

Likewise



For Sale



**RETAIL SPACE IN BUSY
DOWNTOWN ASHEVILLE**

32 Broadway Street, #120, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com

32 Broadway Street, #120, Asheville, NC 28801



OFFERING SUMMARY

SALE PRICE **\$975,000**

CONDO SIZE **± 3,870 SF**

SQUARE FOOTAGE BREAKDOWN

- Retail: 1,875 SF**
- Storage: 1,234 SF**
- Garage: 761 SF**

PROPERTY FEATURES

- Located in the historic Jenkins Building, in the heart of downtown Asheville
- Street-level, professional condo is ideal for retail or office use
- Great visibility along a highly trafficked commercial corridor with ± 7,000 VPD
- Dedicated 2-car garage, accessed in back alley
- 1,234 SF private storage space
- 2-minute drive to I-240, and 6 minutes to I-26
- Walkable to multiple hotels, restaurants, and shops throughout downtown Asheville
- MLS# 4370616



MEZZANINE OFFICE SPACE

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

32 Broadway Street, #120, Asheville, NC 28801



LOCATION INFORMATION

PIN 9649403827C0120, 9649403827C00B2, & 9649403827C00G4

COUNTY Buncombe

ZONING CBD

MAJOR ROADS I-240, Biltmore Ave.

PROPERTY DETAILS

CONDO SIZE ± 3,870 SF

YEAR BUILT 1912

FLOOD ZONE No

TRAFFIC COUNT ± 7,000 VPD

TENANT VACATING 01/05/27



Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER
828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com

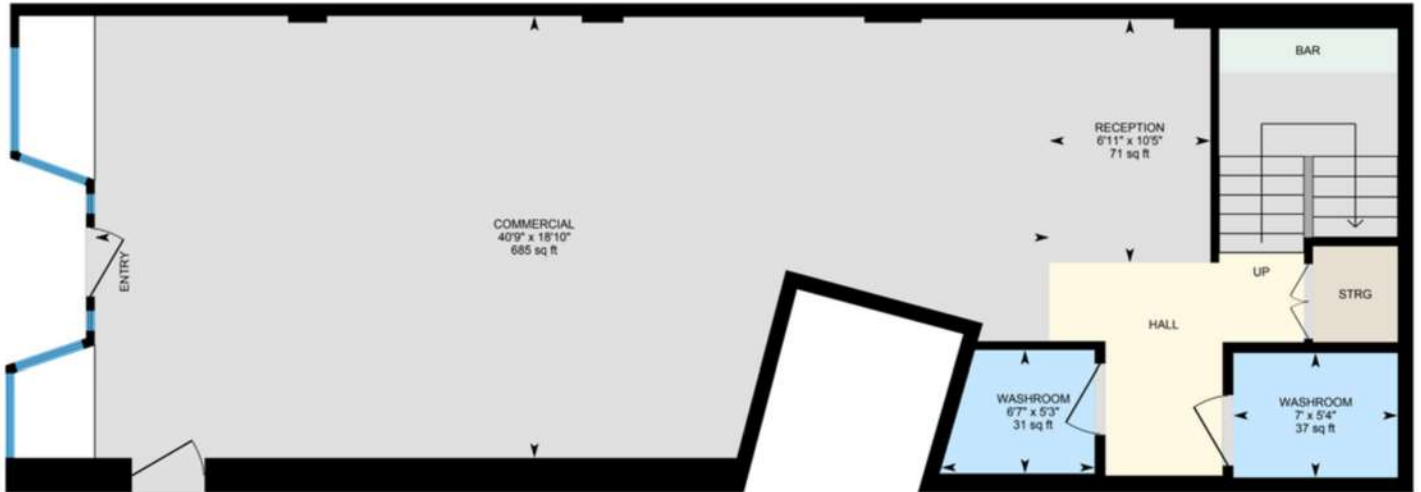
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





FLOOR PLAN

Main Floor: 1,106 SF



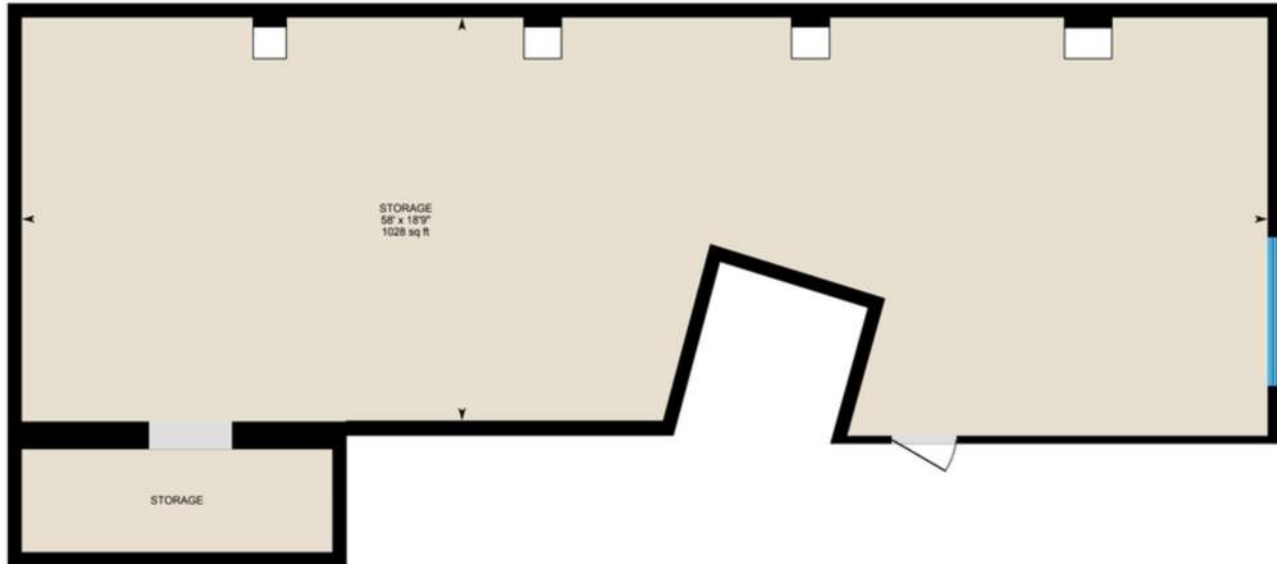
Mezzanine: 688 SF





FLOOR PLAN

Basement/Storage Area: 1,234 SF



Garage: 842 SF

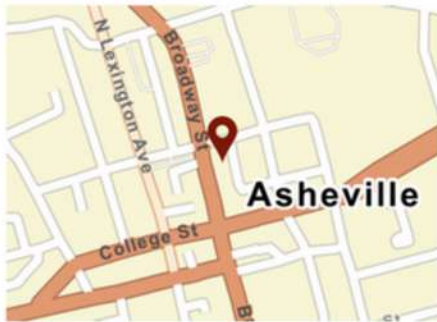
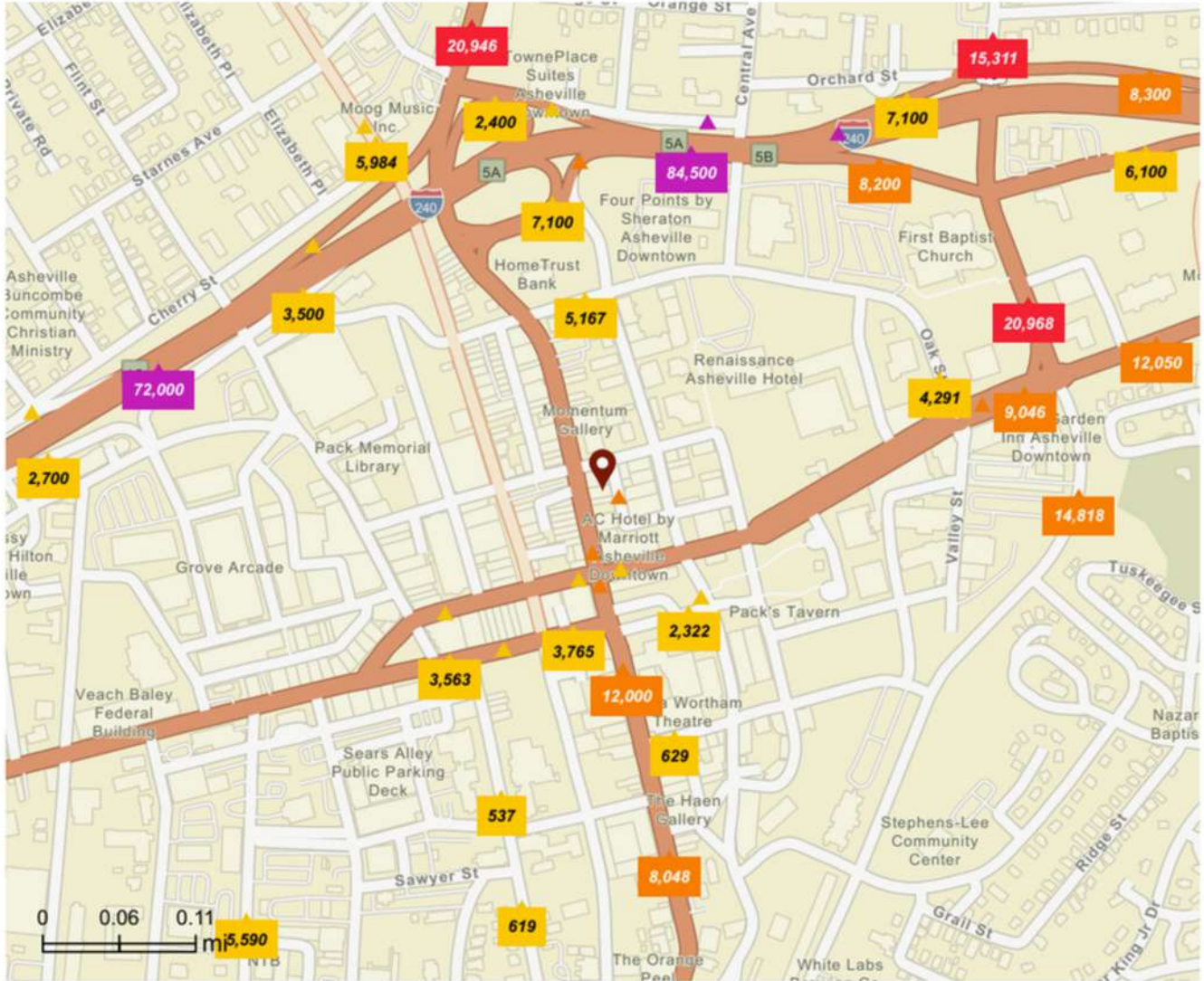


**TOTAL FINISHED AREA:
± 3,870 SF**



TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

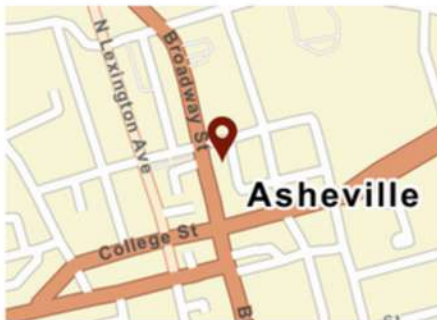
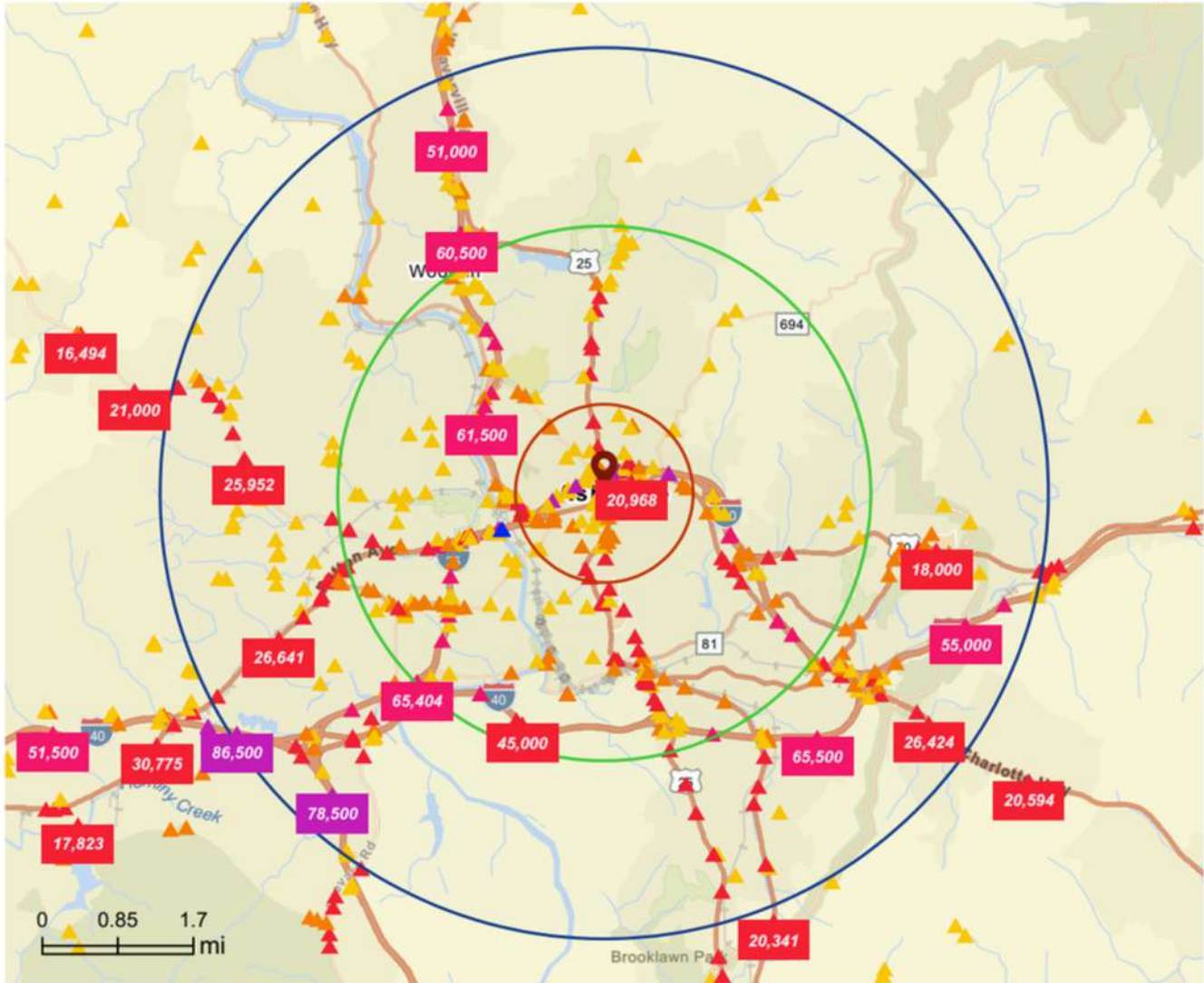
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





TRAFFIC COUNT MAP

1, 3, & 5 mile radius



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





BUSINESS KEY FACTS

1, 3, & 5 mile radius

Key Statistics

2,409 Total Businesses

23.5K Total Employees

\$2.64B Total Sales

8.6% Unemployment Rate

Largest Businesses in Area

25* 100 or More Employees

25* \$10M+ Annual Sales Vol

Most Employees	Mission Hospital	Headquarters	6,000
Highest sales volume	Blossman Gas & Appliance	Branch	\$225M

Daytime Population

10,588 Total Population

29,403 Total Daytime Population

Ratio of daytime to total population:

2.78

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

Urban Core

Dominant Urbanicity Type

4.4 Avg Number of Employees

767 Total Businesses Per Square Mile

About the Workforce

20.7% Services

9.4% Trades/Skilled Labor

69.9% Office Based

Grad Degree	24.6%
Bach Degree	35.5%
Assoc Degree	6.2%
Some College	10.5%
GED	3.8%
HS Diploma	11.7%
No Diploma	6.3%
< 9th Grade	1.4%

Tapstry

Top 3 segments by household count

D1 Emerging Hub > 2,902 | 52.0%

A3 Social Security Set > 1,675 | 30.0%

K6 City Greens > 386 | 6.9%

Other: 622 | 11.1%

[View comparison table](#)

About the Community

1.1% ↑ Pop Growth Rate is 127.1% higher than United States

61 Wealth Index (Below 100 = low, Above 100 = high)

2.1% ↑ Housing Units Growth Rate is 155% higher 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	20.02	7.57	5.23	14.25	2.23	2.45
Health Care & Social Assistance	28.15	12.75	8.93	27.80	3.57	3.76
Retail	19.36	10.71	8.57	14.88	4.64	4.60
Manufacturing	4.53	2.56	2.03	3.94	1.25	1.32
Finance & Insurance	12.56	4.13	3.05	9.10	1.64	1.80
Professional & Tech Services	35.42	11.05	7.49	26.27	3.17	3.60



DEMOGRAPHIC PROFILE

1 Mile Radius

32 Broadway Street

KEY FACTS

10,588
Population

40.8
Median Age



5,585
Households

\$48,462
Median Disposable Income

EDUCATION

7.7%
No High School Diploma



15.5%
High School Graduate



16.7%
Some College/ Associate's Degree



60.1%
Bachelor's/Grad/ Prof Degree

INCOME



\$61,040
Median Household Income

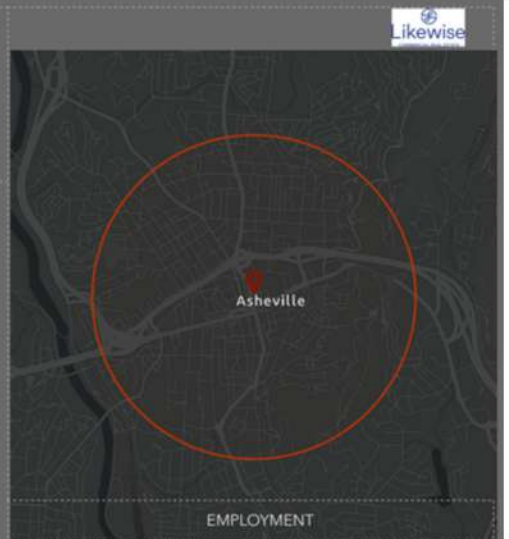


\$47,032
Per Capita Income



\$22,484
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



71.6%



9.4%



20.7%

8.6%
Unemployment Rate

3 Mile Radius

32 Broadway Street

KEY FACTS

56,932
Population

40.0
Median Age



26,093
Households

\$55,446
Median Disposable Income

EDUCATION

6.4%
No High School Diploma



19.1%
High School Graduate



17.9%
Some College/ Associate's Degree



56.7%
Bachelor's/Grad/ Prof Degree

INCOME



\$68,283
Median Household Income



\$47,485
Per Capita Income



\$86,245
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



69.8%



13.4%



19.3%

5.4%
Unemployment Rate



DEMOGRAPHIC PROFILE

5 Mile Radius

32 Broadway Street

INCOME

\$70,049
Median Household Income

\$47,123
Per Capita Income

\$124,651
Median Net Worth

KEY FACTS

104,713
Population

46,867
Households

41.0
Median Age

\$56,856
Median Disposable Income

HOUSEHOLD INCOME

EMPLOYMENT

White Collar **69.2%**

Blue Collar **14.5%**

Services **19.0%**

6.1%
Unemployment Rate

EDUCATION

5.8%
No High School Diploma

19.2%
High School Graduate

20.6%
Some College/ Associate's Degree

54.4%
Bachelor's/Grad/ Prof Degree