



Dewey Property Advisors



244 SHORT COXE AVENUE

ASHEVILLE, NC

LEASING INFO



**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 1,760 SF	Lease Rate:	\$25 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 130	Available	1,760 SF	NNN	\$25.00 SF/yr
Suite 140	Available	1,500 SF	NNN	\$25.00 SF/yr

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# RETAIL SPACE FOR LEASE ASHEVILLE, NC



244 Short Coxe Avenue, Asheville, NC 28801

Two suites available on lower level of 244 Short Coxe Avenue! This famous South Slope destination houses Mother Bakery (Suite 110) and Rustic Ritual Beauty (Suite 120) on the top floor. Built in 1930 and extensively renovated with modern amenities, the 6,800 square feet building is subdivided into 4 commercial units.

Suites 130 and 140 on the lower level are currently available for lease. Great opportunity for a small business or professional services to join this great community of creators.

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## FEATURES

- On-Site Parking
- Surrounded by Local Breweries, Restaurants, McCormick Field, and dense Multi-Family Developments
- Easy Access to Biltmore Avenue and I-240













Biltmore Village

Mission Hospital

Biltmore Avenue

244 Short Coxe

Property lines are approximate.

Southside Avenue



EXTERIOR: FRONT, REAR AND LEFT SIDE



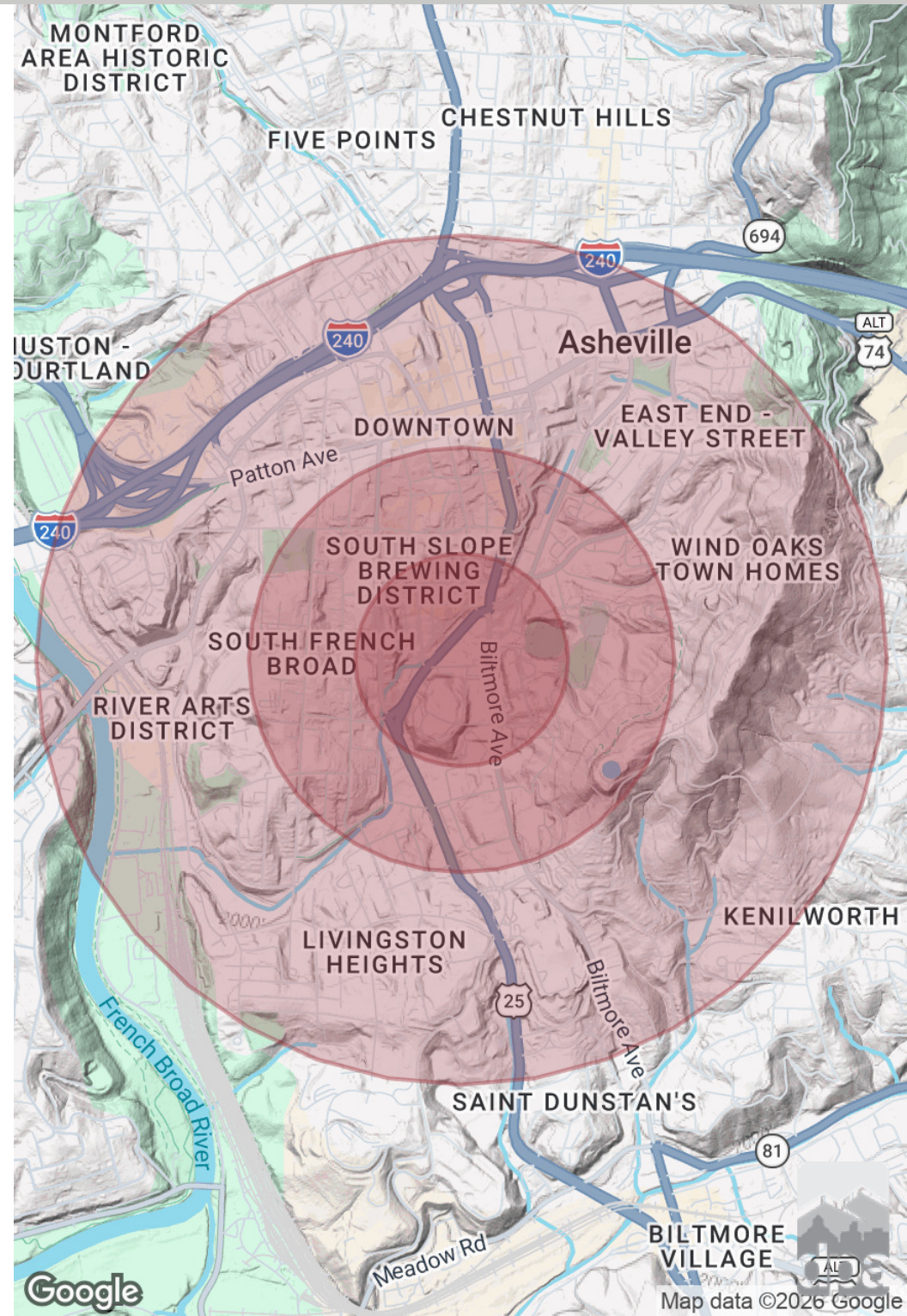
**POPULATION**      0.25 MILES   0.5 MILES   1 MILE

Total Population	510	1,919	6,855
Average Age	48.9	45.4	43.3
Average Age (Male)	51.9	48.0	45.5
Average Age (Female)	47.9	45.3	43.4

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

Total Households	255	893	3,101
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$90,738	\$84,511	\$81,334
Average House Value	\$449,220	\$496,720	\$496,604

2023 American Community Survey (ACS)





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