



Dewey Property Advisors

ASHEVILLE MARKET



RETAIL PROPERTY FOR LEASE

4 S TUNNEL ROAD, ASHEVILLE, NC 28805

Presented By

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ASHEVILLE MARKET | 4 S TUNNEL ROAD, ASHEVILLE, NC 28805

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30 - 32 SF/yr (NNN)
Available SF:	1,295 - 6,375 SF
Traffic Count:	102,000

PROPERTY OVERVIEW

Asheville Market is a high-traffic and well-maintained center, consisting of 130,000 SF of retail. The multi-tenant center is centrally located on Tunnel Road, the #1 retail corridor in Western North Carolina.

The center has two points of ingress and egress on Tunnel Road. The main entrance is signalized. Strong draw from anchor retailers and traffic from Asheville Mall across the street. Great visibility along Tunnel Road and I-240.

Tenants include: Whole Foods, DSW, Guitar Center, Nadeau, Trek Bikes, Arhaus, and Hollywood Feed.

PROPERTY HIGHLIGHTS

- Tenants include: Whole Foods, DSW, Guitar Center, Tunnel Vision, Vin Nail Bar, Jared Galleria, Mountain Running Company, Trek Bikes, Arhaus, and Hollywood Feed.
- 102,000 VPD
- I-240 Visibility
- High Traffic Center



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Page 2

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 410	Available	6,375 SF	NNN	\$30.00 SF/yr	Retail located between Trek Bikes and Vin Nail Bar.
■ Suite 500	Available	1,295 SF	NNN	\$32.00 SF/yr	Suitable for retail or office. Can be combined with Suite 600 for a total of 4,295 SF.
■ Suite 600	Available	3,000 SF	NNN	\$30.00 SF/yr	Restaurant space. Can be combined with Suite 500 for a total of 4,295 SF.
■ Suite 700	Available	1,811 SF	NNN	\$32.00 SF/yr	Retail suite for lease.



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Page 3

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SUITE 410



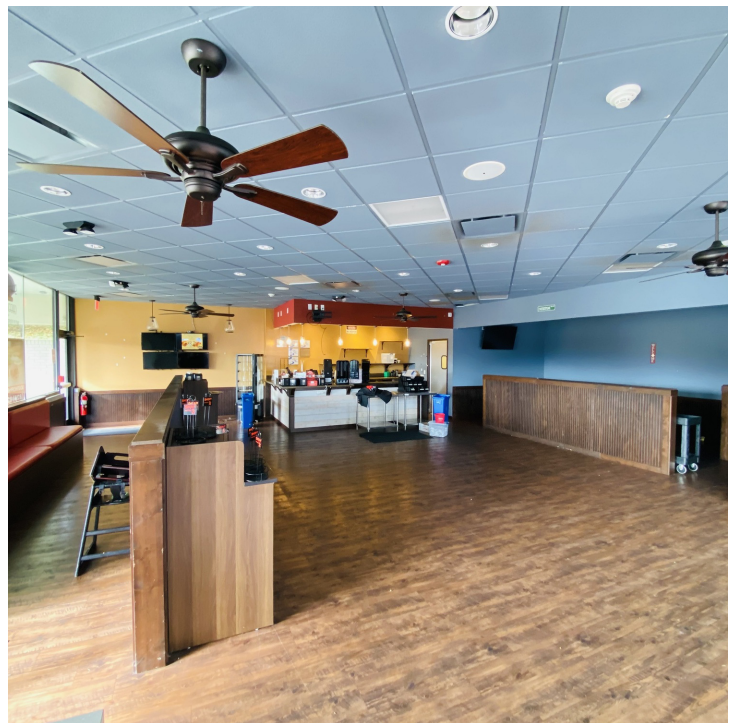
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Page 4

ASHEVILLE MARKET | 4 S TUNNEL ROAD, ASHEVILLE, NC 28805

SUITE 500 & 600



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Page 5

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MARKET CENTER PHOTOS



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Page 6

ASHEVILLE MARKET | 4 S TUNNEL ROAD, ASHEVILLE, NC 28805

AREA RETAILER MAP



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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market 4 S Tunnel Rd Asheville, NC 28805	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,016	47,816	92,403
2030 Projected Population	6,035	48,872	93,542
2020 Census Population	6,035	46,556	90,058
2010 Census Population	4,931	41,906	81,452
Projected Annual Growth 2025 to 2030	-	0.4%	0.2%
Historical Annual Growth 2010 to 2025	1.5%	0.9%	0.9%
2025 Median Age	42.2	41.4	41.7
Households			
2025 Estimated Households	3,096	23,476	43,183
2030 Projected Households	3,127	24,165	44,040
2020 Census Households	2,978	21,771	40,712
2010 Census Households	2,411	18,946	35,932
Projected Annual Growth 2025 to 2030	0.2%	0.6%	0.4%
Historical Annual Growth 2010 to 2025	1.9%	1.6%	1.3%
Race and Ethnicity			
2025 Estimated White	79.9%	79.7%	81.4%
2025 Estimated Black or African American	10.9%	11.5%	8.9%
2025 Estimated Asian or Pacific Islander	1.8%	1.7%	1.6%
2025 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.3%
2025 Estimated Other Races	7.2%	6.9%	7.8%
2025 Estimated Hispanic	6.7%	6.6%	7.6%
Income			
2025 Estimated Average Household Income	\$88,041	\$99,284	\$105,727
2025 Estimated Median Household Income	\$66,442	\$71,160	\$75,015
2025 Estimated Per Capita Income	\$45,443	\$49,084	\$49,754
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.4%	2.3%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	4.1%	3.9%
2025 Estimated High School Graduate	23.6%	19.8%	18.6%
2025 Estimated Some College	11.0%	12.9%	13.7%
2025 Estimated Associates Degree Only	10.0%	8.4%	7.6%
2025 Estimated Bachelors Degree Only	28.9%	31.2%	31.3%
2025 Estimated Graduate Degree	20.1%	21.4%	22.7%
Business			
2025 Estimated Total Businesses	446	5,153	7,787
2025 Estimated Total Employees	4,350	42,636	61,356
2025 Estimated Employee Population per Business	9.8	8.3	7.9
2025 Estimated Residential Population per Business	13.5	9.3	11.9

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC							
Population							
Estimated Population (2025)	6,016			47,816			92,403
Projected Population (2030)	6,035			48,872			93,542
Census Population (2020)	6,035			46,556			90,058
Census Population (2010)	4,931			41,906			81,452
Projected Annual Growth (2025-2030)	19	-		1,057	0.4%	1,139	0.2%
Historical Annual Growth (2020-2025)	-19	-		1,260	0.5%	2,345	0.5%
Historical Annual Growth (2010-2020)	1,104	2.2%		4,650	1.1%	8,605	1.1%
Estimated Population Density (2025)	1,916	psm		1,692	psm	1,177	psm
Trade Area Size	3.1	sq mi		28.3	sq mi	78.5	sq mi
Households							
Estimated Households (2025)	3,096			23,476			43,183
Projected Households (2030)	3,127			24,165			44,040
Census Households (2020)	2,978			21,771			40,712
Census Households (2010)	2,411			18,946			35,932
Projected Annual Growth (2025-2030)	30	0.2%		689	0.6%	856	0.4%
Historical Annual Change (2010-2025)	685	1.9%		4,530	1.6%	7,251	1.3%
Average Household Income							
Estimated Average Household Income (2025)	\$88,041			\$99,284			\$105,727
Projected Average Household Income (2030)	\$86,530			\$97,675			\$103,956
Census Average Household Income (2010)	\$47,348			\$52,284			\$55,165
Census Average Household Income (2000)	\$44,653			\$43,509			\$48,127
Projected Annual Change (2025-2030)	-\$1,511	-0.3%		-\$1,609	-0.3%	-\$1,771	-0.3%
Historical Annual Change (2000-2025)	\$43,387	3.9%		\$55,775	5.1%	\$57,600	4.8%
Median Household Income							
Estimated Median Household Income (2025)	\$66,442			\$71,160			\$75,015
Projected Median Household Income (2030)	\$65,975			\$70,441			\$74,327
Census Median Household Income (2010)	\$37,916			\$37,944			\$40,624
Census Median Household Income (2000)	\$36,040			\$33,192			\$36,105
Projected Annual Change (2025-2030)	-\$466	-0.1%		-\$719	-0.2%	-\$688	-0.2%
Historical Annual Change (2000-2025)	\$30,401	3.4%		\$37,968	4.6%	\$38,910	4.3%
Per Capita Income							
Estimated Per Capita Income (2025)	\$45,443			\$49,084			\$49,754
Projected Per Capita Income (2030)	\$44,963			\$48,627			\$49,283
Census Per Capita Income (2010)	\$23,154			\$23,639			\$24,335
Census Per Capita Income (2000)	\$20,644			\$19,441			\$21,052
Projected Annual Change (2025-2030)	-\$480	-0.2%		-\$457	-0.2%	-\$472	-0.2%
Historical Annual Change (2000-2025)	\$24,800	4.8%		\$29,642	6.1%	\$28,703	5.5%
Estimated Average Household Net Worth (2025)	\$786,445			\$892,491			\$997,264

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
Race and Ethnicity				
Total Population (2025)		6,016	47,816	92,403
White (2025)		4,804 ####	38,103 ####	75,198 ####
Black or African American (2025)		654 ####	5,484 ####	8,204 8.9%
American Indian or Alaska Native (2025)		16 0.3%	114 0.2%	250 0.3%
Asian (2025)		99 1.6%	716 1.5%	1,386 1.5%
Hawaiian or Pacific Islander (2025)		10 0.2%	81 0.2%	128 0.1%
Other Race (2025)		124 2.1%	1,011 2.1%	2,586 2.8%
Two or More Races (2025)		309 5.1%	2,308 4.8%	4,651 5.0%
Population < 18 (2025)		1,008 ####	7,520 ####	15,056 ####
White Not Hispanic		652 ####	4,980 ####	10,167 ####
Black or African American		174 ####	1,183 ####	1,841 ####
Asian		14 1.4%	85 1.1%	191 1.3%
Other Race Not Hispanic		61 6.0%	433 5.8%	812 5.4%
Hispanic		108 ####	839 ####	2,044 ####
Not Hispanic or Latino Population (2025)		5,611 ####	44,671 ####	85,365 ####
Not Hispanic White		4,699 ####	37,277 ####	73,524 ####
Not Hispanic Black or African American		648 ####	5,418 ####	8,062 9.4%
Not Hispanic American Indian or Alaska Native		6 0.1%	54 0.1%	104 0.1%
Not Hispanic Asian		99 1.8%	706 1.6%	1,368 1.6%
Not Hispanic Hawaiian or Pacific Islander		8 0.1%	55 0.1%	88 0.1%
Not Hispanic Other Race		2 -	32 -	81 -
Not Hispanic Two or More Races		150 2.7%	1,128 2.5%	2,139 2.5%
Hispanic or Latino Population (2025)		405 6.7%	3,145 6.6%	7,038 7.6%
Hispanic White		105 ####	825 ####	1,674 ####
Hispanic Black or African American		6 1.6%	65 2.1%	142 2.0%
Hispanic American Indian or Alaska Native		10 2.5%	61 1.9%	146 2.1%
Hispanic Asian		- -	10 0.3%	19 0.3%
Hispanic Hawaiian or Pacific Islander		2 0.5%	25 0.8%	40 0.6%
Hispanic Other Race		122 ####	979 ####	2,505 ####
Hispanic Two or More Races		160 ####	1,180 ####	2,513 ####
Not Hispanic or Latino Population (2020)		5,680 ####	43,874 ####	83,131 ####
Hispanic or Latino Population (2020)		355 5.9%	2,682 5.8%	6,927 7.7%
Not Hispanic or Latino Population (2010)		4,722 ####	40,029 ####	76,563 ####
Hispanic or Latino Population (2010)		210 4.3%	1,877 4.5%	4,890 6.0%
Not Hispanic or Latino Population (2030)		5,519 ####	44,909 ####	85,455 ####
Hispanic or Latino Population (2030)		516 8.5%	3,963 8.1%	8,086 8.6%
Projected Annual Growth (2025-2030)		110 5.4%	818 5.2%	1,048 3.0%
Historical Annual Growth (2010-2020)		145 6.9%	805 4.3%	2,037 4.2%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

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Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC							
Total Age Distribution (2025)							
Total Population		6,016		47,816		92,403	
Age Under 5 Years		291	4.8%	2,123	4.4%	3,999	4.3%
Age 5 to 9 Years		256	4.2%	2,043	4.3%	4,141	4.5%
Age 10 to 14 Years		283	4.7%	2,074	4.3%	4,301	4.7%
Age 15 to 19 Years		262	4.4%	2,279	4.8%	4,954	5.4%
Age 20 to 24 Years		283	4.7%	2,676	5.6%	5,483	5.9%
Age 25 to 29 Years		445	7.4%	3,655	7.6%	6,524	7.1%
Age 30 to 34 Years		517	8.6%	4,196	8.8%	7,610	8.2%
Age 35 to 39 Years		451	7.5%	3,703	7.7%	6,968	7.5%
Age 40 to 44 Years		449	7.5%	3,496	7.3%	6,778	7.3%
Age 45 to 49 Years		324	5.4%	2,924	6.1%	5,689	6.2%
Age 50 to 54 Years		358	5.9%	2,956	6.2%	5,599	6.1%
Age 55 to 59 Years		332	5.5%	2,748	5.7%	5,244	5.7%
Age 60 to 64 Years		387	6.4%	3,080	6.4%	5,869	6.4%
Age 65 to 69 Years		439	7.3%	3,234	6.8%	6,180	6.7%
Age 70 to 74 Years		391	6.5%	2,782	5.8%	5,469	5.9%
Age 75 to 79 Years		257	4.3%	1,921	4.0%	3,743	4.1%
Age 80 to 84 Years		156	2.6%	1,044	2.2%	2,093	2.3%
Age 85 Years or Over		135	2.2%	885	1.9%	1,758	1.9%
Median Age		42.2		41.4		41.7	
Age 19 Years or Less		1,091	####	8,518	####	17,395	####
Age 20 to 64 Years		3,546	####	29,432	####	55,765	####
Age 65 Years or Over		1,379	####	9,865	####	19,243	####
Female Age Distribution (2025)							
Female Population		3,153	####	24,133	####	46,295	####
Age Under 5 Years		144	4.6%	1,043	4.3%	1,918	4.1%
Age 5 to 9 Years		122	3.9%	1,025	4.2%	2,064	4.5%
Age 10 to 14 Years		136	4.3%	1,031	4.3%	2,174	4.7%
Age 15 to 19 Years		109	3.5%	943	3.9%	1,954	4.2%
Age 20 to 24 Years		161	5.1%	1,328	5.5%	2,536	5.5%
Age 25 to 29 Years		228	7.2%	1,904	7.9%	3,383	7.3%
Age 30 to 34 Years		264	8.4%	2,024	8.4%	3,733	8.1%
Age 35 to 39 Years		234	7.4%	1,863	7.7%	3,578	7.7%
Age 40 to 44 Years		232	7.4%	1,751	7.3%	3,390	7.3%
Age 45 to 49 Years		165	5.2%	1,401	5.8%	2,796	6.0%
Age 50 to 54 Years		177	5.6%	1,424	5.9%	2,739	5.9%
Age 55 to 59 Years		165	5.2%	1,402	5.8%	2,664	5.8%
Age 60 to 64 Years		214	6.8%	1,634	6.8%	3,063	6.6%
Age 65 to 69 Years		247	7.8%	1,776	7.4%	3,336	7.2%
Age 70 to 74 Years		207	6.6%	1,460	6.0%	2,874	6.2%
Age 75 to 79 Years		161	5.1%	1,040	4.3%	2,001	4.3%
Age 80 to 84 Years		96	3.0%	595	2.5%	1,181	2.6%
Age 85 Years or Over		89	2.8%	487	2.0%	912	2.0%
Female Median Age		44.0		42.7		42.9	
Age 19 Years or Less		512	####	4,042	####	8,111	####
Age 20 to 64 Years		1,840	####	14,731	####	27,881	####
Age 65 Years or Over		801	####	5,359	####	10,303	####

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC							
Male Age Distribution (2025)							
Male Population	2,863	####		23,683	####		46,108
Age Under 5 Years	146	5.1%		1,080	4.6%		2,081
Age 5 to 9 Years	134	4.7%		1,018	4.3%		2,077
Age 10 to 14 Years	147	5.1%		1,042	4.4%		2,127
Age 15 to 19 Years	153	5.3%		1,337	5.6%		3,000
Age 20 to 24 Years	122	4.3%		1,347	5.7%		2,947
Age 25 to 29 Years	217	7.6%		1,752	7.4%		3,141
Age 30 to 34 Years	253	8.8%		2,171	9.2%		3,877
Age 35 to 39 Years	217	7.6%		1,840	7.8%		3,390
Age 40 to 44 Years	217	7.6%		1,744	7.4%		3,388
Age 45 to 49 Years	159	5.6%		1,523	6.4%		2,894
Age 50 to 54 Years	180	6.3%		1,532	6.5%		2,861
Age 55 to 59 Years	167	5.8%		1,346	5.7%		2,580
Age 60 to 64 Years	173	6.0%		1,446	6.1%		2,806
Age 65 to 69 Years	192	6.7%		1,457	6.2%		2,845
Age 70 to 74 Years	184	6.4%		1,322	5.6%		2,595
Age 75 to 79 Years	96	3.4%		880	3.7%		1,742
Age 80 to 84 Years	61	2.1%		449	1.9%		912
Age 85 Years or Over	46	1.6%		397	1.7%		846
Male Median Age	40.5			40.5			40.7
Age 19 Years or Less	580	####		4,476	####		9,284
Age 20 to 64 Years	1,706	####		14,701	####		27,884
Age 65 Years or Over	578	####		4,506	####		8,940
Males per 100 Females (2025)							
Overall Comparison	91			98			100
Age Under 5 Years	101	####		104	####		108
Age 5 to 9 Years	110	####		99	####		101
Age 10 to 14 Years	108	####		101	####		98
Age 15 to 19 Years	140	####		142	####		153
Age 20 to 24 Years	76	####		101	####		116
Age 25 to 29 Years	95	####		92	####		93
Age 30 to 34 Years	96	####		107	####		104
Age 35 to 39 Years	93	####		99	####		95
Age 40 to 44 Years	93	####		100	####		100
Age 45 to 49 Years	97	####		109	####		104
Age 50 to 54 Years	102	####		108	####		104
Age 55 to 59 Years	101	####		96	####		97
Age 60 to 64 Years	81	####		88	####		92
Age 65 to 69 Years	78	####		82	####		85
Age 70 to 74 Years	89	####		91	####		90
Age 75 to 79 Years	60	####		85	####		87
Age 80 to 84 Years	63	####		75	####		77
Age 85 Years or Over	51	####		82	####		93
Age 19 Years or Less	113	####		111	####		114
Age 20 to 39 Years	91	####		100	####		101
Age 40 to 64 Years	94	####		100	####		99
Age 65 Years or Over	72	####		84	####		87

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC 28205				
Household Type (2025)				
Total Households	3,096	23,476	43,183	
Households with Children	567 ####	4,488 ####	9,238 ####	
Average Household Size	1.9	1.9	2.0	
Household Density per Square Mile	986	831	550	
Population Family	3,503 ####	26,772 ####	56,585 ####	
Population Non-Family	2,452 ####	18,942 ####	31,722 ####	
Population Group Quarters	61 1.0%	2,101 4.4%	4,096 4.4%	
Family Households	1,235 ####	9,587 ####	20,439 ####	
Married Couple Households	813 ####	6,447 ####	14,307 ####	
Other Family Households with Children	422 ####	3,139 ####	6,132 ####	
Family Households with Children	566 ####	4,474 ####	9,211 ####	
Married Couple with Children	333 ####	2,608 ####	5,704 ####	
Other Family Households with Children	232 ####	1,866 ####	3,507 ####	
Family Households No Children	669 ####	5,113 ####	11,228 ####	
Married Couple No Children	480 ####	3,839 ####	8,604 ####	
Other Family Households No Children	189 ####	1,273 ####	2,625 ####	
Non-Family Households	1,861 ####	13,889 ####	22,744 ####	
Non-Family Households with Children	1 -	15 0.1%	27 0.1%	
Non-Family Households No Children	1,860 ####	13,875 ####	22,717 ####	
Average Family Household Size	2.8	2.8	2.8	
Average Family Income	\$121,777	\$135,819	\$138,234	
Median Family Income	\$89,420	\$107,076	\$106,249	
Average Non-Family Household Size	1.3	1.4	1.4	
Marital Status (2025)				
Population Age 15 Years or Over	5,187	41,577	79,962	
Never Married	2,291 ####	18,092 ####	34,396 ####	
Currently Married	1,634 ####	13,366 ####	27,660 ####	
Previously Married	1,261 ####	10,118 ####	17,906 ####	
Separated	181 ####	1,918 ####	3,200 ####	
Widowed	314 ####	2,462 ####	4,494 ####	
Divorced	766 ####	5,738 ####	10,213 ####	
Educational Attainment (2025)				
Adult Population Age 25 Years or Over	4,642	36,622	69,525	
Elementary (Grade Level 0 to 8)	205 4.4%	838 2.3%	1,517 2.2%	
Some High School (Grade Level 9 to 11)	96 2.1%	1,491 4.1%	2,729 3.9%	
High School Graduate	1,094 ####	7,241 ####	12,899 ####	
Some College	508 ####	4,708 ####	9,555 ####	
Associate Degree Only	465 ####	3,064 8.4%	5,256 7.6%	
Bachelor Degree Only	1,343 ####	11,439 ####	21,776 ####	
Graduate Degree	932 ####	7,842 ####	15,794 ####	
Any College (Some College or Higher)	3,248 ####	27,052 ####	52,381 ####	
College Degree + (Bachelor Degree or Higher)	2,274 ####	19,280 ####	37,570 ####	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market			1 mi radius		3 mi radius		5 mi radius	
4 S Tunnel Rd Asheville, NC 28205								
Housing								
Total Housing Units (2025)			3,449		26,468		48,626	
Total Housing Units (2020)			3,299		24,176		44,949	
Historical Annual Growth (2020-2025)			150 -		2,293 -		3,677 -	
Housing Units Occupied (2025)			3,096 ####		23,476 ####		43,183 ####	
Housing Units Owner-Occupied			1,443 ####		11,122 ####		23,329 ####	
Housing Units Renter-Occupied			1,654 ####		12,354 ####		19,854 ####	
Housing Units Vacant (2025)			352 ####		2,992 ####		5,442 ####	
Household Size (2025)								
Total Households			3,096		23,476		43,183	
1 Person Households			1,494 ####		10,712 ####		17,235 ####	
2 Person Households			915 ####		7,524 ####		15,388 ####	
3 Person Households			322 ####		2,462 ####		5,026 ####	
4 Person Households			240 7.7%		1,819 7.7%		3,553 8.2%	
5 Person Households			79 2.6%		629 2.7%		1,283 3.0%	
6 Person Households			30 1.0%		223 1.0%		461 1.1%	
7 or More Person Households			16 0.5%		107 0.5%		238 0.6%	
Household Income Distribution (2025)								
HH Income \$200,000 or More			281 9.1%		2,527 ####		4,995 ####	
HH Income \$150,000 to \$199,999			291 9.4%		1,816 7.7%		3,609 8.4%	
HH Income \$125,000 to \$149,999			164 5.3%		1,606 6.8%		2,924 6.8%	
HH Income \$100,000 to \$124,999			187 6.0%		1,884 8.0%		3,556 8.2%	
HH Income \$75,000 to \$99,999			399 ####		2,709 ####		5,154 ####	
HH Income \$50,000 to \$74,999			542 ####		3,987 ####		7,524 ####	
HH Income \$35,000 to \$49,999			300 9.7%		2,345 ####		4,654 ####	
HH Income \$25,000 to \$34,999			323 ####		1,836 7.8%		3,264 7.6%	
HH Income \$15,000 to \$24,999			253 8.2%		2,034 8.7%		3,384 7.8%	
HH Income \$10,000 to \$14,999			216 7.0%		1,367 5.8%		1,879 4.4%	
HH Income Under \$10,000			141 4.5%		1,366 5.8%		2,241 5.2%	
Household Vehicles (2025)								
Households 0 Vehicles Available			294 9.5%		3,143 ####		4,004 9.3%	
Households 1 Vehicle Available			1,381 ####		9,675 ####		16,668 ####	
Households 2 Vehicles Available			1,109 ####		8,167 ####		16,394 ####	
Households 3 or More Vehicles Available			311 ####		2,491 ####		6,117 ####	
Total Vehicles Available			4,714		34,345		69,825	
Average Vehicles per Household			1.5		1.5		1.6	
Owner-Occupied Household Vehicles			2,568 ####		19,875 ####		43,932 ####	
Average Vehicles per Owner-Occupied Household			1.8		1.8		1.9	
Renter-Occupied Household Vehicles			2,146 ####		14,470 ####		25,894 ####	
Average Vehicles per Renter-Occupied Household			1.3		1.2		1.3	
Travel Time (2025)								
Worker Base Age 16 years or Over			3,018		23,213		44,592	
Travel to Work in 14 Minutes or Less			838 ####		6,315 ####		11,092 ####	
Travel to Work in 15 to 29 Minutes			1,095 ####		8,452 ####		17,691 ####	
Travel to Work in 30 to 59 Minutes			269 8.9%		2,175 9.4%		4,530 ####	
Travel to Work in 60 Minutes or More			23 0.8%		398 1.7%		787 1.8%	
Work at Home			793 ####		5,874 ####		10,491 ####	
Average Minutes Travel to Work			16.4		16.5		17.3	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market	1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC			
Transportation To Work (2025)			
Worker Base Age 16 years or Over	3,018	23,213	44,592
Drive to Work Alone	1,871 ####	14,032 ####	27,849 ####
Drive to Work in Carpool	244 8.1%	1,620 7.0%	3,293 7.4%
Travel to Work by Public Transportation	10 0.3%	158 0.7%	268 0.6%
Drive to Work on Motorcycle	7 0.2%	70 0.3%	116 0.3%
Bicycle to Work	4 0.1%	113 0.5%	242 0.5%
Walk to Work	82 2.7%	1,178 5.1%	2,020 4.5%
Other Means	8 0.2%	168 0.7%	313 0.7%
Work at Home	793 ####	5,874 ####	10,491 ####
Daytime Demographics (2025)			
Total Businesses	446	5,153	7,787
Total Employees	4,350	42,636	61,356
Company Headquarter Businesses	6 1.4%	160 3.1%	225 2.9%
Company Headquarter Employees	106 2.4%	5,696 ####	7,149 ####
Employee Population per Business	9.8 to 1	8.3 to 1	7.9 to 1
Residential Population per Business	13.5 to 1	9.3 to 1	11.9 to 1
Adj. Daytime Demographics Age 16 Years or Over	6,455	60,543	95,829
Labor Force			
Labor Population Age 16 Years or Over (2025)	5,123	41,136	79,112
Labor Force Total Males (2025)	2,391 ####	20,297 ####	39,374 ####
Male Civilian Employed	1,592 ####	12,190 ####	23,643 ####
Male Civilian Unemployed	61 2.5%	632 3.1%	1,569 4.0%
Males in Armed Forces	- -	14 -	39 -
Males Not in Labor Force	739 ####	7,461 ####	14,124 ####
Labor Force Total Females (2025)	2,732 ####	20,839 ####	39,737 ####
Female Civilian Employed	1,426 ####	11,026 ####	20,957 ####
Female Civilian Unemployed	75 2.7%	743 3.6%	1,326 3.3%
Females in Armed Forces	- -	- -	- -
Females Not in Labor Force	1,231 ####	9,070 ####	17,454 ####
Unemployment Rate	135 2.6%	1,376 3.3%	2,894 3.7%
Occupation (2025)			
Occupation Population Age 16 Years or Over	3,018	23,213	44,592
Occupation Total Males	1,592 ####	12,188 ####	23,634 ####
Occupation Total Females	1,426 ####	11,026 ####	20,957 ####
Management, Business, Financial Operations	445 ####	4,161 ####	8,089 ####
Professional, Related	1,087 ####	8,157 ####	15,389 ####
Service	633 ####	4,822 ####	8,829 ####
Sales, Office	423 ####	3,074 ####	6,026 ####
Farming, Fishing, Forestry	11 0.4%	61 0.3%	70 0.2%
Construction, Extraction, Maintenance	173 5.7%	1,309 5.6%	2,983 6.7%
Production, Transport, Material Moving	245 8.1%	1,629 7.0%	3,206 7.2%
White Collar Workers	1,955 ####	15,391 ####	29,503 ####
Blue Collar Workers	1,063 ####	7,822 ####	15,088 ####

Complete Profile

2010- 2020 Census, 2025 Estimates with 2030 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market

4 S Tunnel Rd Asheville, NC

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2025)

Total Units	3,096		23,476		43,183	
1 Detached Unit	1,619	####	12,221	####	24,420	####
1 Attached Unit	148	4.8%	779	3.3%	1,631	3.8%
2 Units	116	3.7%	697	3.0%	1,338	3.1%
3 to 4 Units	178	5.8%	1,285	5.5%	2,309	5.3%
5 to 9 Units	449	####	2,609	####	4,114	9.5%
10 to 19 Units	86	2.8%	857	3.7%	1,522	3.5%
20 to 49 Units	63	2.0%	1,324	5.6%	1,730	4.0%
50 or More Units	336	####	2,489	####	2,969	6.9%
Mobile Home or Trailer	102	3.3%	1,214	5.2%	3,149	7.3%
Other Structure	-	-	-	-	-	-

Homes Built By Year (2025)

Homes Built 2020 or later	105	3.0%	1,173	4.4%	1,863	3.8%
Homes Built 2010 to 2019	548	####	3,127	####	5,448	####
Homes Built 2000 to 2009	388	####	3,093	####	5,772	####
Homes Built 1990 to 1999	332	9.6%	2,356	8.9%	4,814	9.9%
Homes Built 1980 to 1989	284	8.2%	2,147	8.1%	4,279	8.8%
Homes Built 1970 to 1979	180	5.2%	1,884	7.1%	3,280	6.7%
Homes Built 1960 to 1969	397	####	2,272	8.6%	4,199	8.6%
Homes Built 1950 to 1959	321	9.3%	1,857	7.0%	4,133	8.5%
Homes Built 1940 to 1949	168	4.9%	1,032	3.9%	2,040	4.2%
Homes Built Before 1939	375	####	4,536	####	7,356	####
Median Age of Homes	44.3	yrs	47.0	yrs	46.8	yrs

Home Values (2025)

Owner Specified Housing Units	1,443		11,122		23,329	
Home Values \$1,000,000 or More	95	6.6%	985	8.9%	2,168	9.3%
Home Values \$750,000 to \$999,999	92	6.4%	1,052	9.5%	2,522	####
Home Values \$500,000 to \$749,999	294	####	2,380	####	5,142	####
Home Values \$400,000 to \$499,999	327	####	2,306	####	4,337	####
Home Values \$300,000 to \$399,999	349	####	1,903	####	3,813	####
Home Values \$250,000 to \$299,999	132	9.2%	840	7.6%	1,525	6.5%
Home Values \$200,000 to \$249,999	49	3.4%	405	3.6%	860	3.7%
Home Values \$175,000 to \$199,999	12	0.8%	118	1.1%	228	1.0%
Home Values \$150,000 to \$174,999	27	1.9%	243	2.2%	563	2.4%
Home Values \$125,000 to \$149,999	11	0.8%	152	1.4%	337	1.4%
Home Values \$100,000 to \$124,999	13	0.9%	197	1.8%	432	1.9%
Home Values \$90,000 to \$99,999	5	0.3%	48	0.4%	162	0.7%
Home Values \$80,000 to \$89,999	-	-	82	0.7%	137	0.6%
Home Values \$70,000 to \$79,999	3	0.2%	28	0.3%	69	0.3%
Home Values \$60,000 to \$69,999	5	0.3%	120	1.1%	408	1.7%
Home Values \$50,000 to \$59,999	7	0.5%	17	0.2%	33	0.1%
Home Values \$35,000 to \$49,999	3	0.2%	35	0.3%	117	0.5%
Home Values \$25,000 to \$34,999	4	0.3%	26	0.2%	129	0.6%
Home Values \$10,000 to \$24,999	6	0.4%	24	0.2%	60	0.3%
Home Values Under \$10,000	7	0.5%	162	1.5%	285	1.2%
Owner-Occupied Median Home Value	\$430,165		\$485,927		\$494,375	
Renter-Occupied Median Rent	\$1,218		\$1,172		\$1,223	

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5825/-82.5244

Asheville Market		1 mi radius	3 mi radius	5 mi radius
4 S Tunnel Rd Asheville, NC				
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure	\$277.59 M	\$2.17 B	\$4.15 B	
Total Non-Retail Expenditure	\$140.2 M	\$1.1 B	\$2.11 B	
Total Retail Expenditure	\$137.39 M	\$1.06 B	\$2.05 B	
Alcoholic Beverages	\$1.68 M	\$13.21 M	\$25.27 M	
Apparel	\$5.05 M	\$39.56 M	\$75.67 M	
Contributions	\$8.85 M	\$69.99 M	\$134.02 M	
Education	\$6.28 M	\$49.55 M	\$94.86 M	
Entertainment	\$15.64 M	\$122.48 M	\$234.23 M	
Food Away From Home	\$12.03 M	\$94.31 M	\$180.43 M	
Grocery	\$17.48 M	\$134.96 M	\$257.8 M	
Health Care	\$19.99 M	\$149.21 M	\$277.15 M	
Household Furnishings and Equipment	\$7.29 M	\$57.2 M	\$109.43 M	
Household Operations	\$5.07 M	\$39.72 M	\$76.01 M	
Miscellaneous Expenses	\$4.71 M	\$36.88 M	\$70.49 M	
Personal Care	\$3.45 M	\$26.73 M	\$51.09 M	
Shelter	\$46.06 M	\$358.13 M	\$671.02 M	
Tax and Retirement	\$67.4 M	\$545.47 M	\$1.05 B	
Tobacco and Related	\$1.28 M	\$9.69 M	\$18.41 M	
Transportation	\$42.91 M	\$322.89 M	\$643.59 M	
Utilities	\$12.43 M	\$95.88 M	\$183.11 M	
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure	\$7,471	\$7,688	\$8,015	
Total Non-Retail Expenditure	\$3,773 ####	\$3,920 ####	\$4,065 ####	
Total Retail Expenditures	\$3,698 ####	\$3,768 ####	\$3,949 ####	
Alcoholic Beverages	\$45 0.6%	\$47 0.6%	\$49 0.6%	
Apparel	\$136 1.8%	\$140 1.8%	\$146 1.8%	
Contributions	\$238 3.2%	\$248 3.2%	\$259 3.2%	
Education	\$169 2.3%	\$176 2.3%	\$183 2.3%	
Entertainment	\$421 5.6%	\$435 5.7%	\$452 5.6%	
Food Away From Home	\$324 4.3%	\$335 4.4%	\$348 4.3%	
Grocery	\$470 6.3%	\$479 6.2%	\$497 6.2%	
Health Care	\$538 7.2%	\$530 6.9%	\$535 6.7%	
Household Furnishings and Equipment	\$196 2.6%	\$203 2.6%	\$211 2.6%	
Household Operations	\$136 1.8%	\$141 1.8%	\$147 1.8%	
Miscellaneous Expenses	\$127 1.7%	\$131 1.7%	\$136 1.7%	
Personal Care	\$93 1.2%	\$95 1.2%	\$99 1.2%	
Shelter	\$1,240 ####	\$1,271 ####	\$1,295 ####	
Tax and Retirement	\$1,814 ####	\$1,936 ####	\$2,027 ####	
Tobacco and Related	\$34 0.5%	\$34 0.4%	\$36 0.4%	
Transportation	\$1,155 ####	\$1,146 ####	\$1,242 ####	
Utilities	\$335 4.5%	\$340 4.4%	\$353 4.4%	