

5,000 SF FREESTANDING BUILDING

REDEVELOPMENT

90 S Tunnel Rd, Asheville, NC 28805



54,000 AADT

SWANNAO RIVER ROAD

SOUTH TUNNEL ROAD - 21,000 AADT



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

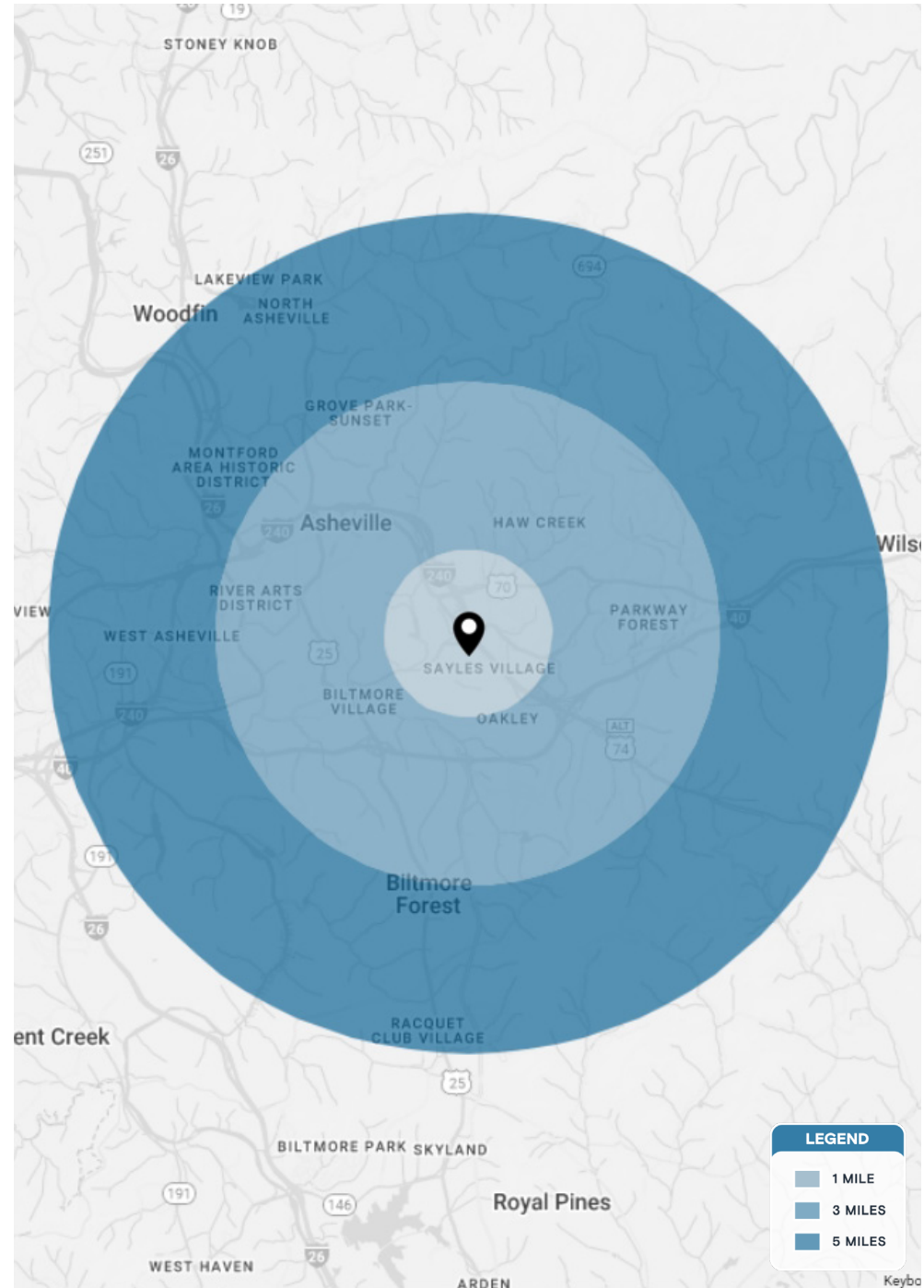
- ±5,000 SF freestanding building centrally located within the desirable Tunnel Road Corridor
- Only signalized hard corner available
- Prominent visibility and accessibility from S. Tunnel Road and Swannanoa River Road.
- Site is ½ mile southeast from Asheville Mall
- 530 feet of frontage
- Market dominant 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

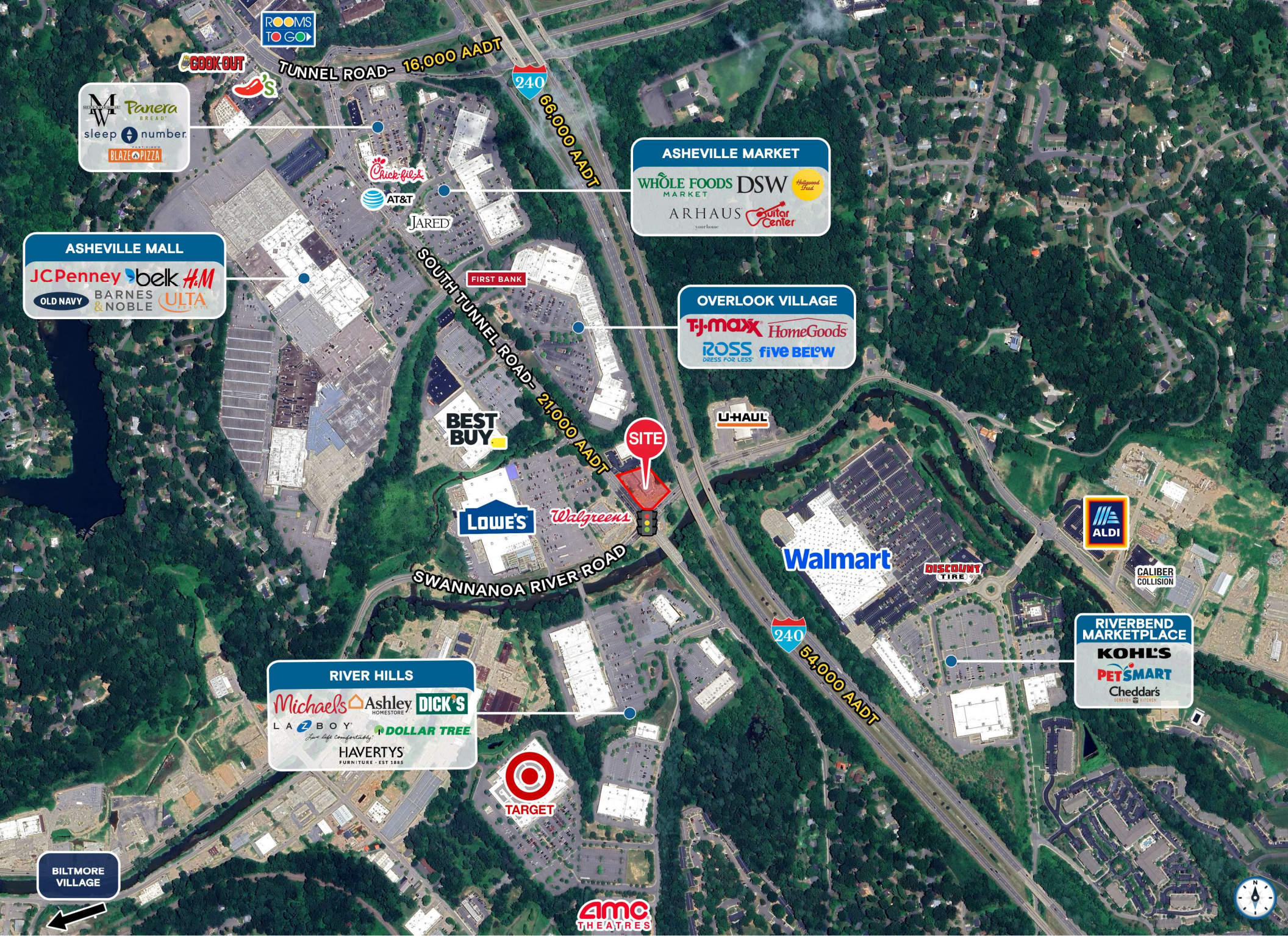
TRAFFIC COUNTS

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



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES



ASHEVILLE MALL

J.C. Penney | belk | H&M

OLD NAVY | BARNES & NOBLE | ULTA

ASHEVILLE MARKET

WHOLE FOODS MARKET | DSW

ARHAUS | Guitar Center

OVERLOOK VILLAGE

TJ-maxx | HomeGoods

ROSS | five BELOW

RIVER HILLS

Michaels | Ashley HOMESTORE | DICK'S

LA Z BOY | DOLLAR TREE

HAVERTYS FURNITURE - EST 1989

RIVERBEND MARKETPLACE

KOHL'S

PETSMART

Cheddar's

BILTMORE VILLAGE



**5000 sq.ft.
Retail
with drive-up**



Contact Brokers

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