

DRIVE THRU AT TRAFFIC SIGNAL



510

NC HWY 9

BLACK MOUNTAIN, NC

FOR SALE & LEASE

2,010 SF

\$30/SF/YR (NNN)

\$799,000

JASON BURK | CCIM
COMMERCIAL BROKER
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WHITNEY COMMERCIAL REAL ESTATE

1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

PROPERTY OVERVIEW

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Drive thru space at signalized corner. This former Walgreens has the potential for any business needing a drive thru; a bank, restaurant, pharmacy, or other services. Daily trips to this property are driven by the adjacent 113,000 square foot Ingles grocery store. The property offers superb visibility with excellent signage available on the front of the building and a large pylon sign visible from the interstate. Abundant parking is available with 23 spaces.

HIGHLIGHTS

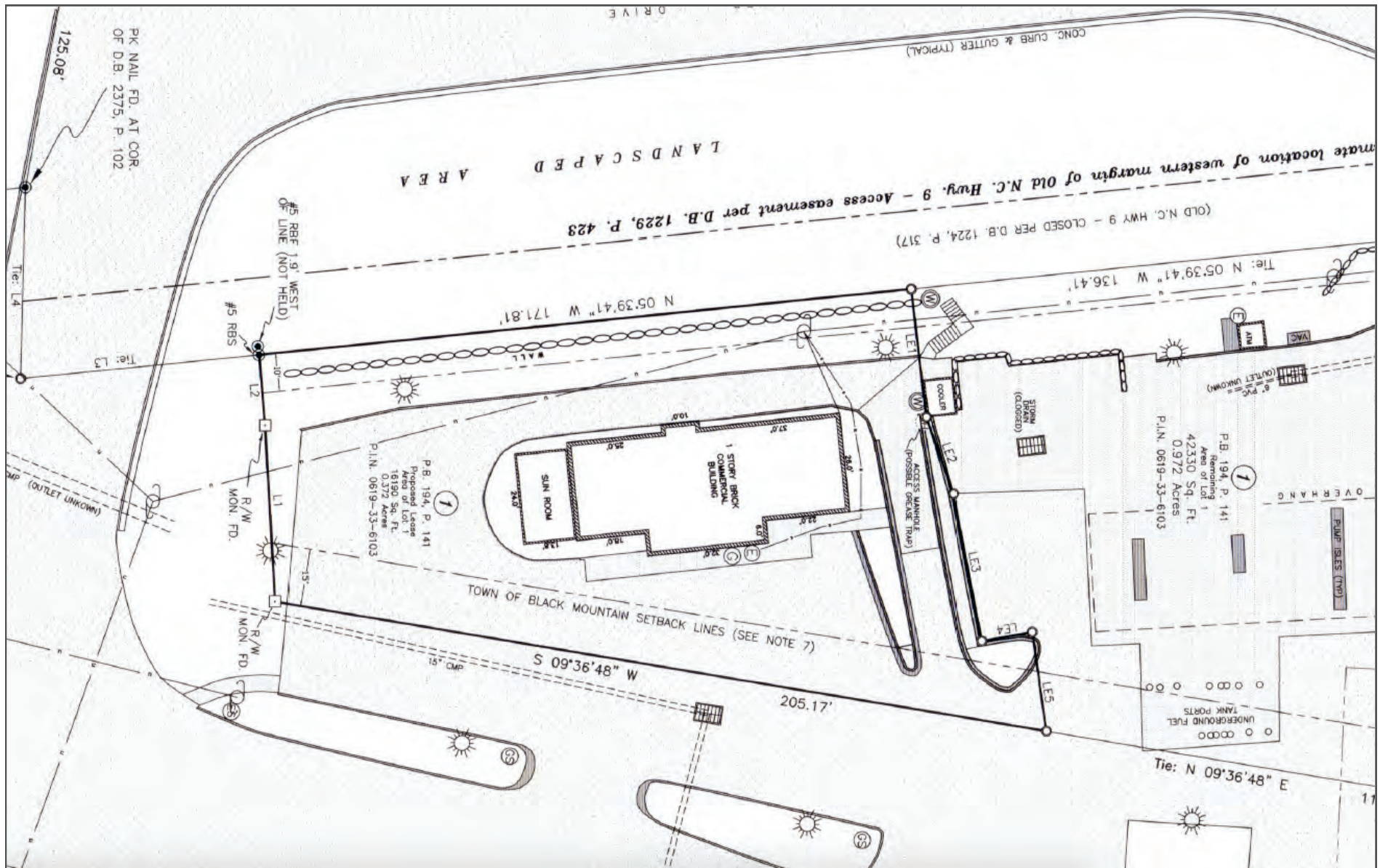
- Visible from I-40
- Traffic count - 15,000 cars per day
- Signalized corner location
- 23 parking spaces
- Large pylon sign

OFFERING SUMMARY

- **LEASE RATE:** \$34.02/SF/yr (NNN)
- **AVAILABLE SF:** 2,010 SF



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GALLERY

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VIEW FROM HWY 9



FRONT OF BUILDING



DRIVE THRU

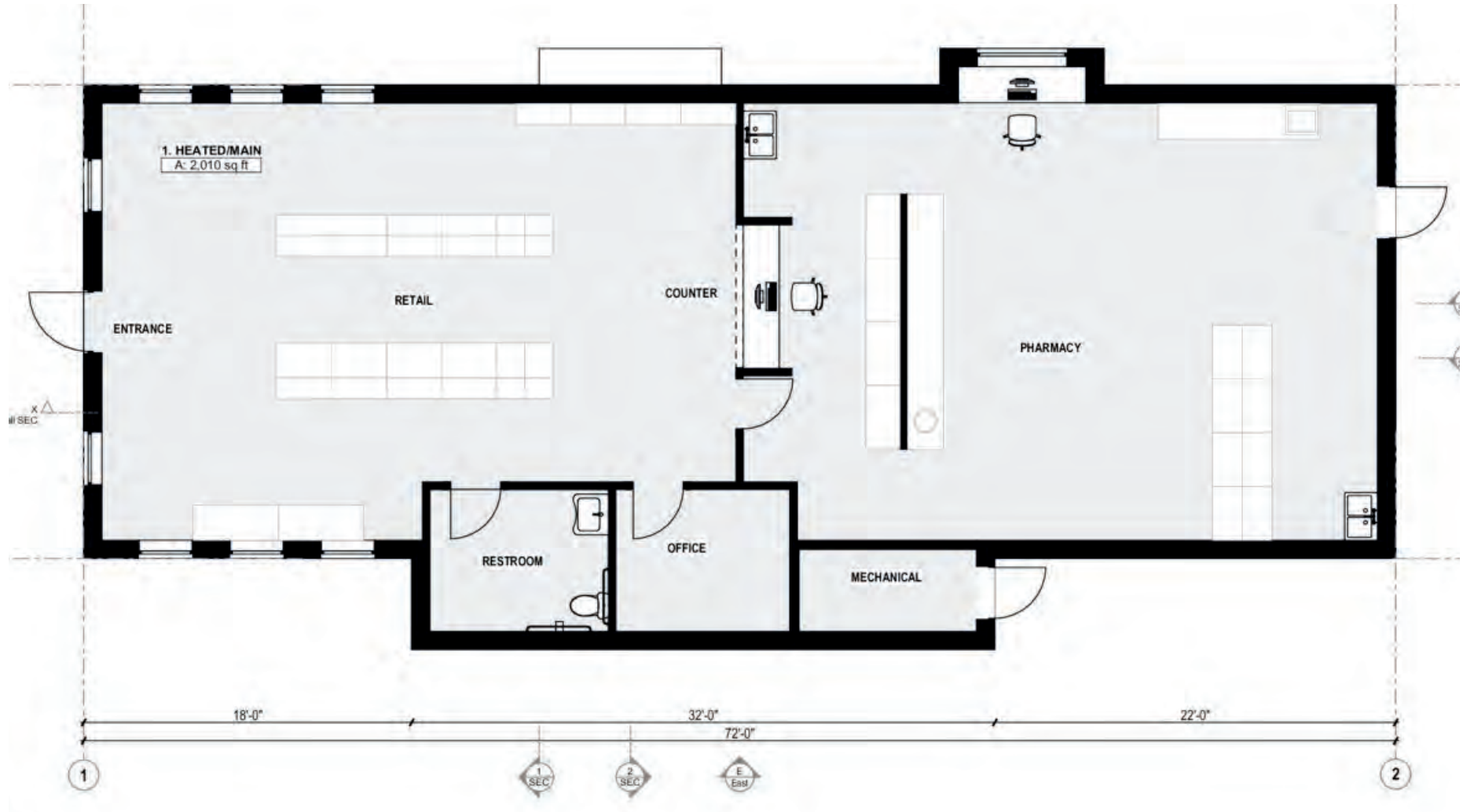


WEST FACING VIEW



FLOORPLAN

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LOCATION MAP

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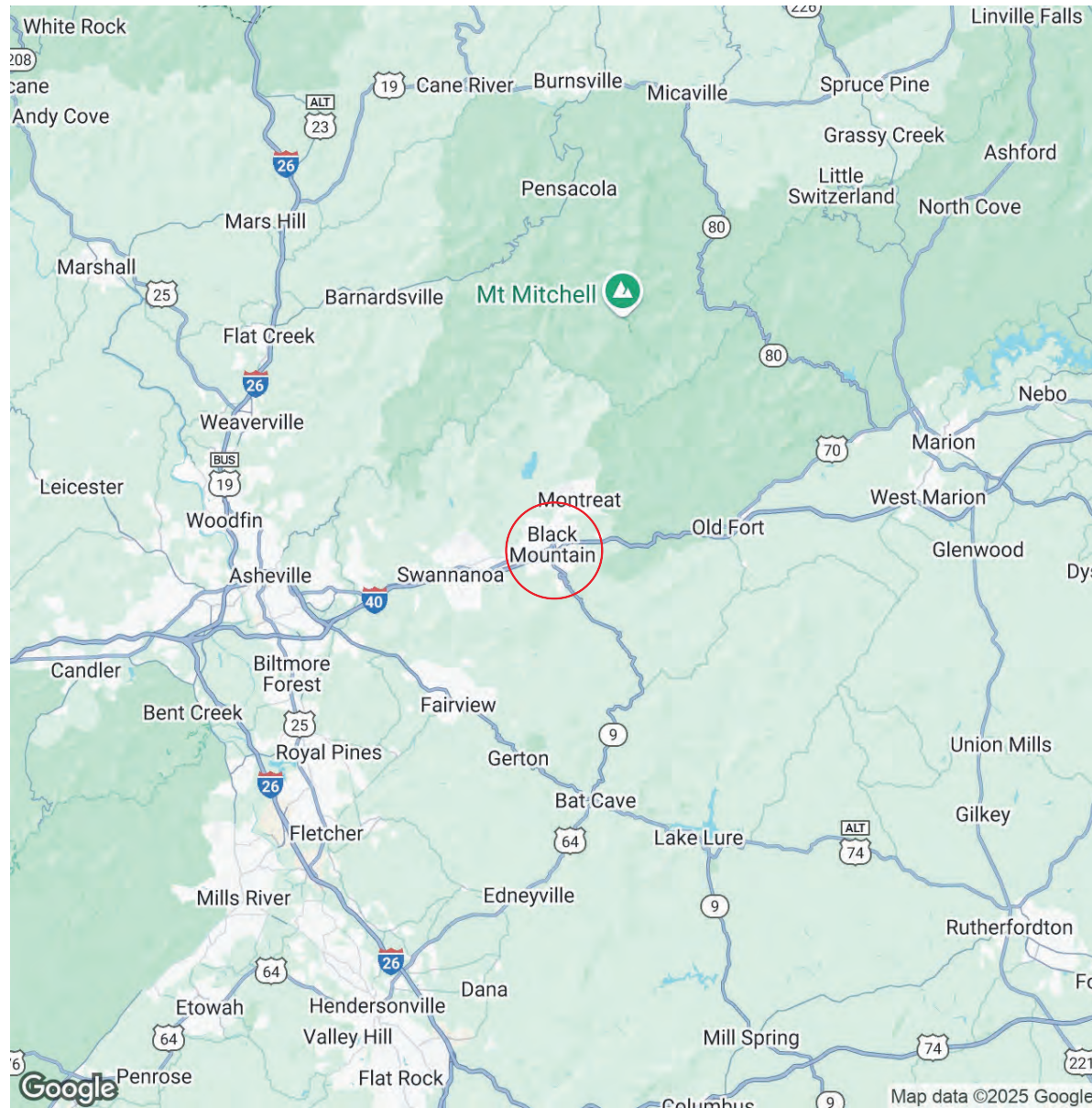


1100 RIDGEFIELD BLVD. STE 100 ASHEVILLE, NC | **WHITNEY COMMERCIAL REAL ESTATE** | 828.665.9085 | CONTACT@WHITNEYCRE.COM

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LOCATION MAP

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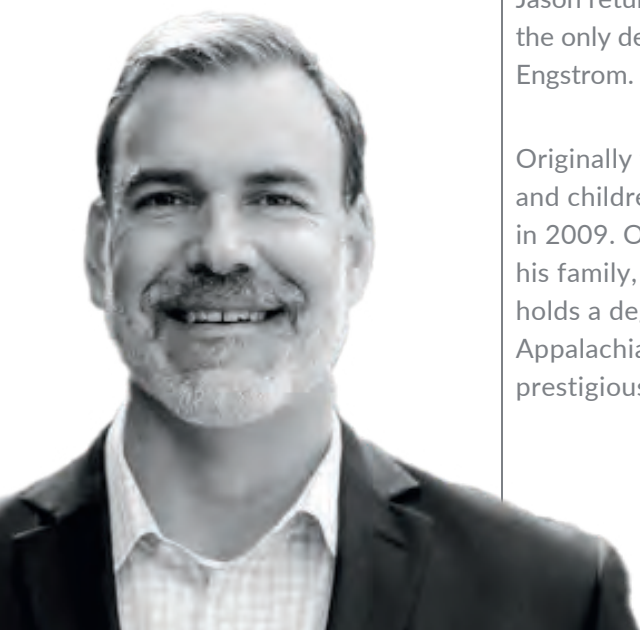
jason burk

CCIM

Retail Specialist

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Jason Burk, CCIM is a seasoned commercial real estate professional with over two decades of experience. Since entering the industry in 1999, he's gained a diverse skill set spanning both development and brokerage. Specializing in retail, Jason excels in tenant and land- lord representation, site location, shopping center investment sales, restaurant and medical leasing, and land transactions. He also offers expertise in industrial and office transactions when needed.

Jason's real estate journey began at Landex, Inc. in Charlotte, NC, where he worked on a project anchored by Concord Mills Mall. He later joined Alliance Development Group, focusing on single-tenant restaurant projects. In 2009, his work in Asheville shifted to the sale, leasing, and disposition of distressed assets with Whitney Commercial Real Estate. By 2014, Jason became part of the executive team at Biltmore Farms, serving as Director of Leasing, overseeing more than 1.6 million square feet of retail and office space. His role also included strategic planning for 3,000 acres of company holdings, including the renowned Biltmore Park Town Square—an award-winning mixed-use development.

Jason returned to Whitney Commercial Real Estate in 2019 to build the only dedicated retail team in Western North Carolina with Eric Engstrom. In 2024, Jason proudly celebrated 12 years with Whitney.

Originally from South Carolina, Jason, along with his wife, Hope, and children, Laila and Jack Wesley, relocated to Black Mountain in 2009. Outside of work, he enjoys spending quality time with his family, whether it's backpacking, fishing, or boating. Jason holds a degree in Real Estate and Urban Analysis from Appalachian State University and is a proud recipient of the prestigious CCIM.

TRANSACTION HIGHLIGHTS:

AFC URGENT CARE
ALAN'S PAWN
ALG SENIOR LIVING
APRICOT LANE
BACKYARD BURGER
BEVERLY HANKS MTGE
BILTMORE PROPERTY GRP
CLEAN JUICE
CLUB PILATES
EARTHFARE
FJALLRAVEN
FRESH MARKET
GREAT CLIPS
HYDRATE MEDICAL
ICI CHARTER SCHOOL
K MART
LENSCRAFTERS
LUELLA'S BBQ
MADISON CAPITAL GROUP
MATTRESS WAREHOUSE
MISSION HOSPITAL
MOORE FOOT & ANKLE

NORVELL PROPERTIES
OREILLY'S
PAPA'S & BEER
PNC BANK
POPEYE'S
PROGRESSIVE INSURANCE
RANGE URGENT CARE
REGAL THEATER
REICH, LLC
REALTY INCOME-REIT
RBC CAPITAL MARKETS
SASSAFRAS
SAW SOFTMILL
STANTON OPTICAL
STARBUCK'S
SUBWAY
TD BANK
UNC SCHOOL OF MEDICINE
UPM RAFLATEC
WICKER CAPITAL
WNC OUTDOOR COLLECTIVE
WALGREENS