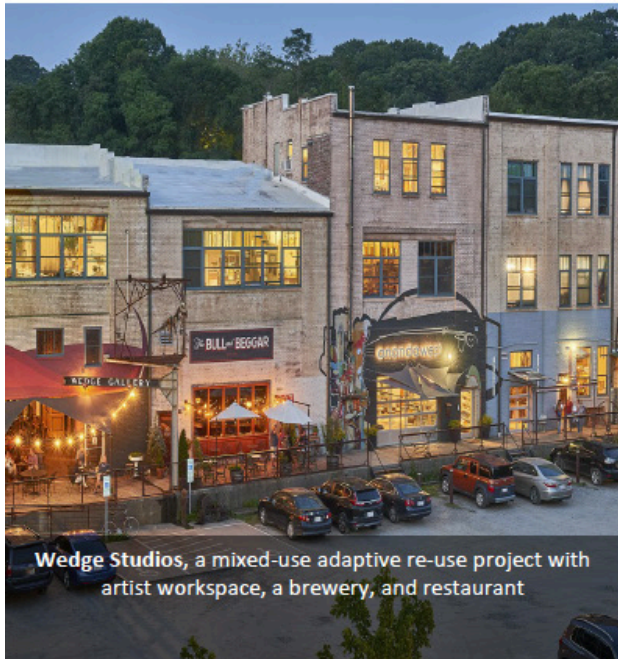
New Belgium Brewing Company's East Coast Brewery, featuring a taproom overlooking the river and an outdoor beer garden



French Broad River, a popular local river for kayaking, tubing, and bike trails



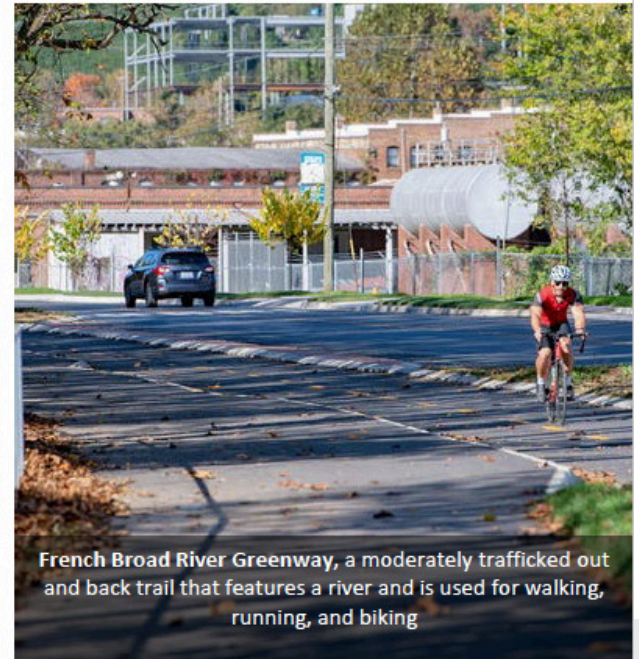
Odyssey Coop Art Gallery, features 25 local clay artists who produce functional pottery as well as ceramic art.



Wedge Studios, a mixed-use adaptive re-use project with artist workspace, a brewery, and restaurant





Cotton Mill Studios, art and music studios accompanied by residential lofts




French Broad River Greenway, a moderately trafficked out and back trail that features a river and is used for walking, running, and biking

NEIGHBORING RETAIL

 10-minute walk to New Belgium (0.5 miles)

 7-minute bike ride into the center of Downtown Asheville (1 mile)

 6-minute drive to the Biltmore Estate (2.4 miles)



WHOLE FOODS MARKET
TRADER JOE'S
Harris Teeter
 Neighborhood Food & Pharmacy

\$400K - \$500K Average Home Price



Downtown Asheville

Bojangles
Starbucks Coffee
Krispy Kreme Doughnuts
McDonald's



Breweries/Art Studios
 Riverside Studios
 Good Vibes Silo
 Asheville Guitar Bar
 All Souls Pizza
 Stay Weird Silo

ingles
Walgreens
COOK-OUT
CHIPOTLE
GOLDEN ARCADE
TACO BELL



Sweat Tribes Gym

Breweries/Art Studios
 The Bull and Beggar
 Wedge Brewing Company
 Maria Andrade Trove
 Odyssey ClayWorks
 Ultra Coffee Bar
 Olde London Road

THE WYRE AT RIVER ARTS

\$400K - \$500K Average Home Price

River Arts District

Breweries/Art Studios
 The Bonitz Company
 Fresh Wood Fired Pizza
 Ashes & Steel Studio
 NorthLight Studios
 PennyCup Coffee
 Bloom Hair Studio
 MustAsheville Bikes

FRENCH BROAD RIVER GREENWAY

TASTEY DINER
TAQUERIA
WHALE

Breweries/Art Studios
 Marquee
 310 Art
 River Arts Farmers Market
 Antiques at Riverview Station

BimberBon
SANDWICH COMPANY
NINE MILE

Touch of Glass
WALK

TACO Billy
PIZZA MIND
BOWL BAKERY
HOLE



tourism economy

- Asheville sees nearly 12 Million visitors per year
- Visitors generate \$3.3 billion in Economic Impact
- \$2.2 billion of Economic Impact goes straight to the cash registers of local small businesses. By category, this includes:
 - Food & Beverage - \$610 million (27%)
 - Lodging - \$609 million (27%)
 - Retail Shopping - \$468 million (21%)
 - Recreation & Entertainment - \$300 million (13%)
 - Air & Local Transportation - \$255 million (11%)
- Tourism accounts for over one-third of all retail spending in Buncombe County.
- Asheville also has a strong second-home market.
- Buncombe County has the highest retail sales tax (on a per capita basis) in the state, surpassing Charlotte and Raleigh.

Strong TDA, A 43:1 return on investment

Every \$1 invested in TDA tourism advertising generates \$43 in spending at local businesses, plus \$3 of sales tax. This promotion comes at no cost to these local businesses.



Hip and Historical

The Grove Arcade (pictured above) was constructed in 1928 to be America's first indoor shopping mall. The building has gone through many phases during its 100 years of history, including a military base, the national weather records center, and a notable destination to dine, shop, and live in Downtown Asheville.

The Biltmore Estate (pictured below) is an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States, hosting over 1.4 million visitors each year.





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