



Dewey Property Advisors



244 SHORT COXE AVENUE

ASHEVILLE, NC

INVESTMENT SALE INFORMATION

## MARKET ASHEVILLE, NC



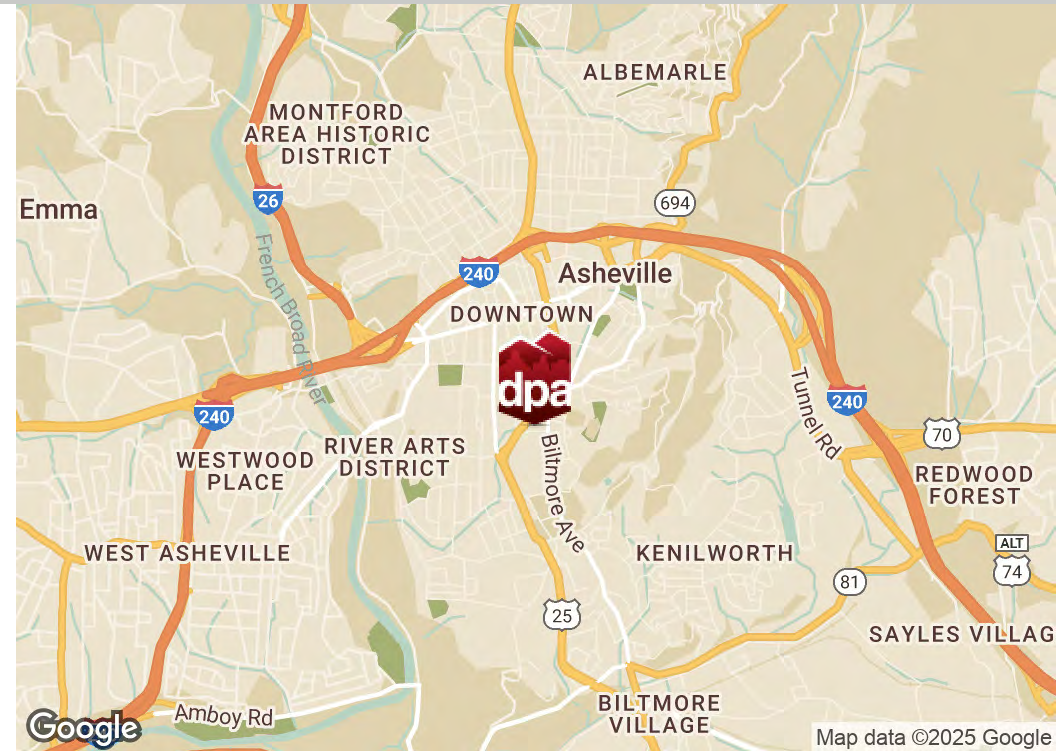
**244 Short Coxe Avenue, Asheville, NC 28801**

DPA is pleased to present 244 Short Coxe Avenue, a fully leased multi-tenant commercial building in downtown Asheville's South Slope (Central Business District). Built in 1930 and extensively renovated with modern amenities, the 6,800 square foot building is subdivided into 4 commercial units. Prominently fronting Short Coxe Avenue, the building is anchored by a full service café and bakery (Suite 110) and a beauty salon (Suite 120). The lower portion of the building features a vintage clothing/tattoo retail shop (Suite 130), an artist studio (Suite 140), and excess outdoor space.

### HIGHLIGHTS

- Freestanding Commercial Building in Prime South Slope Location
- On-Site Parking with Excess Acreage
- Central Business District (CBD) Zoning
- Fully Leased: 4 Tenants, NNN Leases with Annual Increases
- Generating approx. \$150k annually (2025)
- Close Proximity to Downtown, River Arts District, Mission Hospital and future Novant Health facility
- Easy Access to Biltmore Avenue and I-240
- Surrounded by Local Breweries, Restaurants, and New Development





## 244 SHORT COXE AVENUE, ASHEVILLE NC 28801

**Sale Price: \$2,350,000**

**Please reach out to broker for additional information.**

**Do not disturb Tenants.**

## PROPERTY DETAILS

- Building Size: 6,800 SF
- Acreage: 0.32
- Zoning: CBD
- Year Built: 1930 (Renovated 2022-2025)
- PIN #: 964837933700000 and 964837938800000

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Downtown Asheville

Pack Square

South Slope

Southside Avenue

Billmore Avenue

244 Short Coxe

Property lines are approximate.





Biltmore Village

Mission Hospital

Biltmore Avenue

244 Short Coxe

Property lines are approximate.

Southside Avenue



EXTERIOR: FRONT, REAR AND LEFT SIDE





# INTERIOR - RETAIL















# DEMOGRAPHICS MAP & REPORT

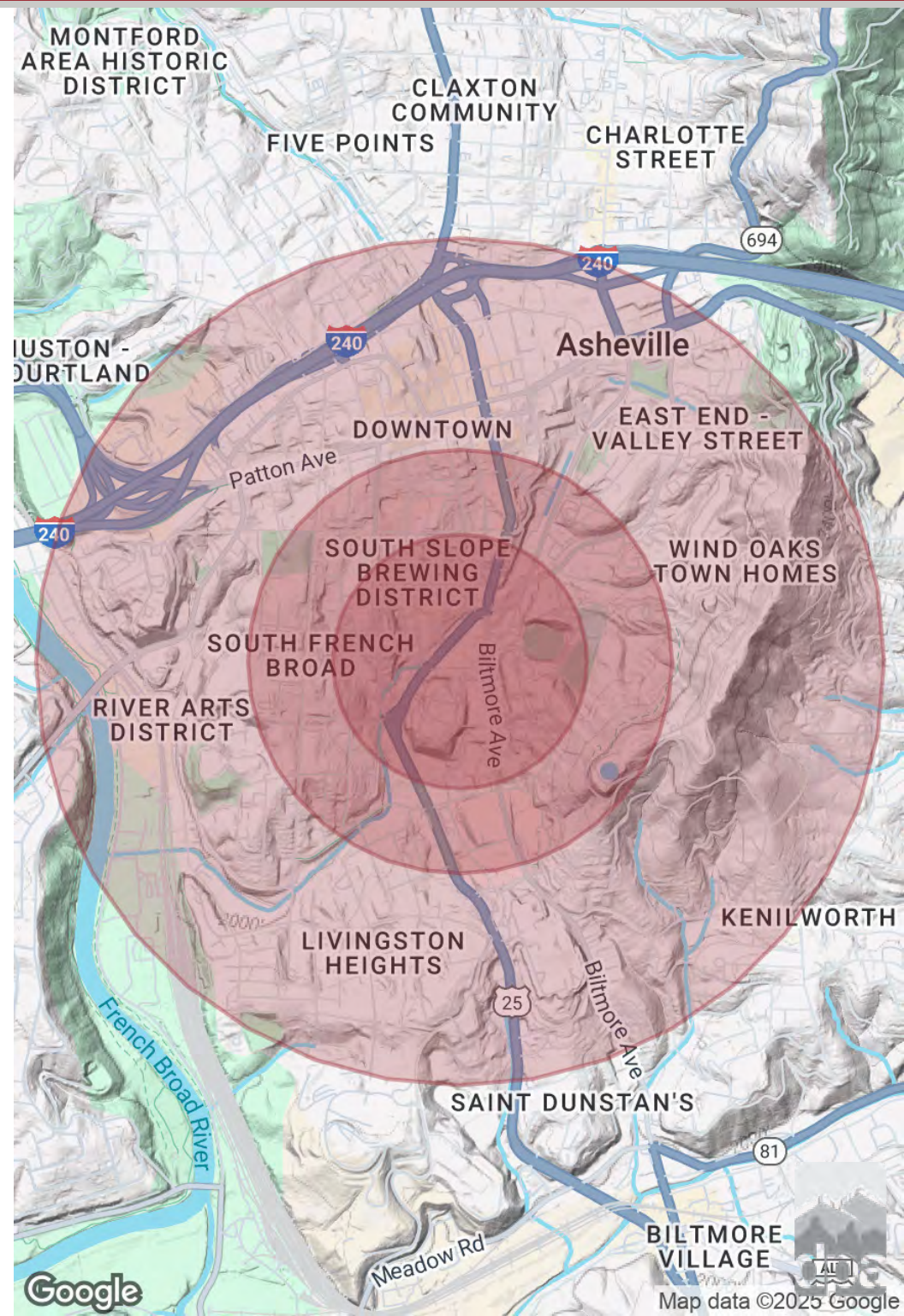
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	519	1,701	8,556
Average Age	41	43	44
Average Age (Male)	41	42	43
Average Age (Female)	42	43	45

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	274	872	4,225
# of Persons per HH	1.9	2	2
Average HH Income	\$114,660	\$97,527	\$81,854
Average House Value	\$519,582	\$546,028	\$596,778

Demographics data derived from AlphaMap



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### DID YOU KNOW

- 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.



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**Sale Contact:**

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