



1078 TUNNEL RD

EAST ASHEVILLE, NC, 28805

NNN INVESTMENT OPPORTUNITY



Lines are approximate.

Swannanoa River Road



FOR SALE: \$4,700,000
RETAIL STRIP



1078 Tunnel Rd, Asheville, NC 28805

This popular 14,262 SF retail center is located on a primary commercial corridor with traffic counts of 25k+ VPD and retail demand. Neighboring businesses include VA Medical Center, Ingles Markets and many more.

This center offers approximately \$260,000 in current income with significant upside through lease rollover, rent increases, and conversion to a more institutional lease structure.

HIGHLIGHTS

- Strong in-place income
- Short-term leases allow repositioning
- Diverse tenant mix
- High visibility location at signalized intersection





Swannanoa River Road





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25,000 VPD



Toward Swannanoa / Black Mountain >>



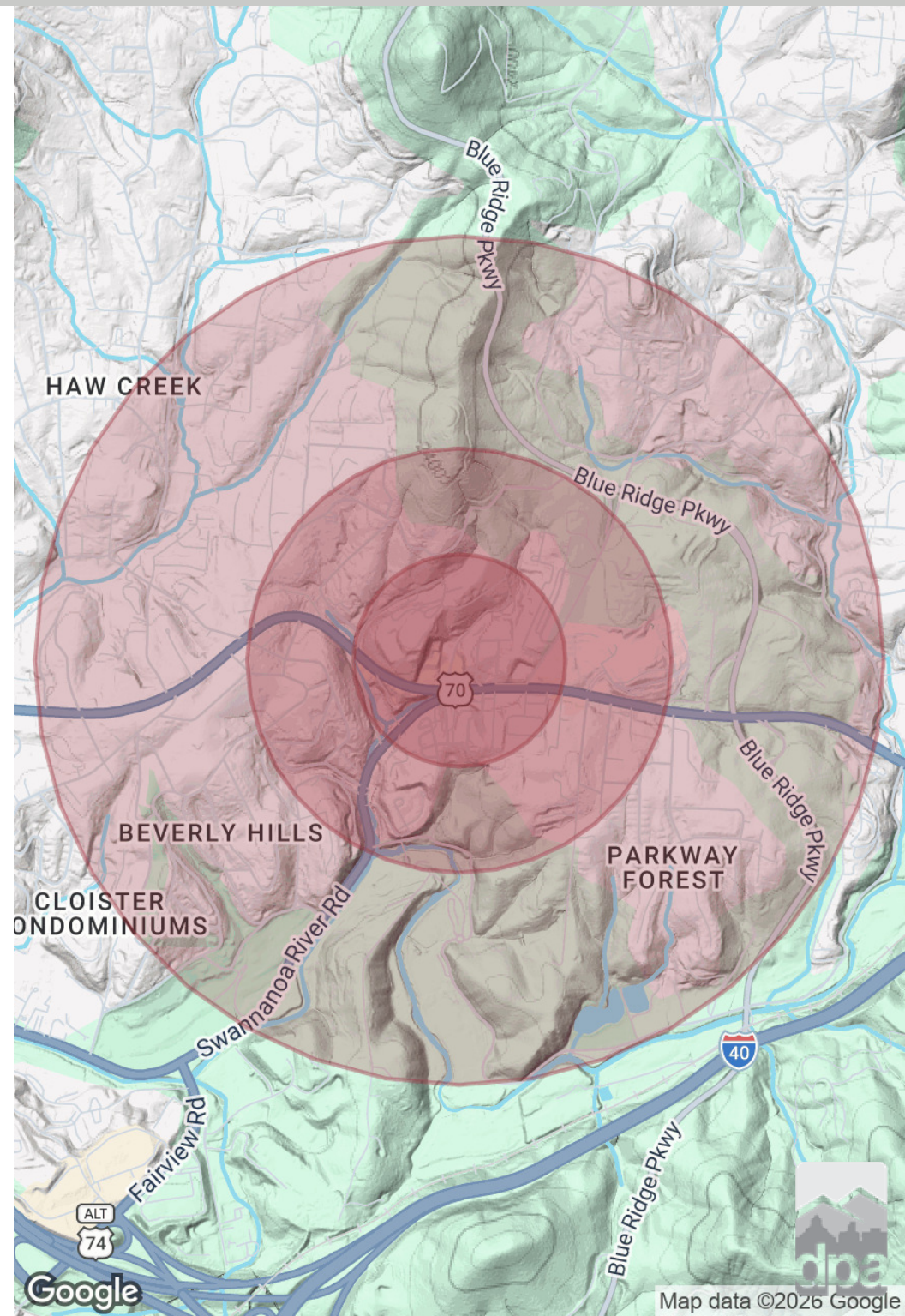
POPULATION **0.25 MILES** **0.5 MILES** **1 MILE**

Total Population	483	1,904	5,997
Average Age	43.4	45.1	46.5
Average Age (Male)	43.4	45.4	45.8
Average Age (Female)	52.9	52.8	52.5

HOUSEHOLDS & INCOME **0.25 MILES** **0.5 MILES** **1 MILE**

Total Households	214	865	2,784
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$109,487	\$101,386	\$91,800
Average House Value	\$341,999	\$326,207	\$316,099

2023 American Community Survey (ACS)



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