

Likewise



For Sale RETAIL SPACE IN BUSY DOWNTOWN ASHEVILLE

32 Broadway Street, #120, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com

32 Broadway Street, #120, Asheville, NC 28801



OFFERING SUMMARY

SALE PRICE \$939,000

CONDO SIZE ± 3,870 SF

SQUARE FOOTAGE BREAKDOWN

Retail: 1,875 SF
Storage: 1,234 SF
Garage: 761 SF

PROPERTY FEATURES

- Located in the historic Jenkins Building, in the heart of downtown Asheville
- Street-level, professional condo is ideal for retail or office use
- Great visibility along a highly trafficked commercial corridor with ± 7,000 VPD
- Dedicated 2-car garage, accessed in back alley
- 1,234 SF private storage space
- 2-minute drive to I-240, and 6 minutes to I-26
- Walkable to multiple hotels, restaurants, and shops throughout downtown Asheville
- MLS# 4370616



MEZZANINE OFFICE SPACE

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LOCATION INFORMATION

PIN 9649403827C0120, 9649403827C00B2, & 9649403827C00G4

COUNTY Buncombe

ZONING CBD

MAJOR ROADS I-240, Biltmore Ave.

PROPERTY DETAILS

CONDO SIZE ± 3,870 SF

YEAR BUILT 1912

FLOOD ZONE No

TRAFFIC COUNT ± 7,000 VPD

TENANT VACATING 01/05/27



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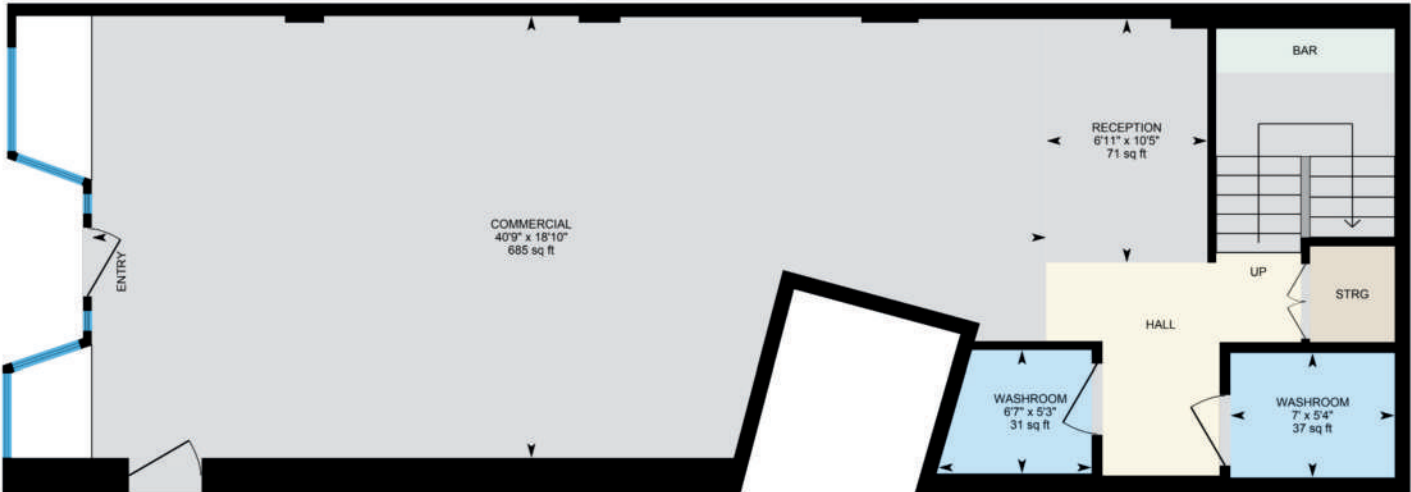
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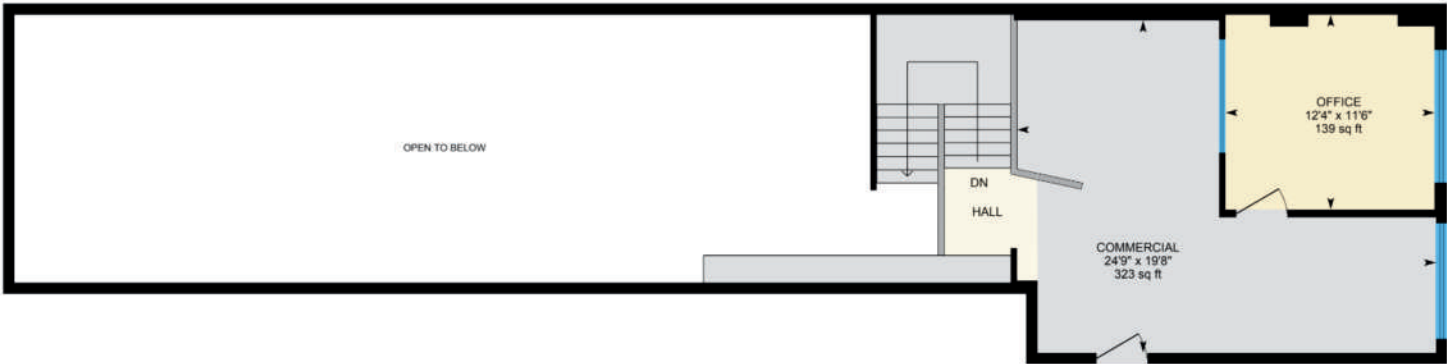


FLOOR PLAN

Main Floor: 1,106 SF



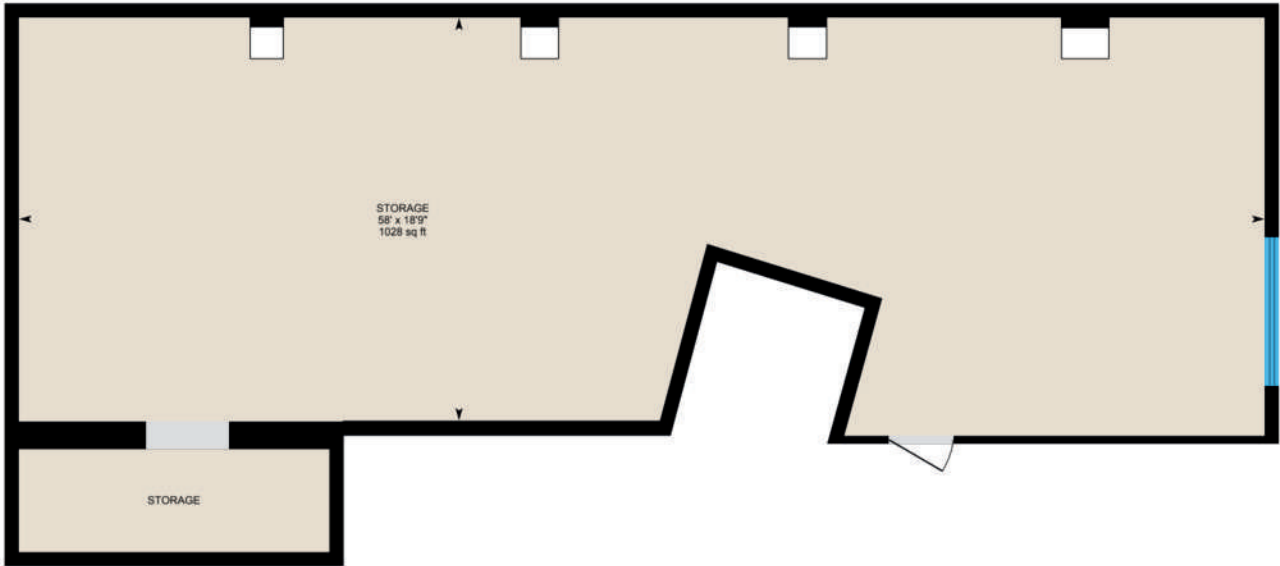
Mezzanine: 688 SF



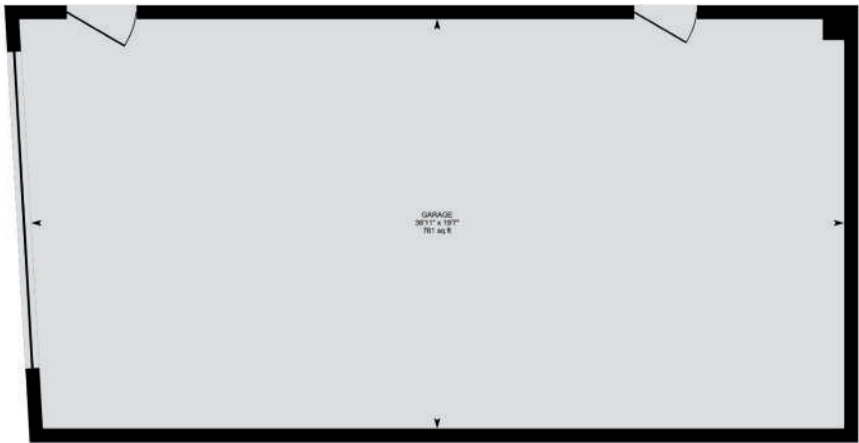


FLOOR PLAN

Basement/Storage Area: 1,234 SF



Garage: 842 SF

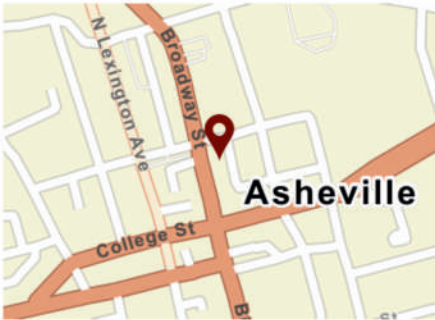
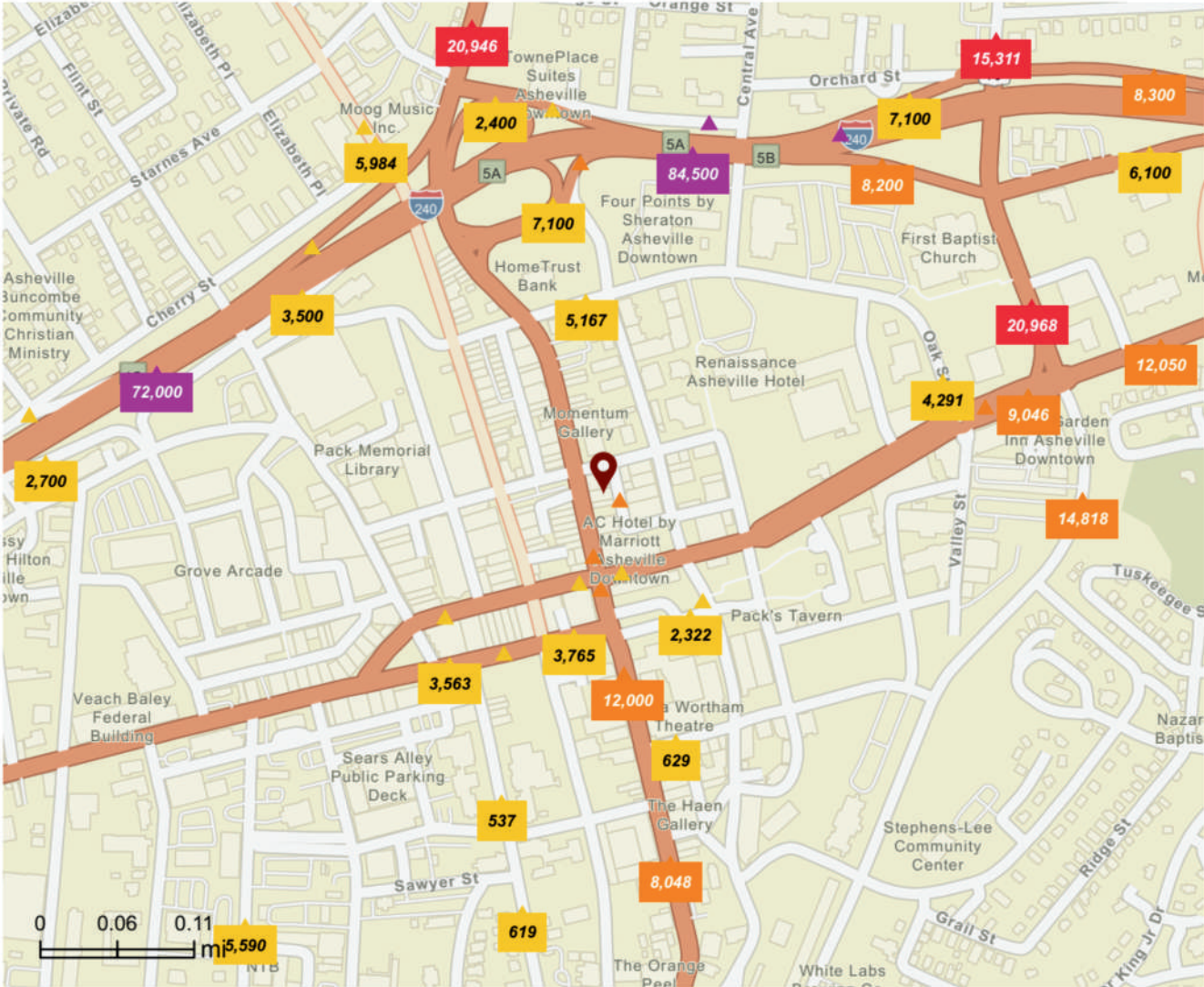


TOTAL FINISHED AREA:
± 3,870 SF



TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

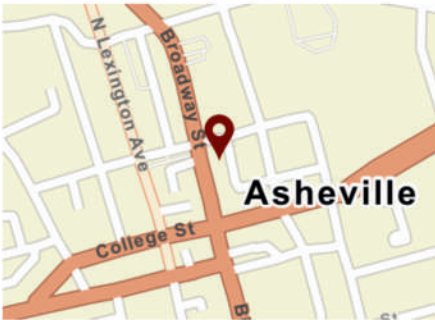
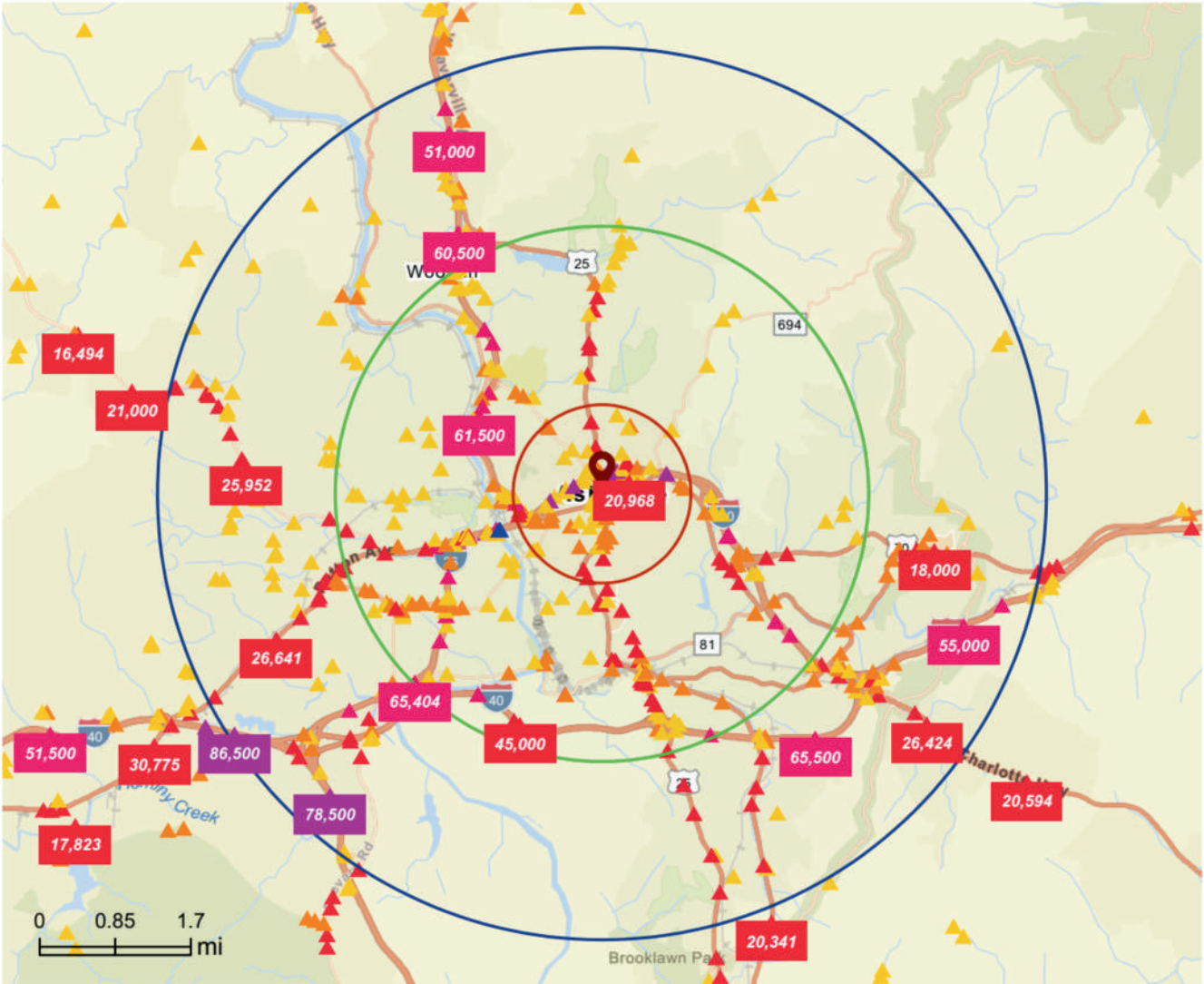
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





TRAFFIC COUNT MAP

1, 3, & 5 mile radius



Average Daily Traffic Volume

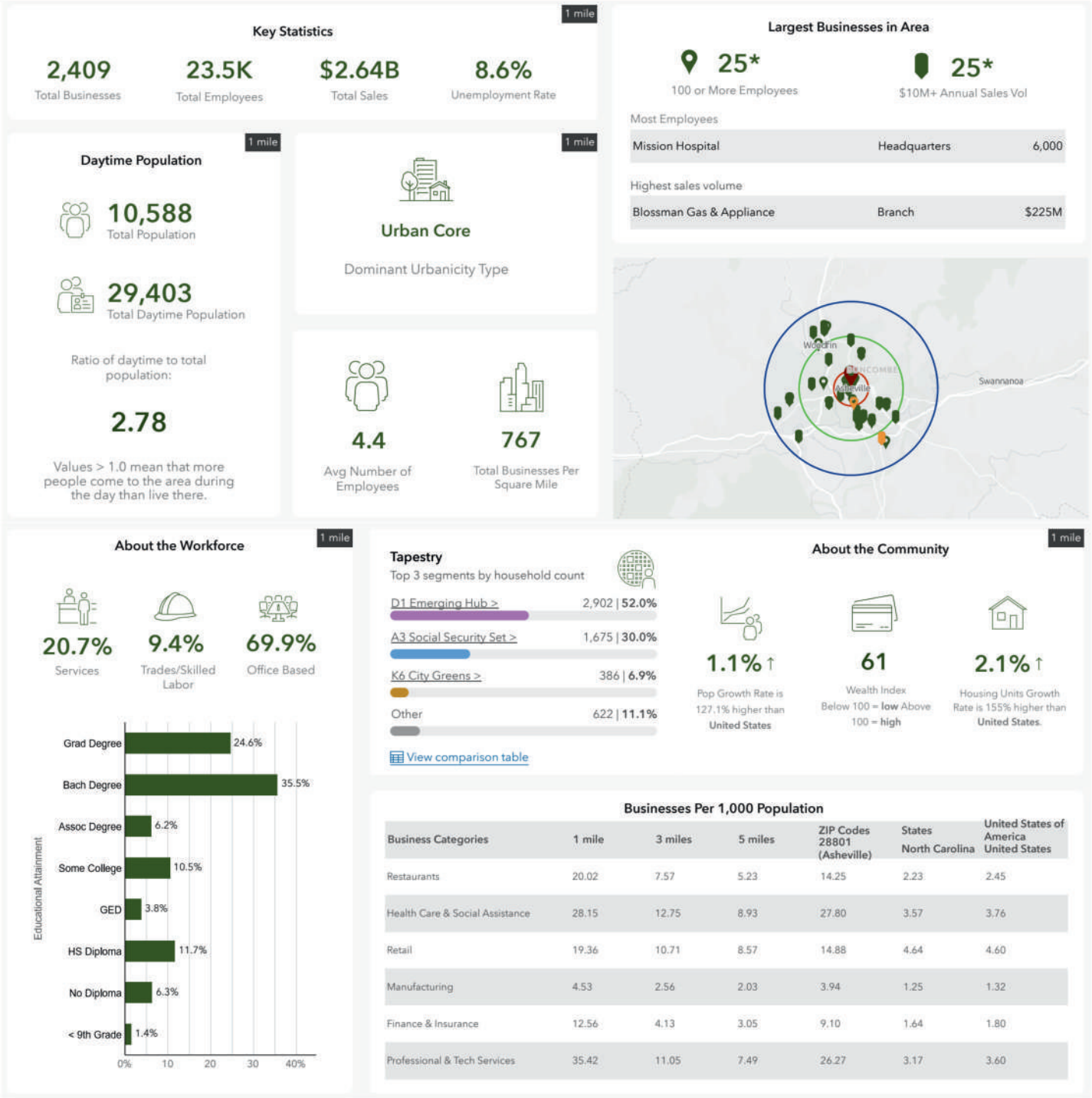
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BUSINESS KEY FACTS

1, 3, & 5 mile radius





DEMOGRAPHIC PROFILE

1 Mile Radius

32 Broadway Street

KEY FACTS

10,588

Population



5,585

Households

40.8

Median Age

\$48,462

Median Disposable Income

EDUCATION

7.7%

No High School Diploma



15.5%

High School Graduate



16.7%

Some College/ Associate's Degree



60.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$61,040

Median Household Income



\$47,032

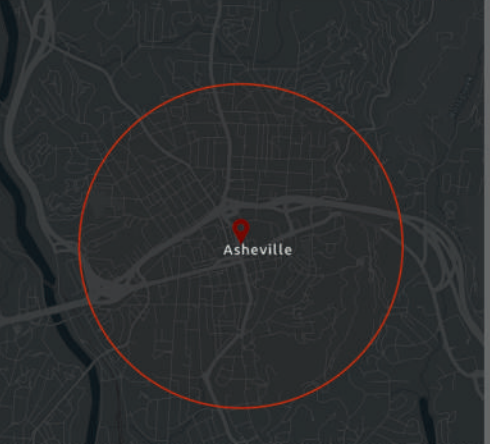
Per Capita Income



\$22,484

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



8.6%

Unemployment Rate

3 Mile Radius

32 Broadway Street

KEY FACTS

56,932

Population



26,093

Households

40.0

Median Age

\$55,446

Median Disposable Income

EDUCATION

6.4%

No High School Diploma



19.1%

High School Graduate



17.9%

Some College/ Associate's Degree



56.7%

Bachelor's/Grad/ Prof Degree

INCOME



\$68,283

Median Household Income



\$47,485

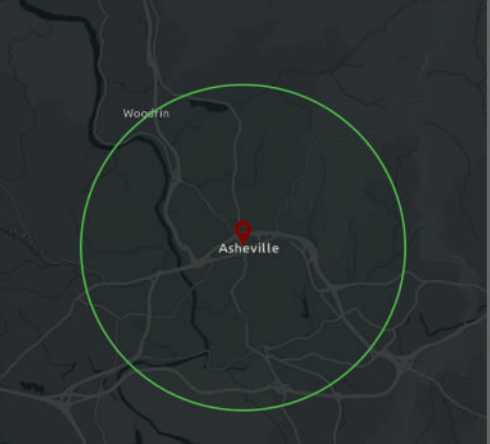
Per Capita Income



\$86,245

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



5.4%

Unemployment Rate



DEMOGRAPHIC PROFILE

