

SIGNALIZED CORNER AVAILABLE FOR GROUND LEASE

90 S Tunnel Rd, Asheville, NC 28805



SOUTH TUNNEL ROAD - 21,000 AADT

240 54,000 AADT

SWANNA RIVER ROAD



Julie Gardner
PRINCIPAL
juliegardner@katzretail.com
(704) 602-9350

Marlon Stone
SENIOR VICE PRESIDENT
marlonstone@katzretail.com
(312) 909-7366

EXCLUSIVE RETAIL LEASING
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

Sarah Schank, CCIM
SENIOR DIRECTOR
sarahschank@katzretail.com
(704) 602-9355

Property Overview

HIGHLIGHTS

- Up to 3,842 SF freestanding building with drive-thru
- Only signalized corner available within the Tunnel Road corridor
- Prominent visibility from Tunnel Road and Swannanoa River Road.
- Dominant solve for High Barrier Trade Area
- Neighboring Retailers: **Walmart** **TARGET** **DICK'S**

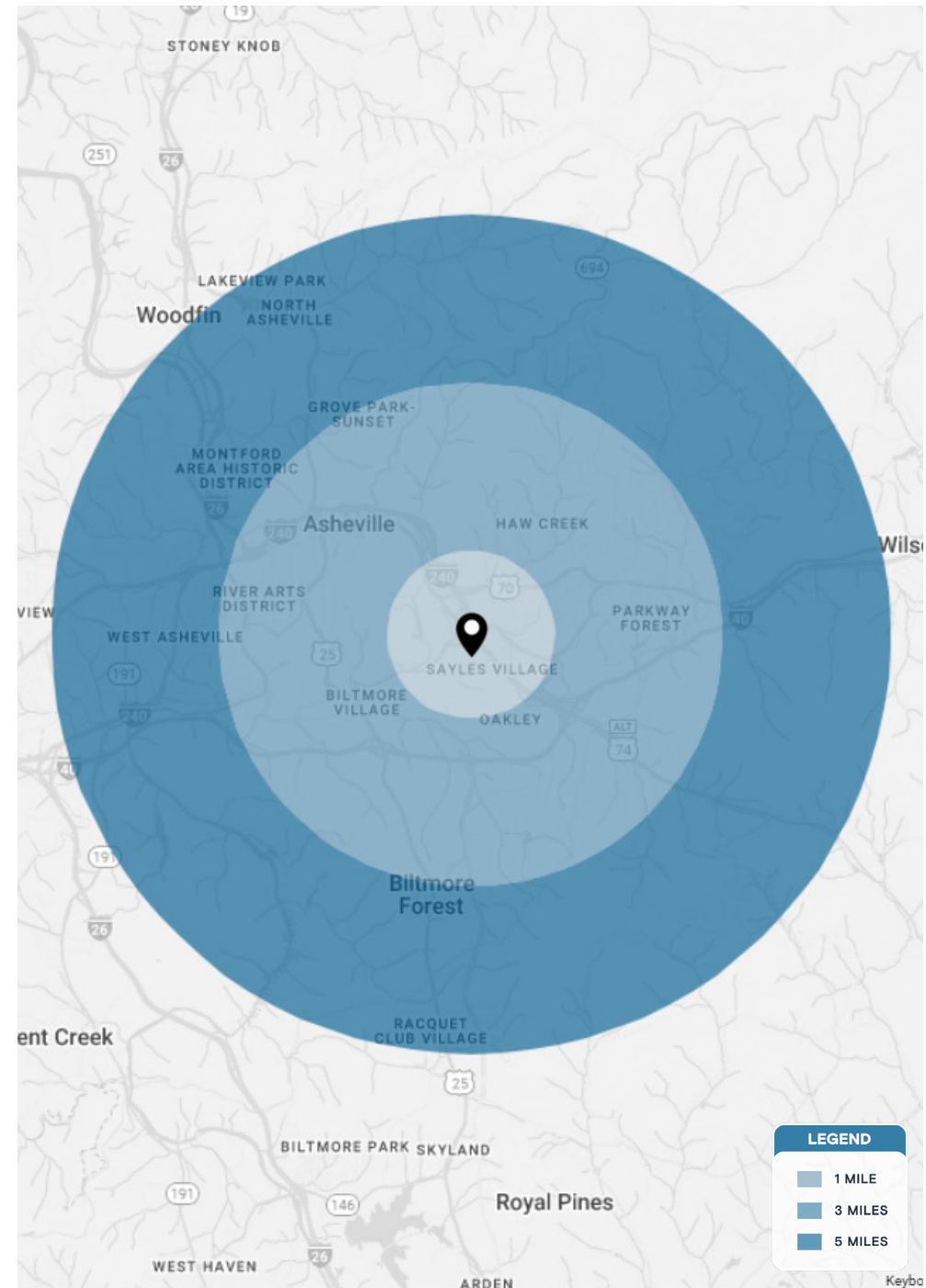


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,365	43,763	92,099
HOUSEHOLDS	3,232	20,966	41,907
EMPLOYEES	4213	40,086	57,084
AVERAGE HH INCOME	\$84,073	\$96,363	\$103,084

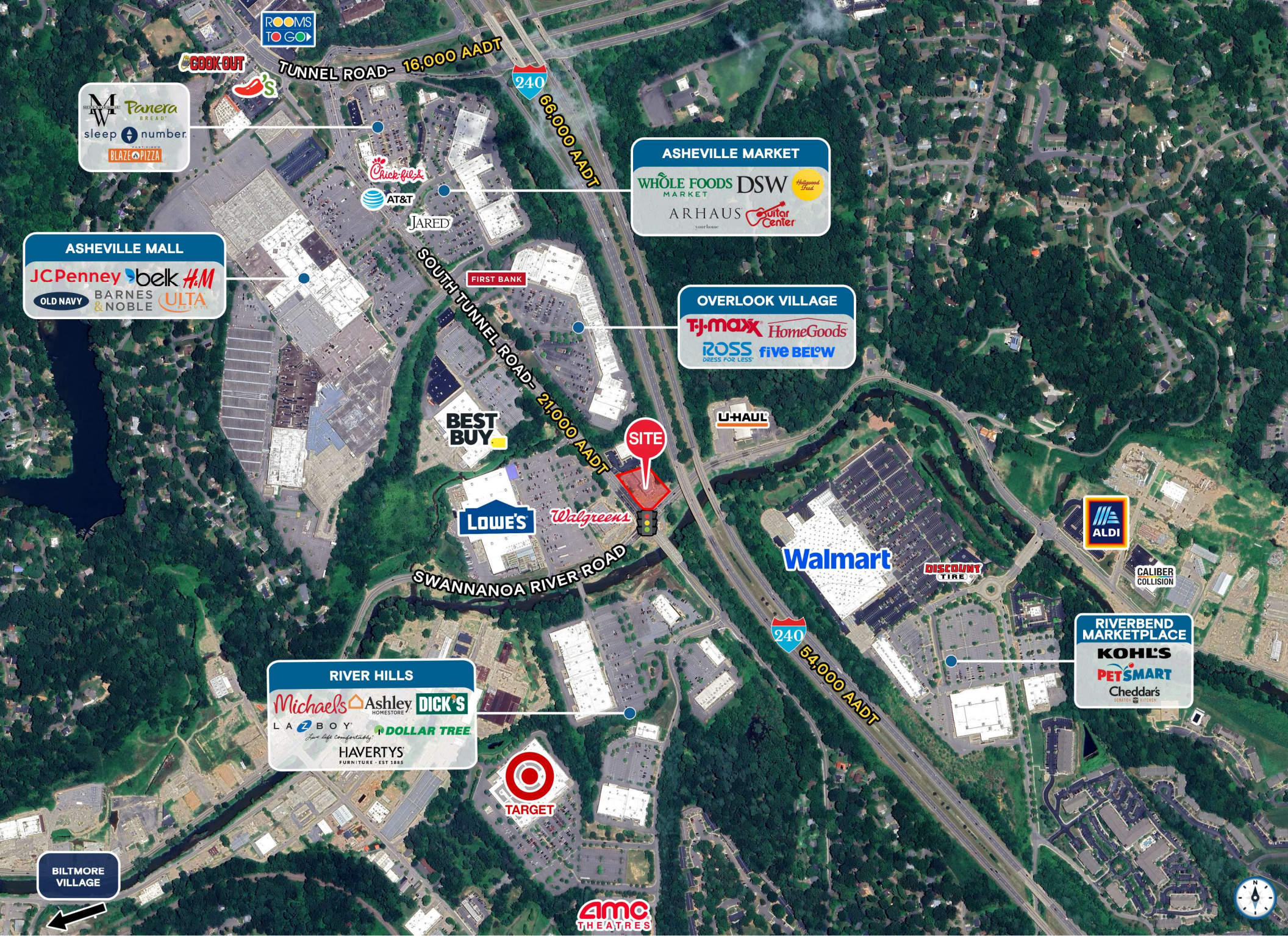
TRAFFIC COUNTS

90 SOUTH TUNNEL ROAD	16,000 AADT
SWANNANOA RIVER ROAD	11,500 AADT



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES



ASHEVILLE MALL

JCPenney | belk | H&M
 OLD NAVY | BARNES & NOBLE | ULTA

ASHEVILLE MARKET

WHOLE FOODS MARKET | DSW
 ARHAUS | Guitar Center

OVERLOOK VILLAGE

TJ-maxx | HomeGoods
 ROSS | FIVE BELOW

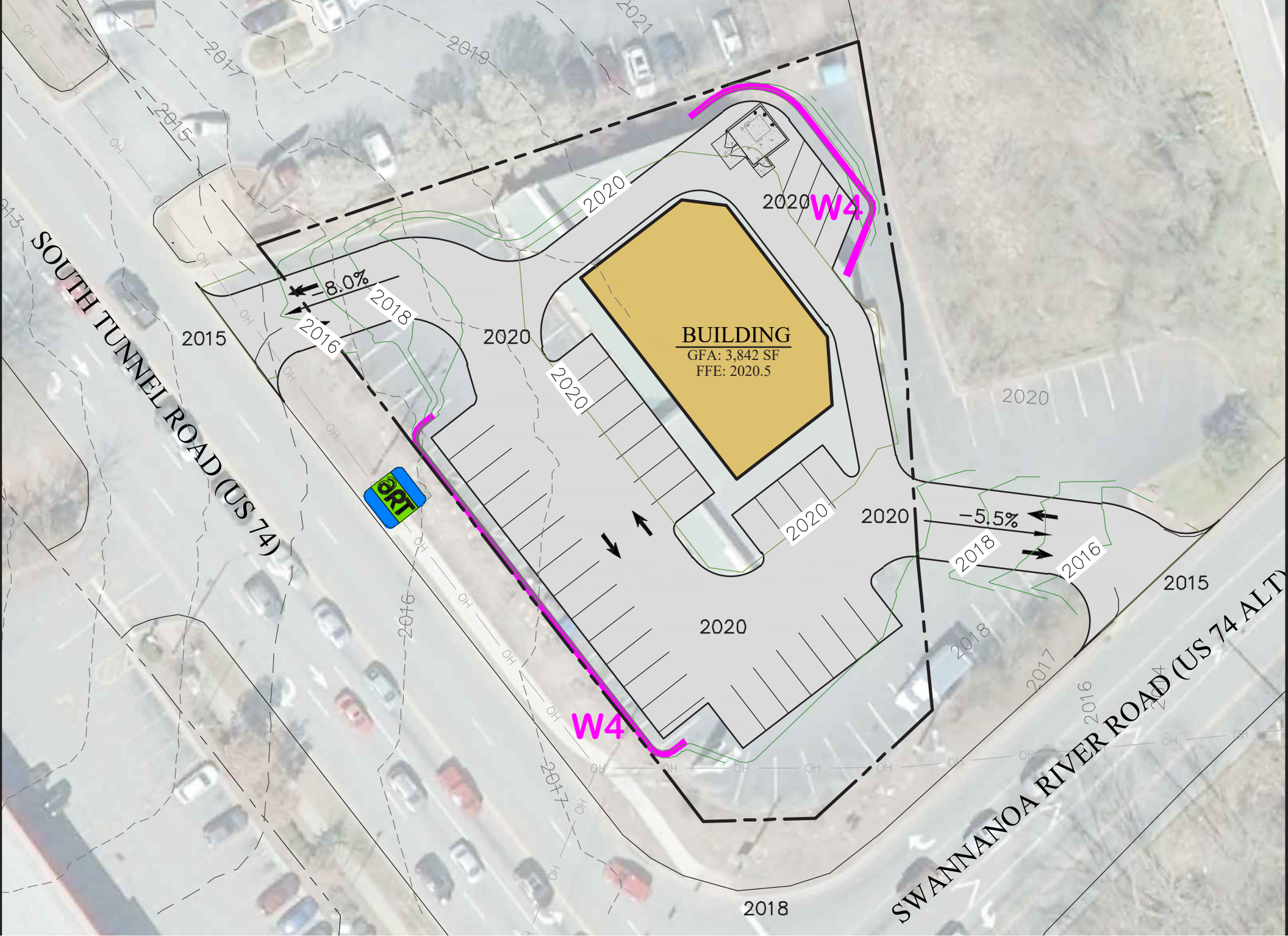
RIVER HILLS

Michaels | Ashley HomeStore | DICK'S
 LA-Z-BOY | DOLLAR TREE
 HAVERTYS FURNITURE - EST 1889

RIVERBEND MARKETPLACE

KOHL'S
 PETSMART
 Cheddar's

BILTMORE VILLAGE





90 S TUNNEL ROAD | **CONCEPTUAL (WITH DRIVE-THRU)**

KATZ & ASSOCIATES



Contact Brokers

Julie Gardner
PRINCIPAL
juliegardner@katzretail.com
(704) 602-9350

Marlon Stone
SENIOR VICE PRESIDENT
marlonstone@katzretail.com
(312) 909-7366

Sarah Schank, CCIM
SENIOR DIRECTOR
sarahschank@katzretail.com
(704) 602-9355



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.15.26

