

RETAIL WITH STORAGE ON HIGH-TRAFFIC CORRIDOR



71
AIRPORT ROAD

ARDEN, NC

SALE OR LEASE

4,680 SF ON 0.4 AC

SALE | \$1,395,000
LEASE | \$30.38/SF/YR NNN

AUSTIN WALKER | CCIM, SIOR
COMMERCIAL BROKER
C: 828.713.0777
AWALKER@WHITNEYCRE.COM



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.

Positioned along Airport Road in Arden, NC, this property sits in a key commercial corridor for the greater Asheville/Airport area, anchored by national retailers, restaurants, hotels, and service businesses.

The property features two free-standing commercial buildings well-suited to retail and showroom use, offering an open, flexible floor plan that can accommodate a variety of merchandising or service-based layouts.

Building #1 is 3,600 sf with a straightforward, single-story design allowing for efficient buildout, clear sightlines for product display, and easy customization to fit a tenant's or owner's specific brand and operational needs.

Building #2 is 1,080 sf unheated storage building.

On-site parking serves customers and staff with direct access from Airport Road, supporting easy in-and-out visits typical of destination and showroom retail traffic. The property is offered for sale or lease, providing flexibility for an owner-user looking to occupy the space, an investor seeking a leased asset in a high-traffic corridor, or a tenant looking to establish a retail presence in the Arden/Asheville airport submarket.

HIGHLIGHTS

- AIRPORT ROAD FRONTAGE WITH VISIBLE PYLON SIGNAGE
- BUILT IN 1984, RENOVATED IN 2018
- ZONED EMP
- ANNUAL AVERAGE DAILY TRAFFIC: 25,500 (2024)
- MAJOR RETAILERS IN AREA INCLUDE WALMART, TARGET, LOWE'S

GALLERY

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FULL-WINDOW FRONT WITH VIEW TO PARKING AND AIRPORT RD



OPEN SHOWROOM-STYLE INTERIOR



EXPANSIVE INTERIOR ALLOWS FLEXIBILITY



BUSINESS CORRIDOR LOOKING WEST



BUSINESS CORRIDOR LOOKING EAST



ENCLOSED OFFICE AND STORAGE AREA



1,080 SF STORAGE WITH ROLL-UP DOORS



STORAGE SHED INTERIOR

FLOOR PLANS

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BLDG #1
MAIN
3,600 SF



BLDG #2
STORAGE
1,080 SF

