

RETAIL SUITE FOR LEASE AT THE AVERY

363 HILLIARD AVE | ASHEVILLE, NC

LEASING INFORMATION



PROPERTY DESCRIPTION

Premier street-level retail space located at The Avery, a Class-A residential project consisting of 187 units with first-class finishes and amenities, located at the intersection of Clingman and Hilliard Avenues in Downtown Asheville. The retail space includes 16.5 ft ceiling heights – inquire with broker for more information. Tenant improvement allowances available.

The suite is adjacent to The Avery's co-working space and lounge and is conveniently accessed by onsite retail parking located off of Hilliard Avenue. Proximal to the River Arts District, South Slope and Aston Park, this location is prime for a retail user.

LOCATION DESCRIPTION

Located at 363 Hilliard Avenue, just off Clingman Avenue between the River Arts District and Downtown Asheville.

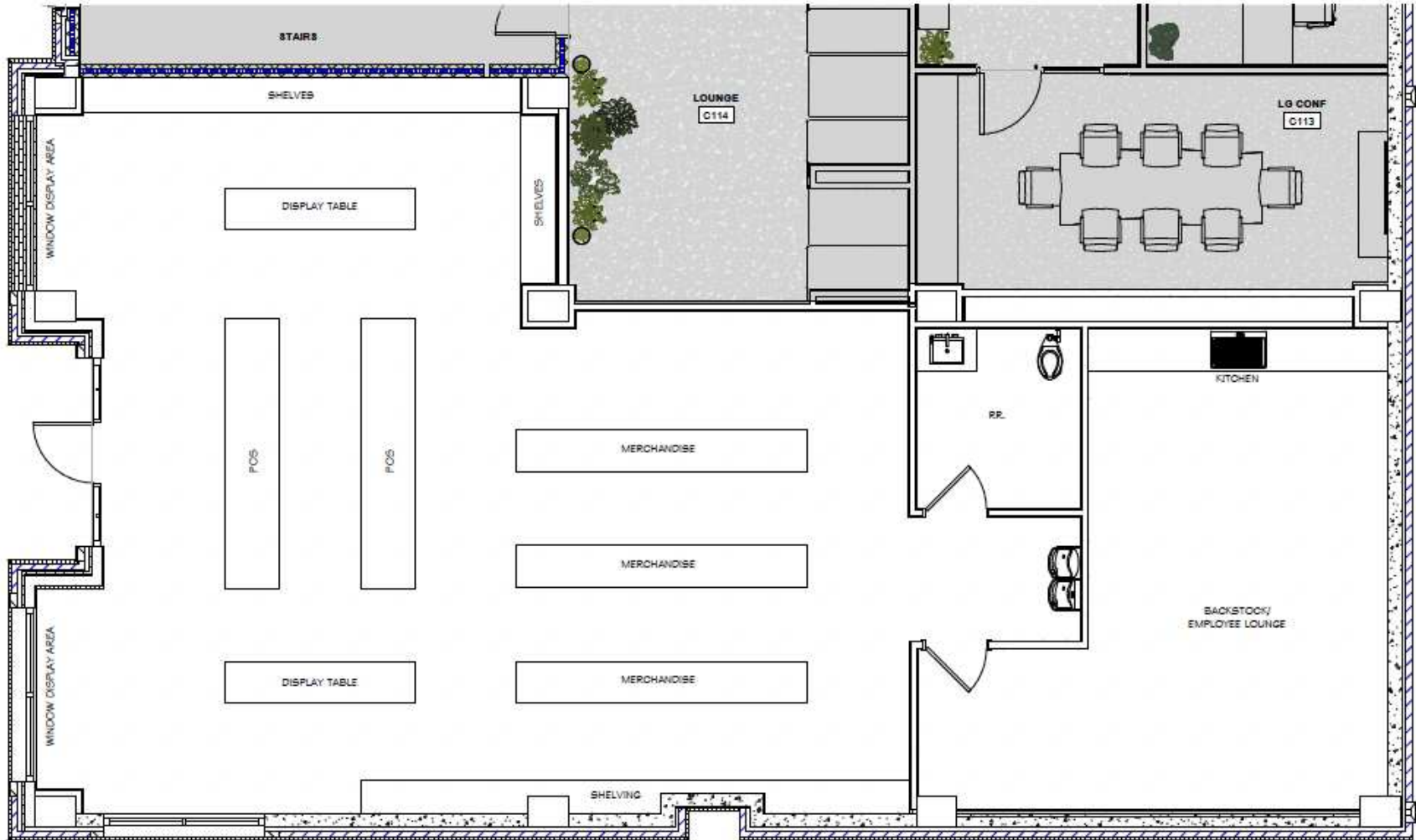
PROPERTY HIGHLIGHTS

- High-Profile Retail Suite
- Suitable for a variety of food, beverage and retail shop offerings
- Tenant Improvement Allowances available
- On-site parking
- Proximal to Downtown, River Arts District and South Slope

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,928 SF

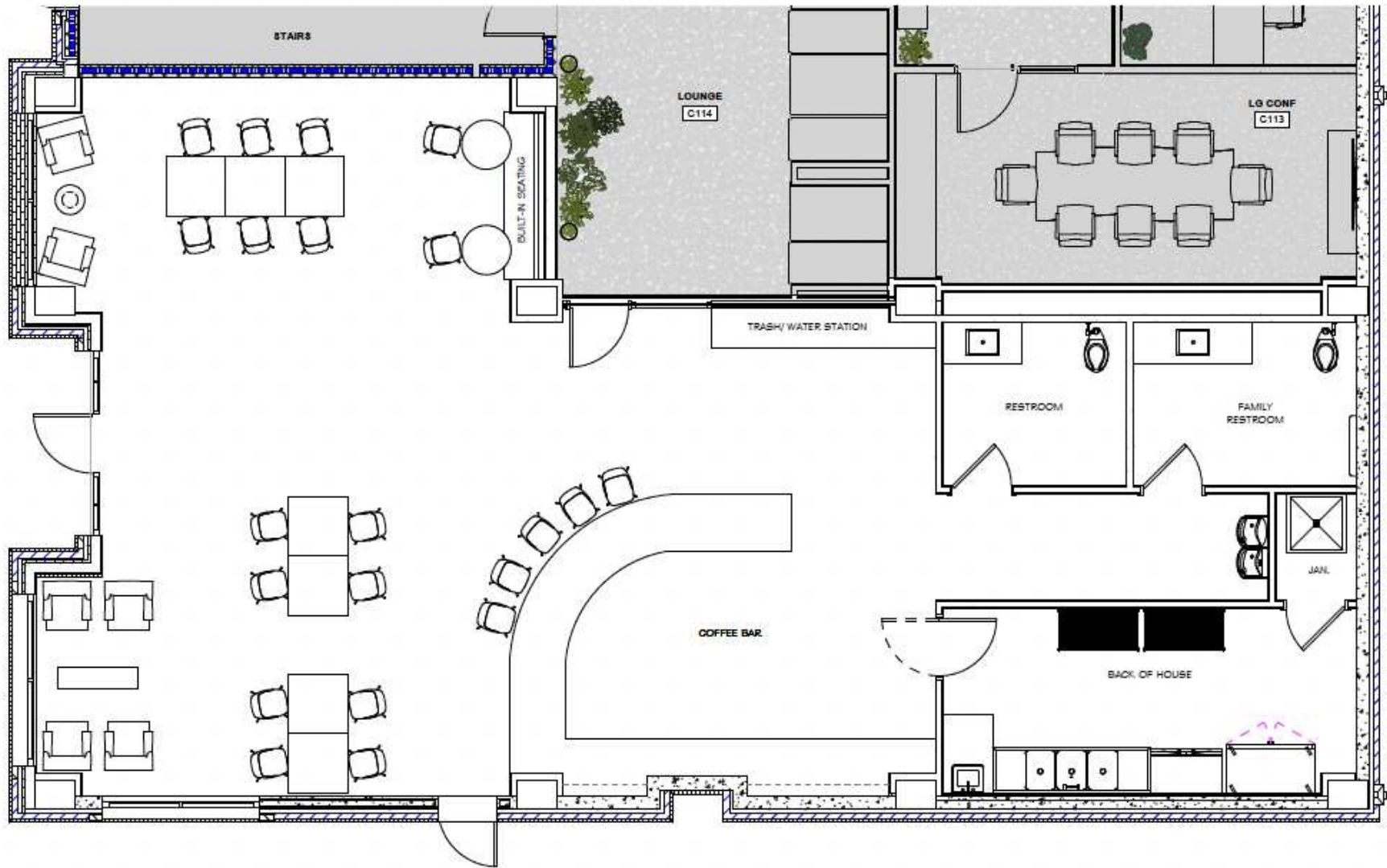
Tim Bramley, CCIM, SIOR Jesse Toller, PE
NC #271946 NC #339207
Tim.Bramley@deweypa.com Jesse.Toller@deweypa.com



OPEN LEASING AREA - RETAIL - NO DRESSING RM

1

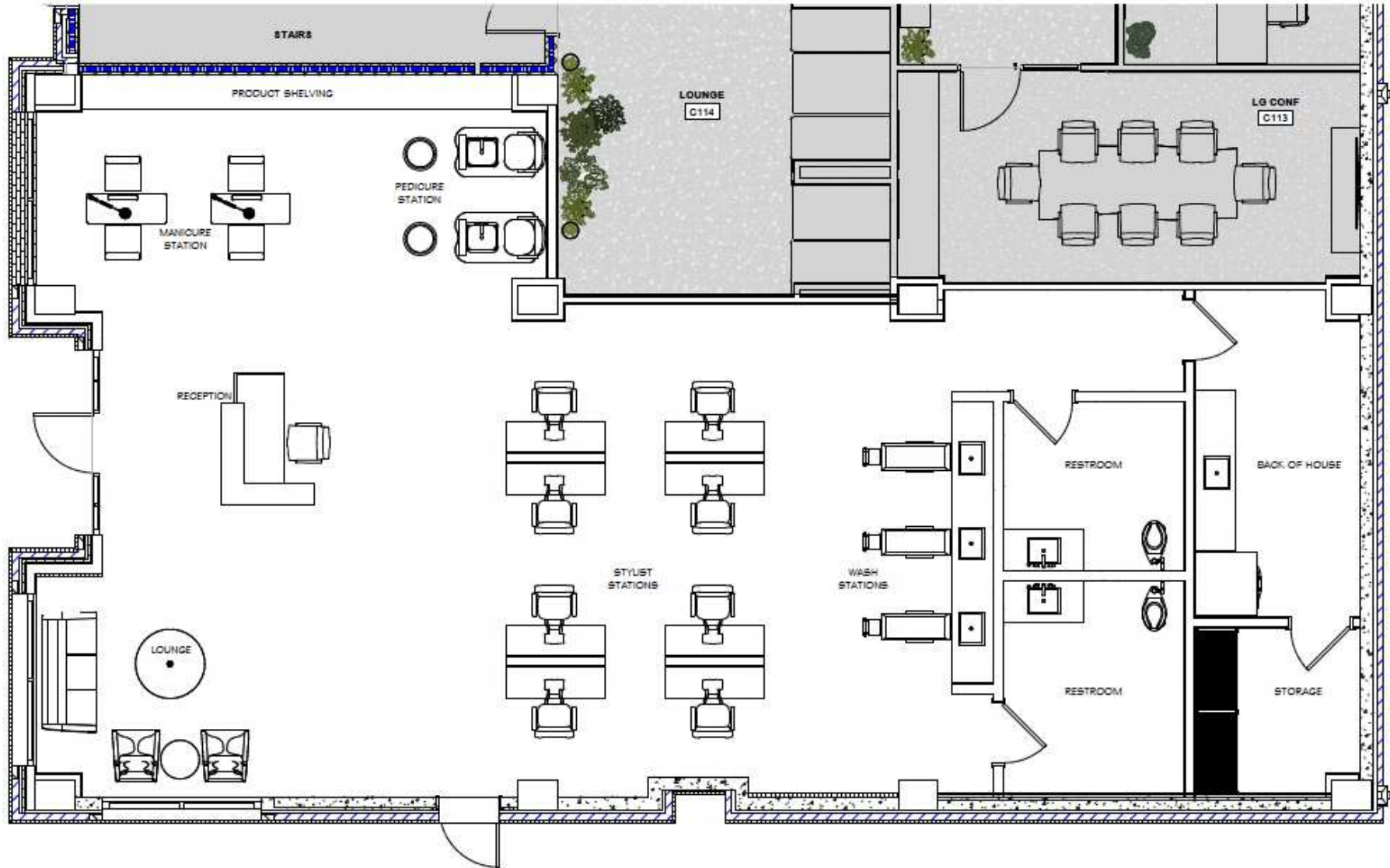
1/4" = 1'-0"



OPEN LEASING AREA - COFFEE LAYOUT

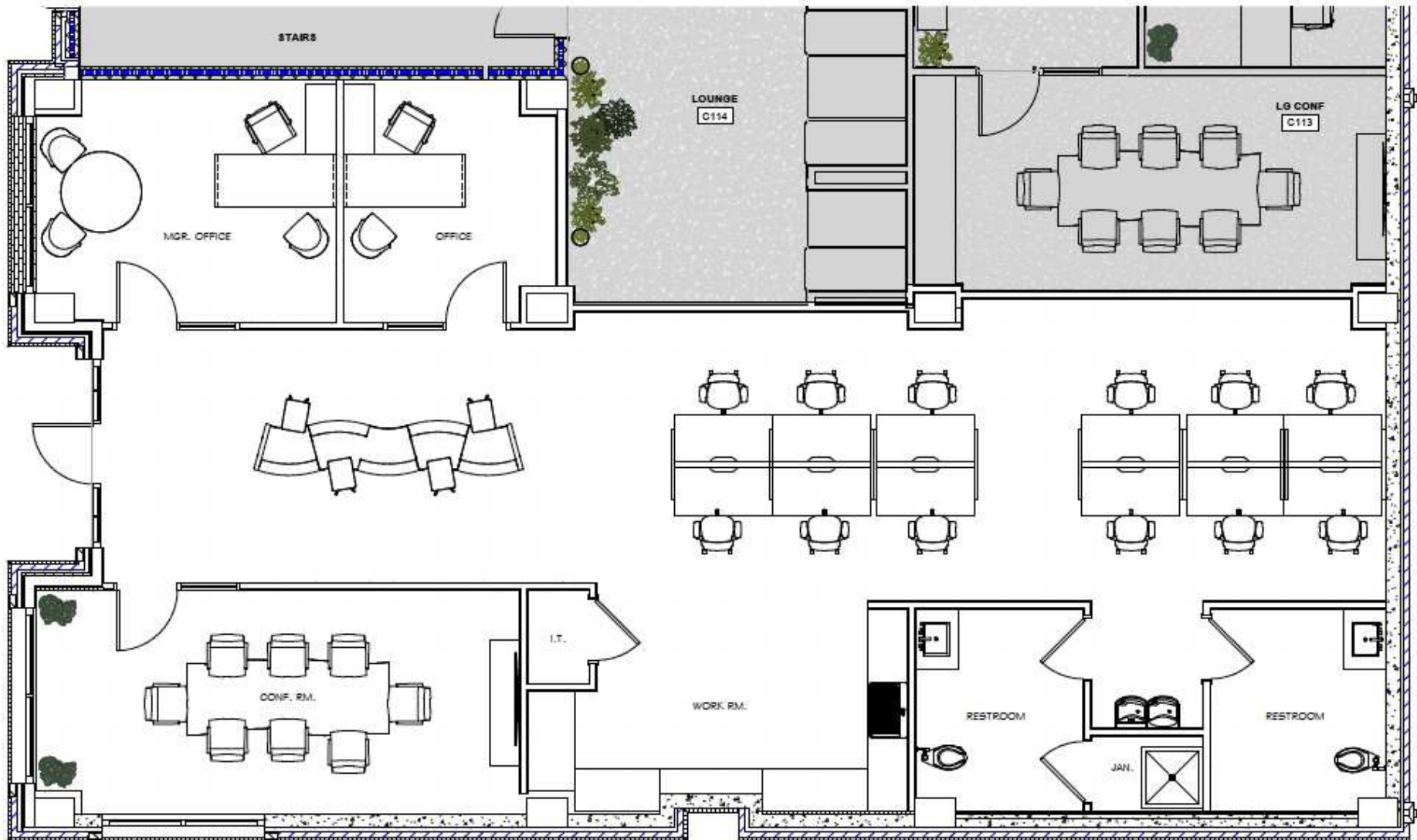
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1/4" = 1'-0"



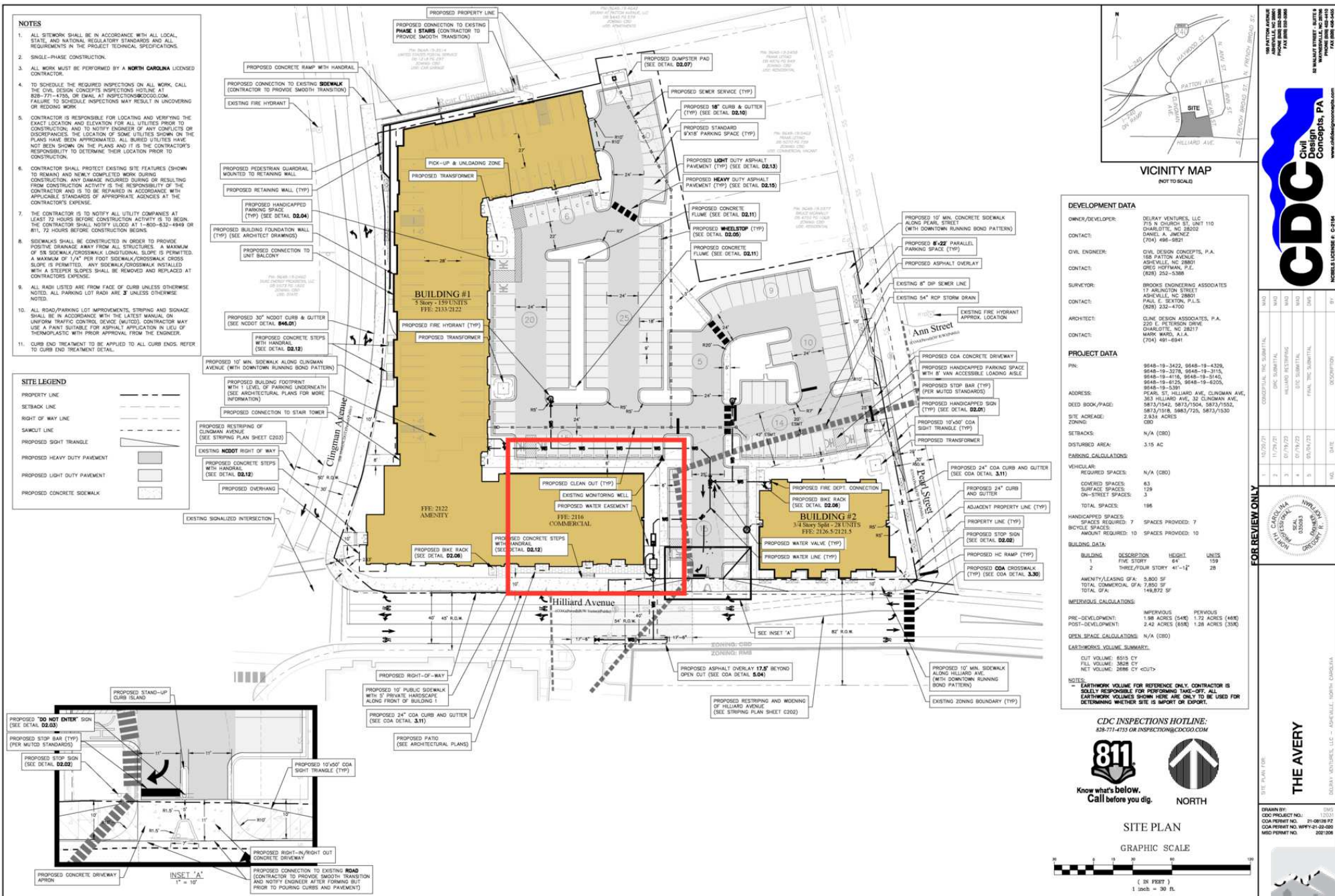
OPEN LEASING AREA - SALON 1

1/4" = 1'-0"



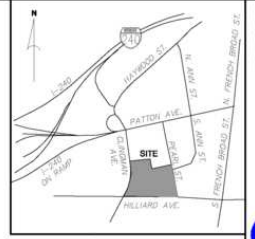
OPEN LEASING AREA - BUSINESS 1
1/4" = 1'-0"

SITE PLAN



- NOTES**
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. SINGLE-PHASE CONSTRUCTION.
 3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4735, OR EMAIL AT INSPECTIONS@CDCDDO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 6. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY SLOCC AT 1-800-532-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
 8. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5/8\"/>

- SITE LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - RIGHT OF WAY LINE
 - SANDBUT LINE
 - PROPOSED SIGHT TRIANGLE
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED LIGHT DUTY PAVEMENT
 - PROPOSED CONCRETE SIDEWALK



DEVELOPMENT DATA

OWNER/DEVELOPER: DELRAY VENTURES, LLC
 715 N CHURCH ST. UNIT 110
 CHARLOTTE, NC 28202
 CONTACT: DANIEL A. JAMNEZ
 (704) 498-8921

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
 DERS HOFFMAN, P.E.
 CONTACT: (828) 252-5388

SURVEYOR: BROOKS ENGINEERING ASSOCIATES
 17 ANGLITON STREET
 ASHEVILLE, NC 28801
 PAUL E. SEITON, P.L.S.
 CONTACT: (828) 232-4700

ARCHITECT: CLINE DESIGN ASSOCIATES, P.A.
 200 E. PETERSON DRIVE
 CHARLOTTE, NC 28217
 MARK WARD, A.I.A.
 CONTACT: (704) 491-6841

PROJECT DATA

PKN: 9648-19-3422, 9648-19-4328,
 9648-19-3278, 9648-19-3115,
 9648-19-4118, 9648-19-8140,
 9648-19-8120, 9648-19-8205,
 9648-19-8391

ADDRESS: PEARL ST. HILLIARD AVE. CLINGMAN AVE.
 383 HILLIARD AVE. 32 CLINGMAN AVE.
 5873/1542, 5873/1504, 5873/1532,
 5873/1518, 5883/725, 5873/1530

ZONE: 2.834 ACRES
 ZONING: O80

DISTURBED AREA: 3.15 AC

PARKING CALCULATIONS

VEHICULAR: REQUIRED SPACES: N/A (080)
 COVERED SPACES: 63
 SURFACE SPACES: 129
 ON-STREET SPACES: 3

TOTAL SPACES: 196

HANDICAPPED SPACES: SPACES PROVIDED: 7
 SPACES REQUIRED: 7

BICYCLE SPACES: AMOUNT REQUIRED: 10
 SPACES PROVIDED: 10

BUILDING DATA

BUILDING	DESCRIPTION	HEIGHT	UNITS
1	FIRE STORY	6'	159
2	THREE/FOUR STORY	41'-11"	28

AMENITY/LEASING GFA: 5,800 SF
 TOTAL COMMERCIAL GFA: 7,850 SF
 TOTAL GFA: 146,872 SF

PERVIOUS CALCULATIONS

PRE-DEVELOPMENT: 1.98 ACRES (54%) PERVIOUS (44%)
 POST-DEVELOPMENT: 2.42 ACRES (68%) PERVIOUS (1.28 ACRES (33%))

OPEN SPACE CALCULATIONS: N/A (080)

EARTHWORK VOLUME SUMMARY

CUT VOLUME: 688 CY
 FILL VOLUME: 3828 CY
 NET VOLUME: 2888 CY (+/-)

NOTES

EARTHWORK VOLUME FOR REFERENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR PERFORMING TAKE-OFF. ALL EARTHWORK VOLUMES SHOWN HERE ARE ONLY TO BE USED FOR DETERMINING WHETHER SITE IS IMPORT OR EXPORT.

CDC Civil Design Concepts, PA
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
 WWW.CDCDDO.COM
 FAX 828.252.5388

FOR REVIEW ONLY

THE AVERY
 DELRAY VENTURES, LLC - ASHEVILLE, NORTH CAROLINA

DATE: 06/24/23
 BY: [Signature]

DESIGNED BY: [Signature]
 CDC PROJECT NO.: 12031
 COA PERMIT NO.: 21-08128 FZ
 COA PERMIT NO. HFP-21-02-000
 MID PERMIT NO.: 202306

LOCATION



ADDITIONAL RENDERINGS OF THE PROJECT



DEMOGRAPHICS MAP & REPORT

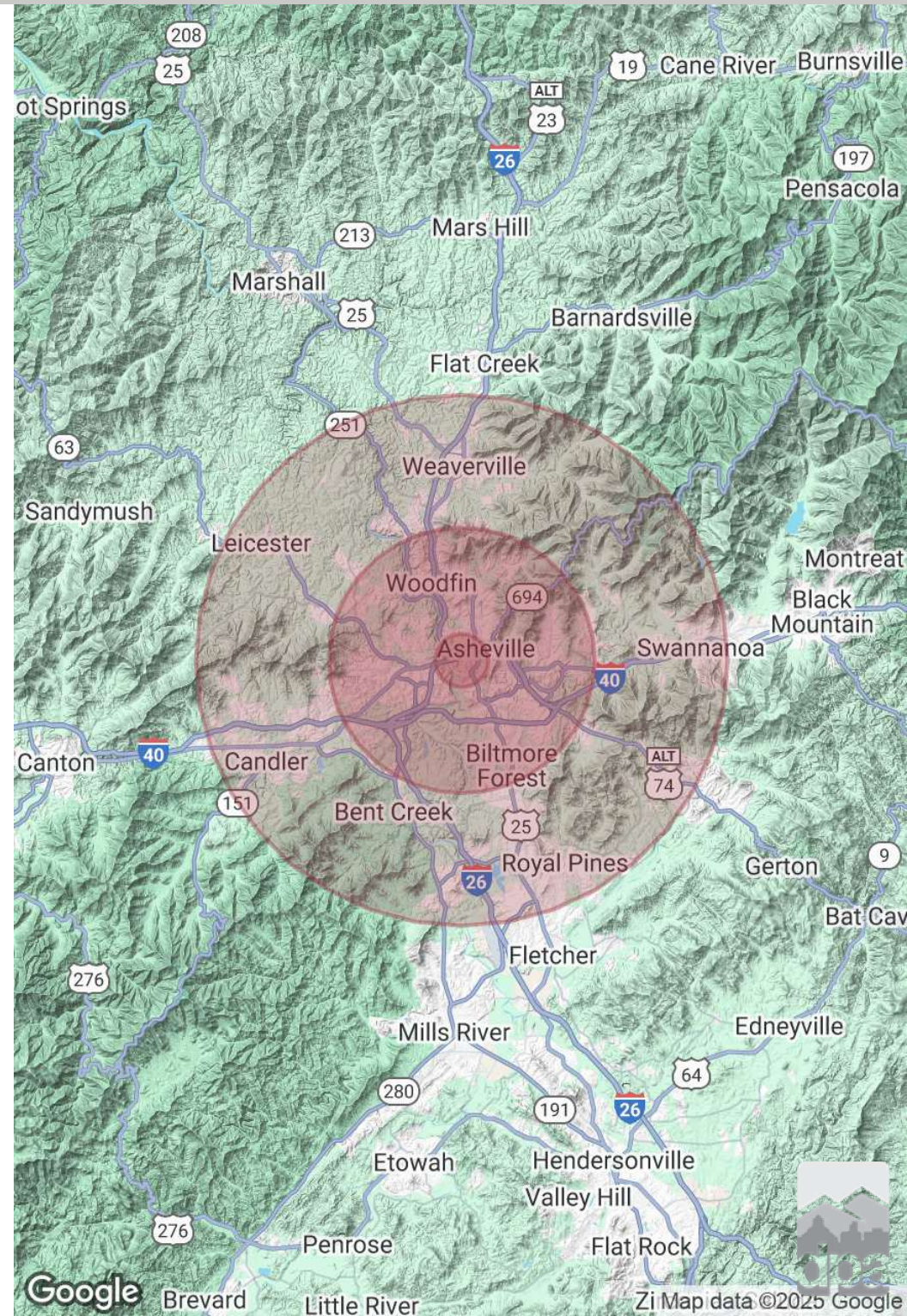
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,122	97,597	205,195
Average Age	39.9	40.3	42.1
Average Age (Male)	40.7	39.1	40.5
Average Age (Female)	41.0	41.6	43.0

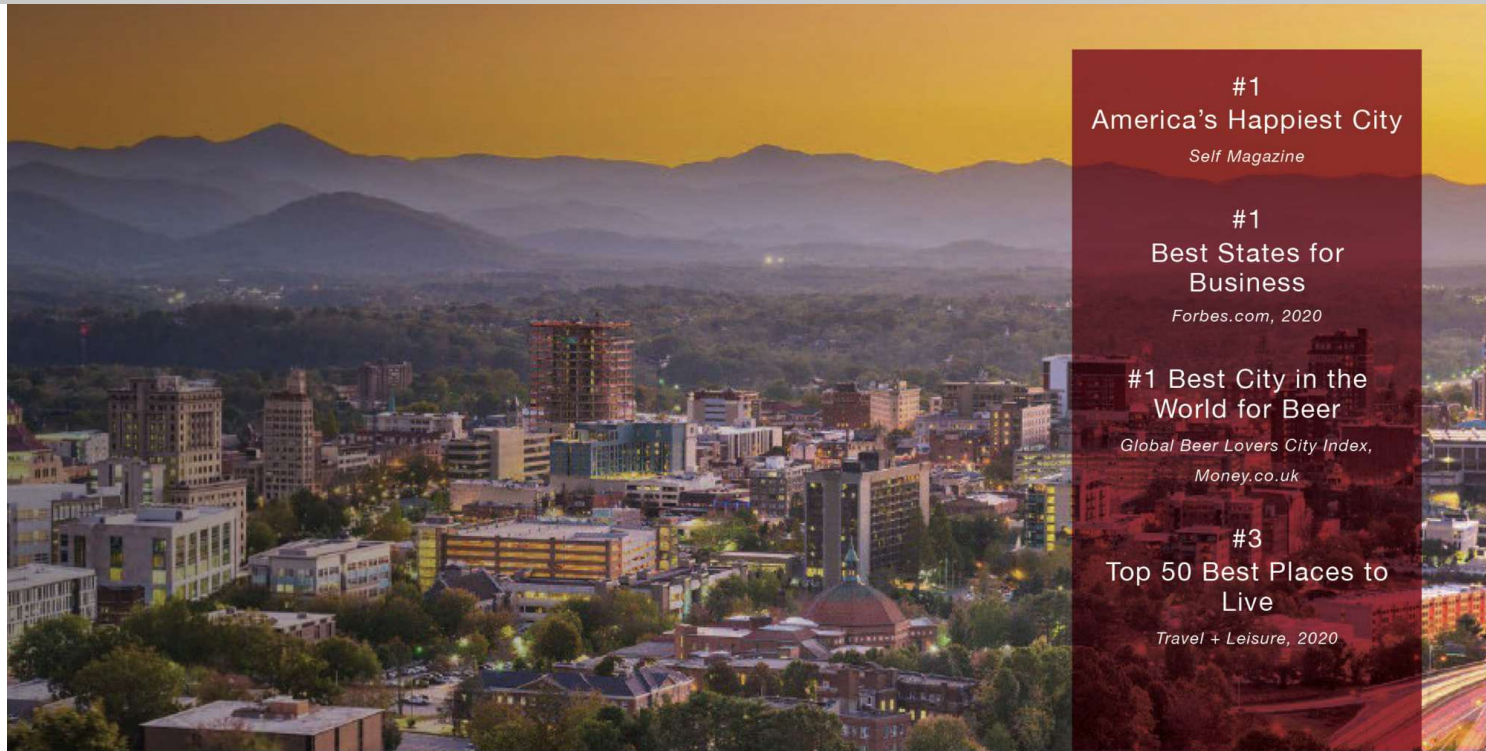
HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
Total Households	4,690	49,252	98,890
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$53,445	\$65,663	\$68,317
Average House Value	\$388,147	\$300,619	\$293,899

2020 American Community Survey (ACS)



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DID YOU KNOW

- As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly **12 million visitors annually**.
- Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges. The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors.
- Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors. The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.



PRESS

- Asheville is one of “The 25 Best Places to Enjoy Your Retirement in 2022” —Forbes.com, 2022
- Asheville ranked as 7th fastest growing tech hub in the nation —LinkedIn.com, 2022
- Asheville ranked #3 on “The South’s Best Cities” —Southernliving.com, 2023
- Asheville ranked #10 on list of “Best Food Destinations in U.S.” —Tripadvisor.com, 2023
- Asheville is 14th in “Best Places to Retire” —U.S. News and World Report, 2021
- Asheville ranked #19 on the “Top 100 Best Places to Live in the U.S.”—livability.com, 2021
- Asheville ranked as the “Most Beautiful Small City” in North Carolina —msn.com, 2021
- North Carolina ranked #1 among “America’s Top States for Business” and has the nation’s strongest economy —cnbc.com, 2022
- Asheville’s Charles George VA Medical Center earns 5-star facility rating —U.S. Department of Veteran Affairs
- UNC Asheville is ranked #7 out of “Best Public Liberal Arts Colleges” in the United States —U.S. News and World Report

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Dewey
Property
Advisors

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