



Dewey Property Advisors

# 255 - 257 SHORT COXE AVENUE



  
RETAIL PROPERTY FOR LEASE

## ASHEVILLE, NC 28801

*Presented By*

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# SOUTH SLOPE RETAIL / OFFICE FOR LEASE | 255 SHORT COXE AVE, ASHEVILLE, NC 28801

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	5,850 SF
Available SF:	1,800 - 5,850 SF
Year Renovated:	2026
Zoning:	CBD

### PROPERTY OVERVIEW

Downtown Asheville space available for lease. Suitable for a variety of uses including studio, retail, gallery, office or flex/warehouse. This is a prime retail or office opportunity in Asheville's growing South Slope.

This offering includes two buildings totaling up to 5,850 SF, with suites ranging from 1,800 SF to 3,600 SF. Each space features an open floor plan with a modernized exterior and tasteful interior finishes designed to complement any business concept.

### PROPERTY HIGHLIGHTS

- Easy access off Biltmore Avenue
- Convenient on-site parking



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**EXTERIOR PHOTOS**



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## LEASE SPACES

### LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
Total Space: 1,800 - 5,850 SF Lease Rate: \$25.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building 1: 255 Short Coxe Ave (Street Level)	Available	1,800 SF	NNN	\$25.00 SF/yr
Building 1: 255 Short Coxe Ave (Upper Level)	Available	1,800 SF	NNN	\$25.00 SF/yr
Building 2: 257 Short Coxe Ave	Available	2,250 SF	NNN	\$25.00 SF/yr
Entire Property (All Spaces)	Available	5,850 SF	NNN	\$25.00 SF/yr



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**BUILDING 1: 255 SHORT COXE (STREET LEVEL)**

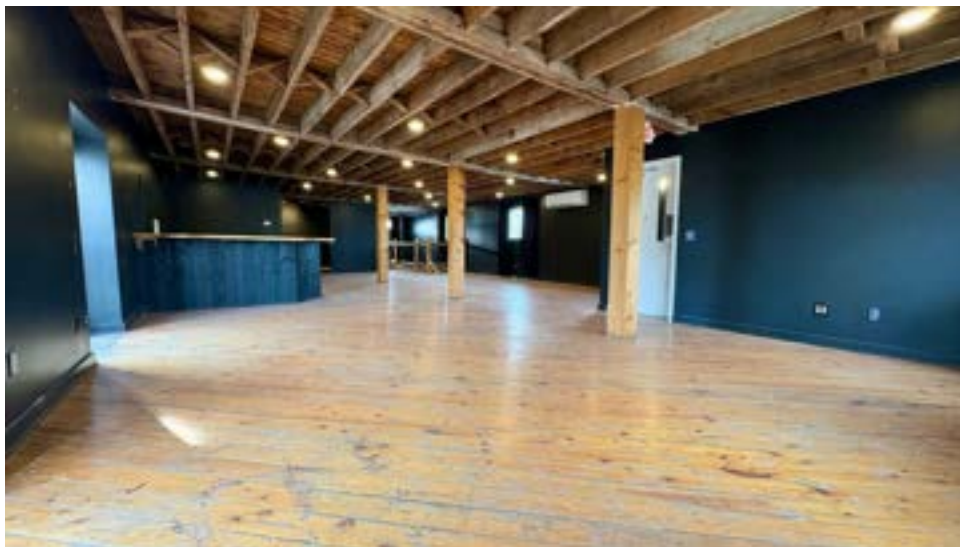


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**BUILDING 1: 255 SHORT COXE (UPPER LEVEL)**



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**BUILDING 2: 257 SHORT COXE AVE**



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## RETAILER MAP



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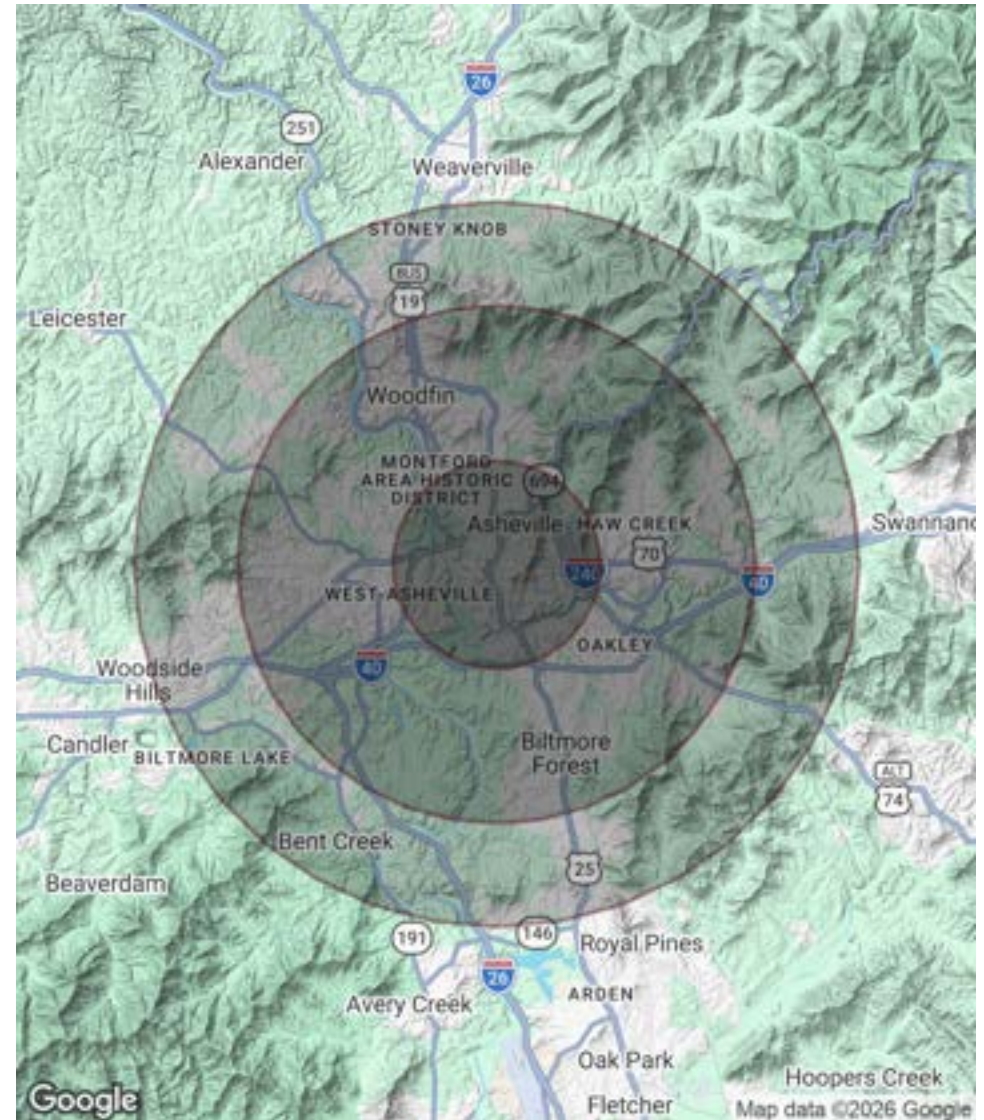
## DEMOGRAPHICS MAP & REPORT

POPULATION	2 MILES	5 MILES	7 MILES
Total Population	29,306	101,685	146,395
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	2 MILES	5 MILES	7 MILES
Total Households	14,026	46,039	65,690
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$93,763	\$102,919	\$102,812
Average House Value	\$570,144	\$508,155	\$493,374

Demographics data derived from AlphaMap



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