

FOREST RIDGE SHOPPING CENTER




RETAIL SUITE FOR LEASE

1636 HENDERSONVILLE RD, ASHEVILLE, NC 28803

Presented By

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$24 SF/yr (NNN)
Available SF: Suite 115: 1,800 SF

PROPERTY OVERVIEW

Small 1,800 SF Retail Space for lease in Walmart-anchored center! Co-Tenants include Big Air, Hew Fitness, Asheville Sushi & Hibachi, Sunny's Hot Subs & Wings, Sola Salons, Conscious Curl Collective, and De Legge European Hair Studio.

Flexible retail box with abundant parking and steady local traffic.

PROPERTY HIGHLIGHTS

- Walmart-anchored shopping center with strong foot traffic
- Abundant parking and easy customer access
- Pylon Signage, Signalized Intersection



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ABOUT FOREST RIDGE SHOPPING CENTER



LOCATION DESCRIPTION

This high-traffic center is located on Hendersonville Road at one of the busiest intersections in Asheville, North Carolina.

Neighboring tenants include:

- T-Mobile
- Sola Salon
- Lendmark Financial Services
- Avalon Nails & Spa
- Meridian Financial Services
- Asheville Sushi & Hibachi
- Miracle Ear
- H&R Block
- Root Down Food
- Sonny's Hot Subs
- Big Air Trampoline Park

Located just outside of Biltmore Forest, in the heart of South Asheville on busy Hendersonville Road (33,000 VPD).

Area is surrounded by strong national retailers, grocery stores, restaurants, medical, single-family homes, condos, apartments, and more.

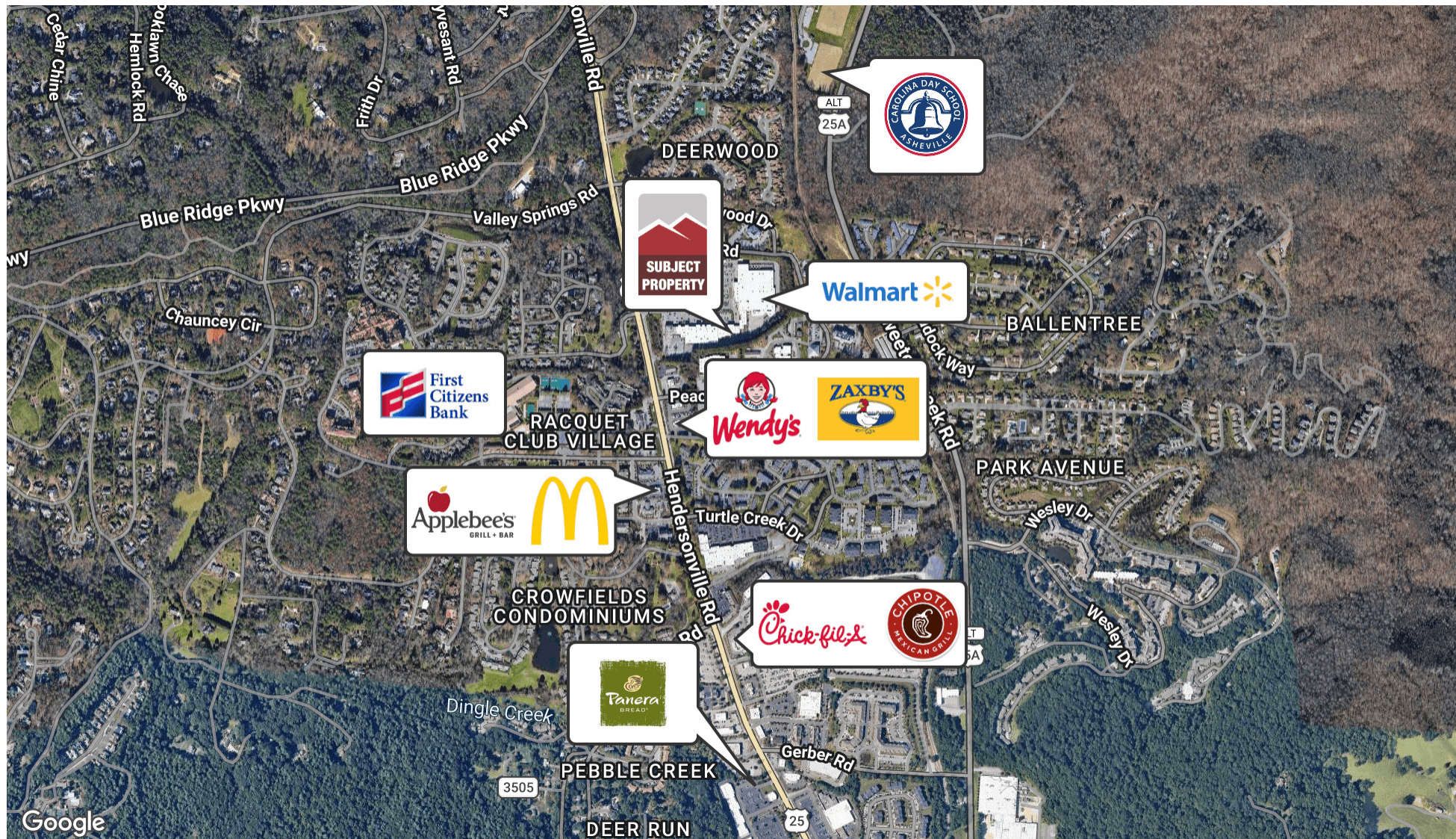


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

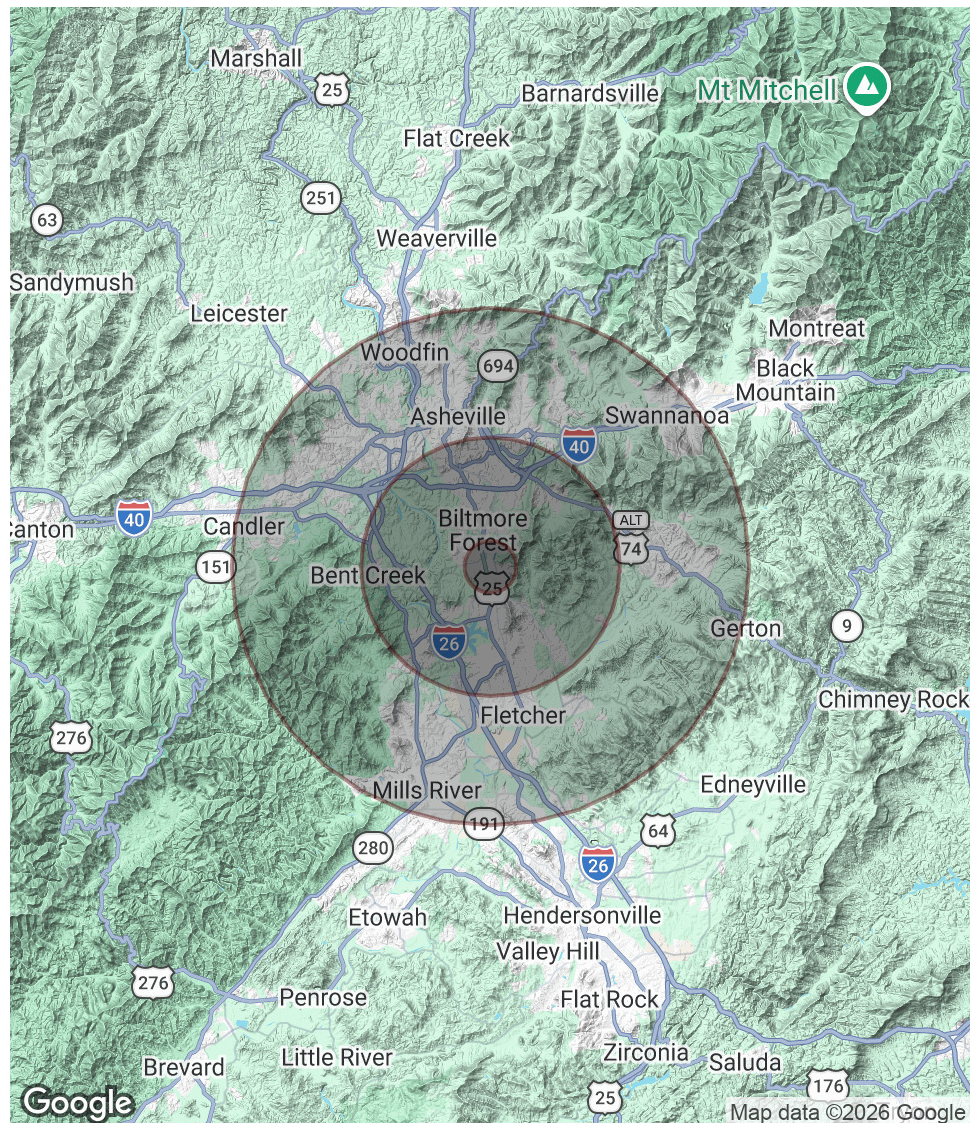
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,103	61,324	200,672
Average Age	42.0	42.6	42.2
Average Age (Male)	37.2	41.2	41.2
Average Age (Female)	44.8	44.3	43.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,598	30,425	98,274
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$75,377	\$71,105	\$69,532
Average House Value	\$341,984	\$307,300	\$293,853

2020 American Community Survey (ACS)



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