

HARD CORNER FOR GROUND LEASE | BUILD TO SUIT

90 SOUTH TUNNEL ROAD

90 S Tunnel Rd, Asheville, NC 28805



SOUTH TUNNEL ROAD - 21,000 AADT

240 54,000 AADT

SWANNAO RIVER ROAD

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EXCLUSIVE RETAIL LEASING
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Property Overview

HIGHLIGHTS

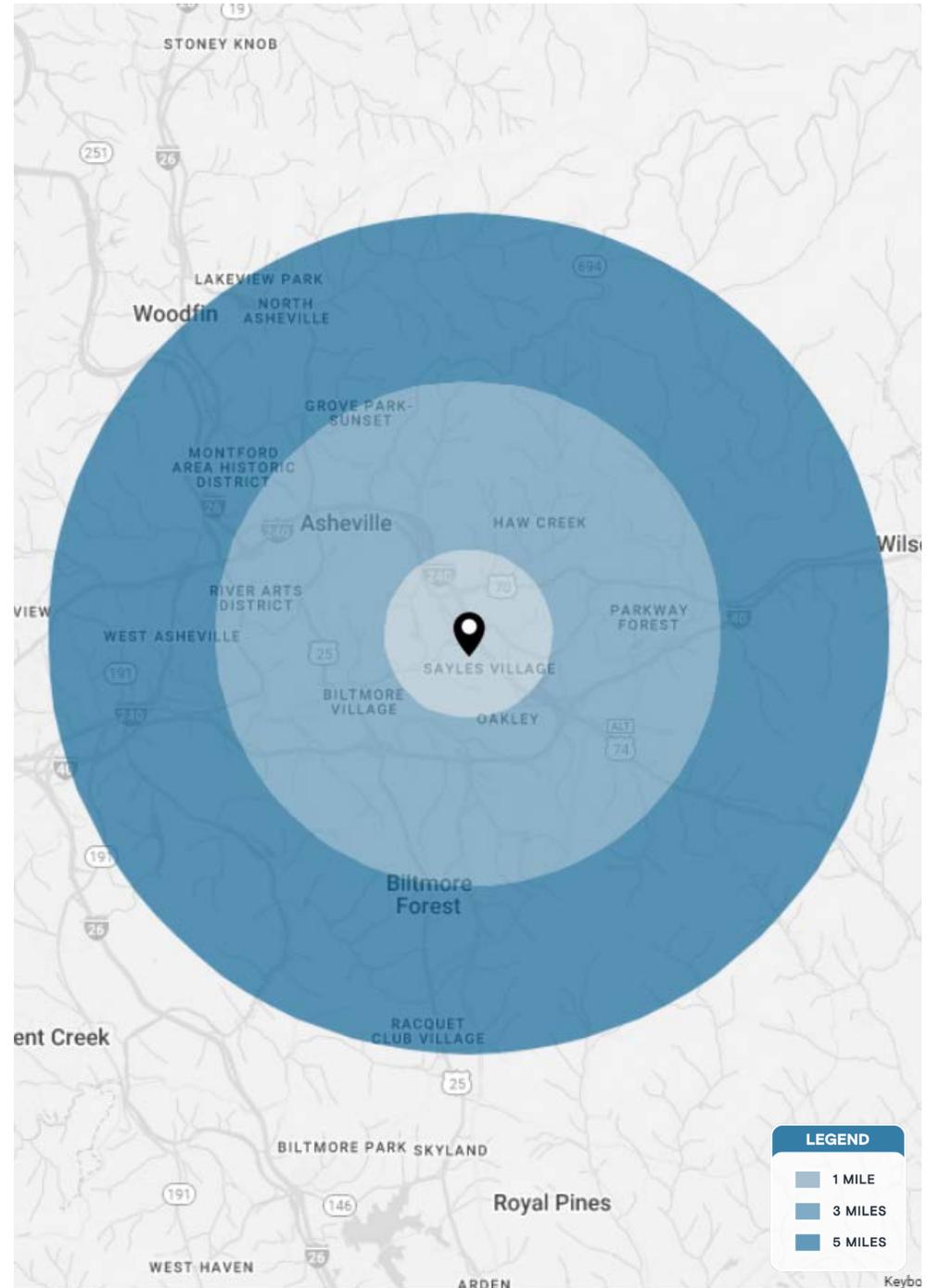
- ±0.7 AC centrally located within the desirable Tunnel Road Corridor
- Only signalized hard corner available
- Prominent visibility and accessibility from S. Tunnel Road and Swannanoa River Road.
- Site is ½ mile southeast from Asheville Mall
- 530 feet of frontage
- Market dominant solution for High 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

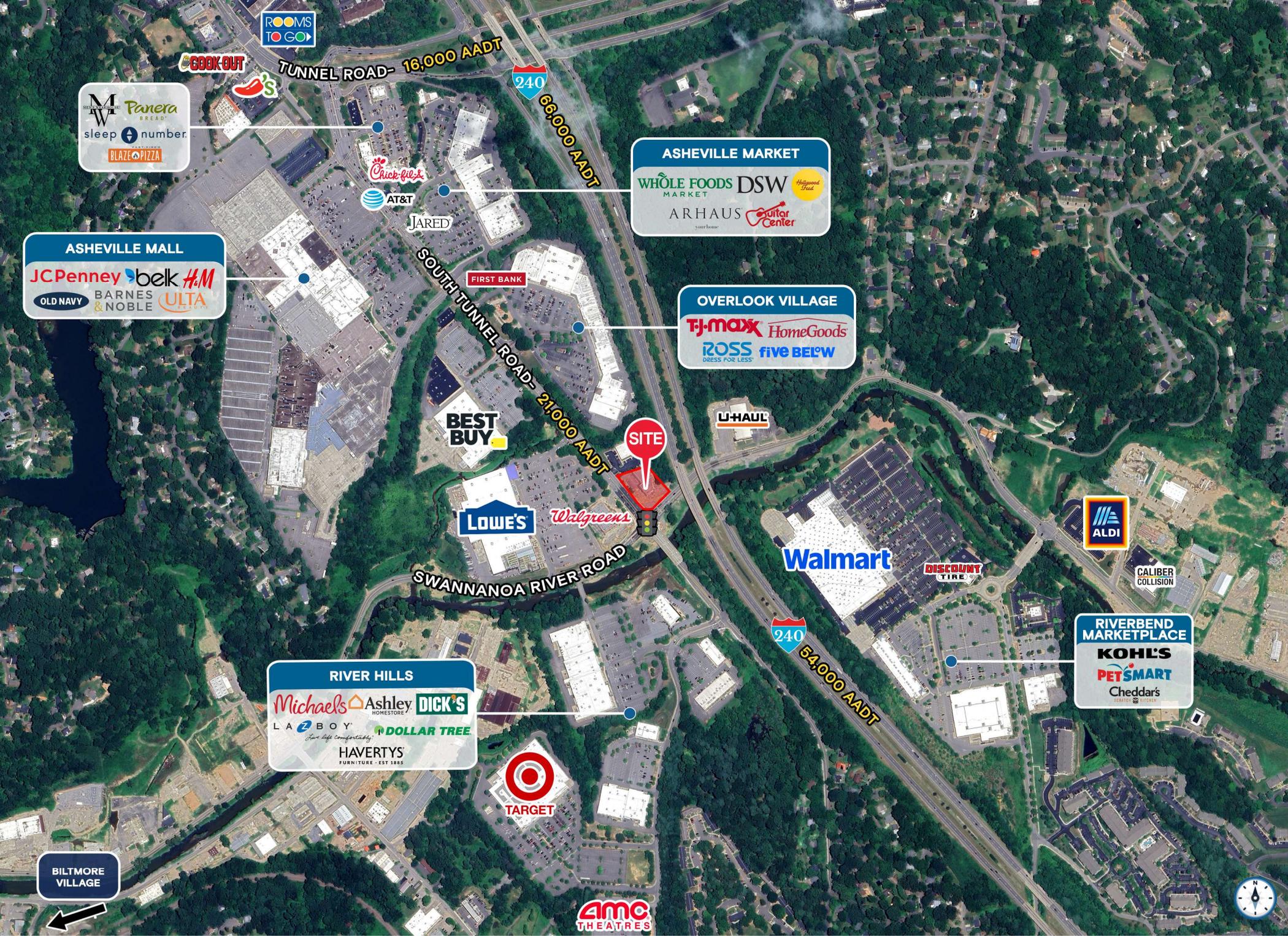
TRAFFIC COUNTS

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



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES



COOK-OUT

ROOMS TO GO

TUNNEL ROAD- 16,000 AADT

240

66,000 AADT

Panera BREAD
sleep + number
BLAZE PIZZA



JARED

ASHEVILLE MARKET
WHOLE FOODS MARKET
DSW
ARHAUS
Guitar Center

ASHEVILLE MALL
JC Penney
belk
H&M
OLD NAVY
BARNES & NOBLE
ULTA

FIRST BANK

OVERLOOK VILLAGE
TJ-maxx
HomeGoods
ROSS
five BELOW

SOUTH TUNNEL ROAD- 21,000 AADT

BEST BUY

SITE

U-HAUL

LOWE'S

Walgreens

Walmart

DISCOUNT TIRE

ALDI

CALIBER COLLISION

SWANNANOA RIVER ROAD

240

54,000 AADT

RIVER HILLS
Michaels
Ashley HOMESTORE
DICK'S
LA Z BOY
DOLLAR TREE
HAVERTYS
FURNITURE - EST 1889

RIVERBEND MARKETPLACE
KOHLS
PETSMART
Cheddar's



TARGET

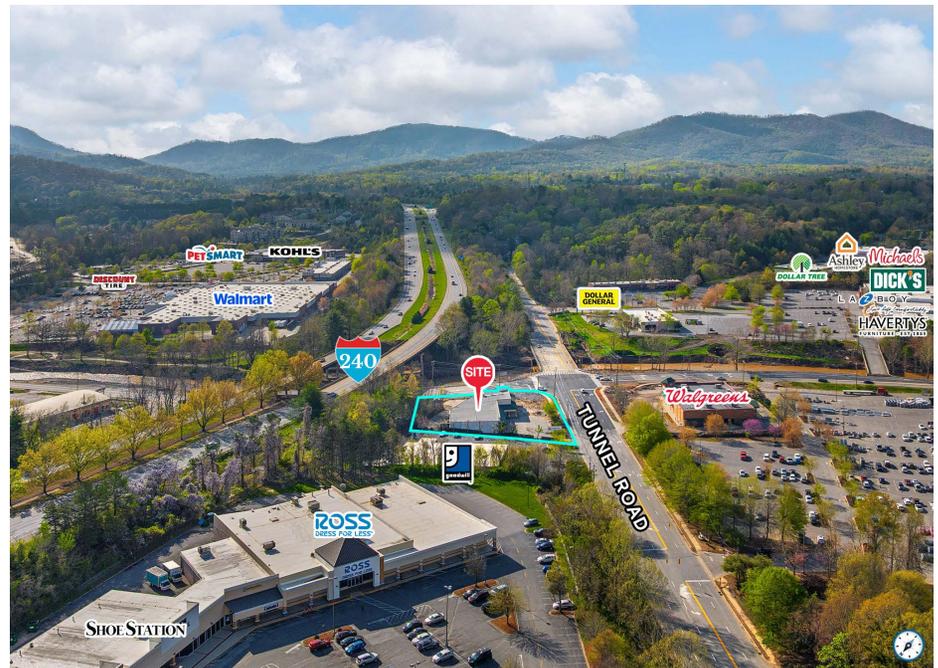
AMC THEATRES

BILTMORE VILLAGE

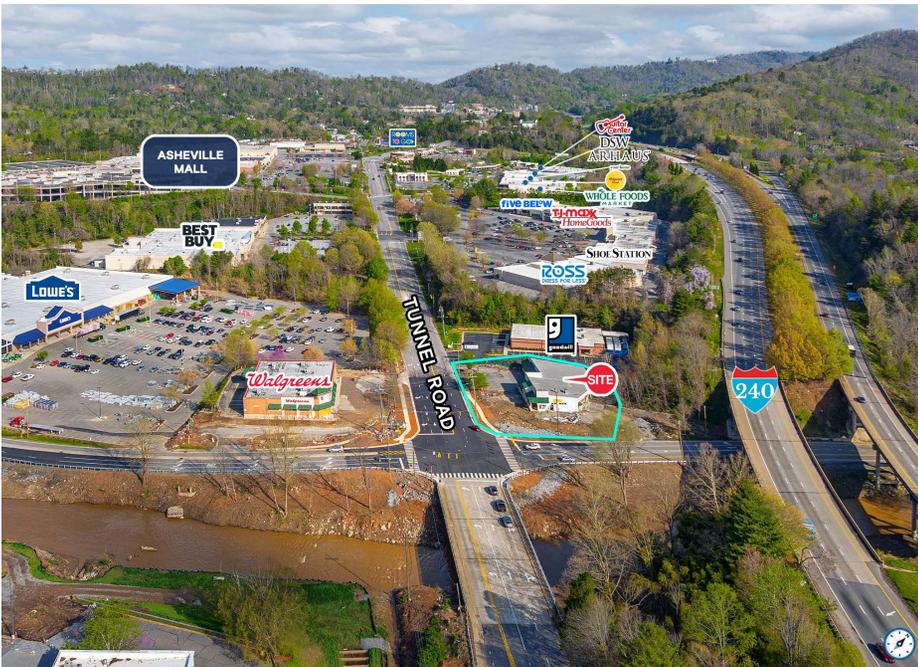




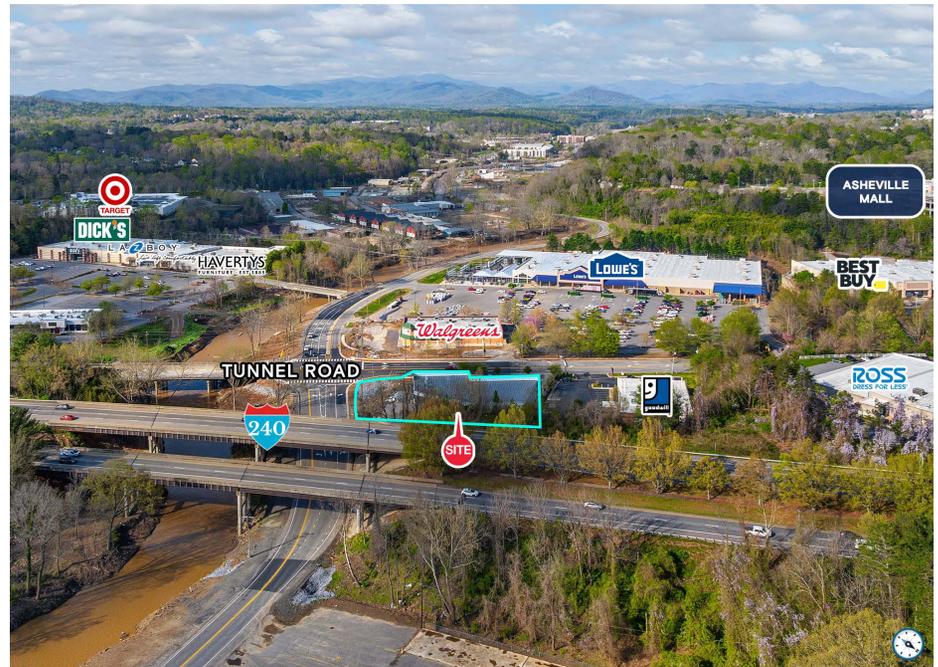
Strip Center Frontage - Post-Helene Condition



Looking South



Looking North



Looking West



Contact Brokers

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