

Likewise



# For Sale

MODERN OFFICE ON HIGHLY  
TRAFFICKED CORRIDOR

339 Merrimon Avenue, Asheville, NC 28801

Likewise  
COMMERCIAL REAL ESTATE

Abigail Farrow LISTING BROKER

828.333.2380 | [abigail@likewisecommercial.com](mailto:abigail@likewisecommercial.com) | [likewisecommercial.com](https://www.likewisecommercial.com)

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## OFFERING SUMMARY

SALE PRICE \$1,500,000

BUILDING SIZE ± 3,821 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



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## LOCATION INFORMATION

PIN 9649-36-7120

COUNTY Buncombe

ZONING CBI

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

## PROPERTY DETAILS

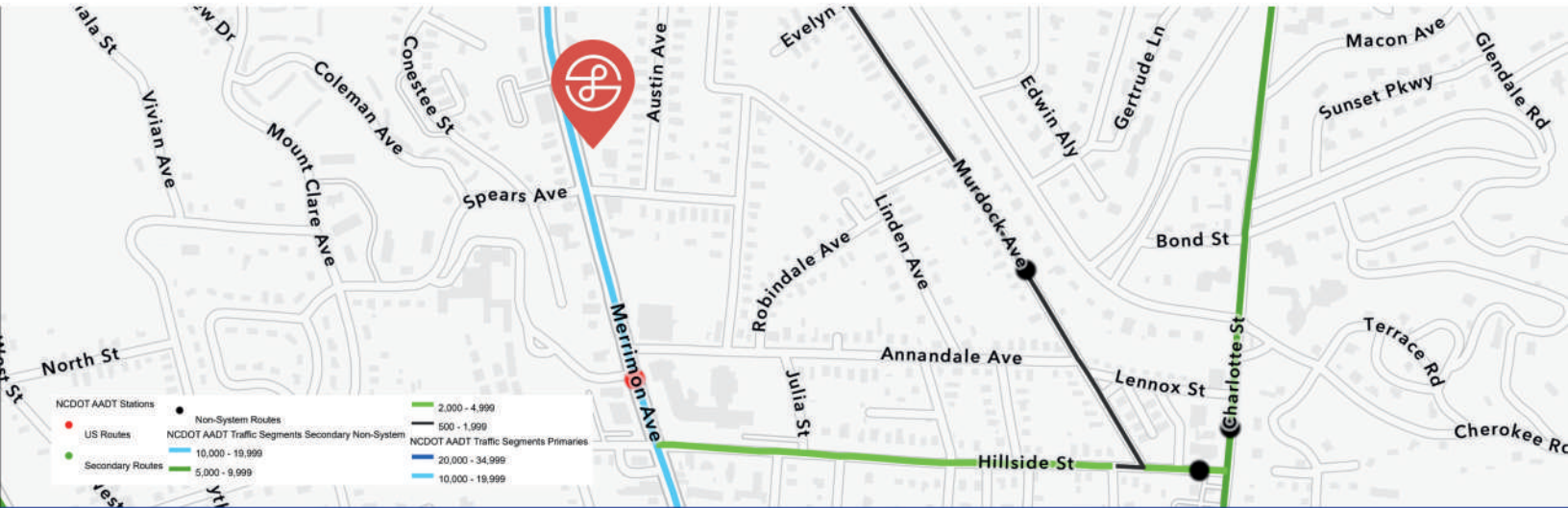
ACREAGE ± 0.18 AC

YEAR BUILT 1910

TRAFFIC COUNT ± 20,000 VPD

ROAD FRONTAGE ± 55 FT

FLOOD ZONE No



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# REGIONAL MAP





BUSINESS KEY FACTS

1,293

Total Businesses

11.1K

Total Employees

\$1.21B

Total Sales

6.2%

Unemployment Rate

Daytime Population

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

4.6

Avg Number of Employees

412

Total Businesses Per Square Mile

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

About the Workforce

22.0%

Services

8.6%

Trades/Skilled Labor

69.4%

Office Based

Grad Degree

33%

Bach Degree

38.2%

Assoc Degree

6.3%

Some College

9.4%

GED

2.8%

HS Diploma

7.5%

No Diploma

1.6%

< 9th Grade

1.1%

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

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                                   |

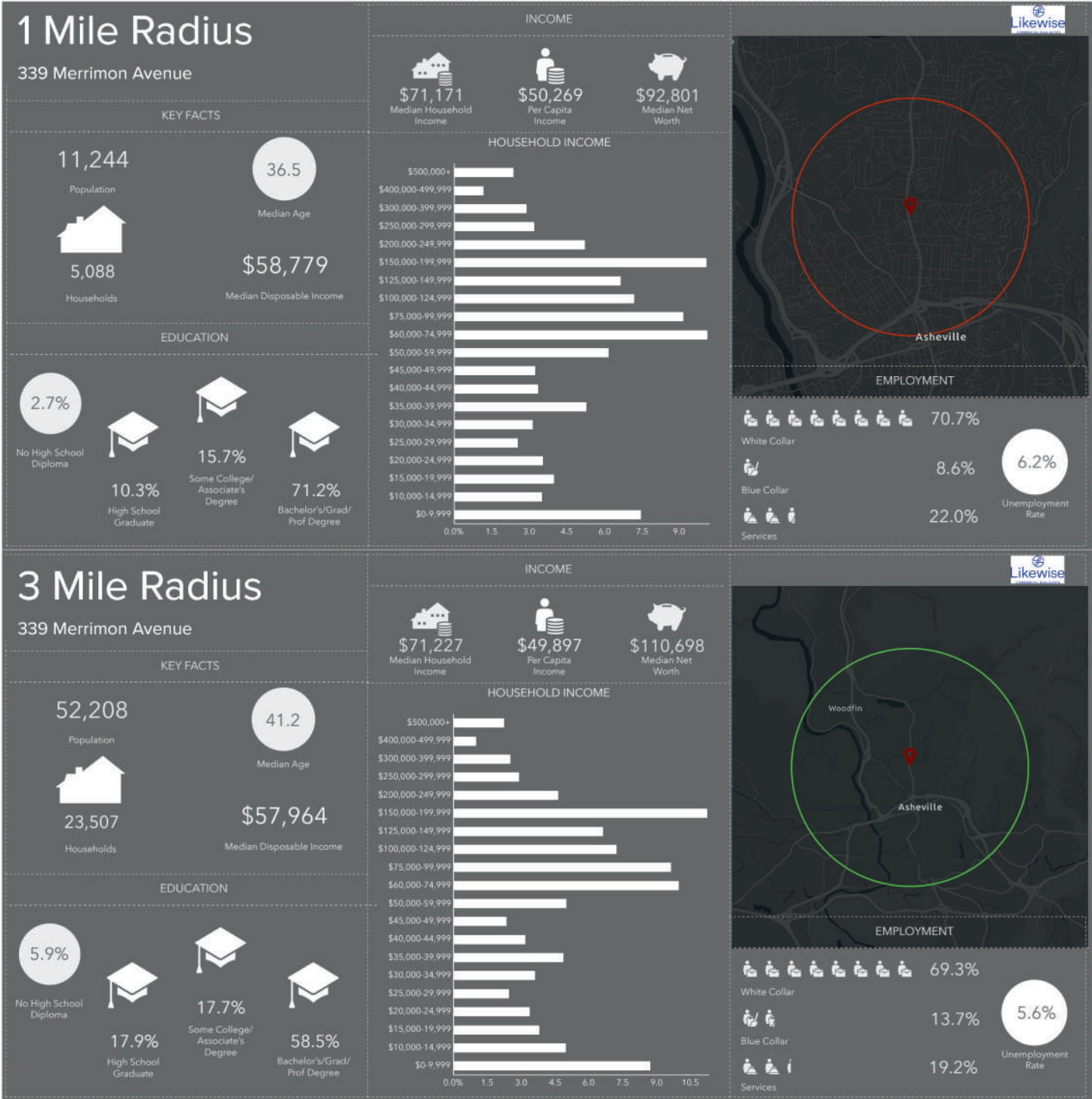
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# DEMOGRAPHIC SUMMARY





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