



RETAIL PROPERTY FOR SALE

960 Patton Ave, Asheville, NC 28806

4,404 SF

\$2,099,000



OFFERING SUMMARY

Sale Price:	\$2,099,000
Building Size:	4,404 SF
Property Type:	Retail
Year Built:	1979



RETAIL PROPERTY FOR SALE

960 Patton Ave, Asheville, NC 28806



PROPERTY DESCRIPTION

Rarely available-land and building for redevelopment or investment. Very unique opportunity to purchase a property on a major commercial corridor and retail trade area! 140' of frontage on Patton Avenue. Excellent visibility and access. Interstate access just a few block away. Major retailers abound nearby, with a new Ingles Grocery and shopping center development taking place across the street. This is an operating Krispy Kreme. The adjacent property is also available and is currently a putt-putt with a short term lease. It is for sale at \$3,800,001, and has approximately 4.25 acres. Highway Business zoning allows for a wide range of retail and commercial uses Krispy Kreme lease expires October 31, 2023, has one renewal option, must notify by August 2nd.

PROPERTY HIGHLIGHTS

- Major retail corridor
- Investment or redevelopment site
- Additional acreage of 4.25 available
- Almost 50,000 Cars per Day
- A few blocks from I-240
- Surrounded by many national retailers
- Close proximity to downtown Asheville



RETAIL PROPERTY FOR SALE

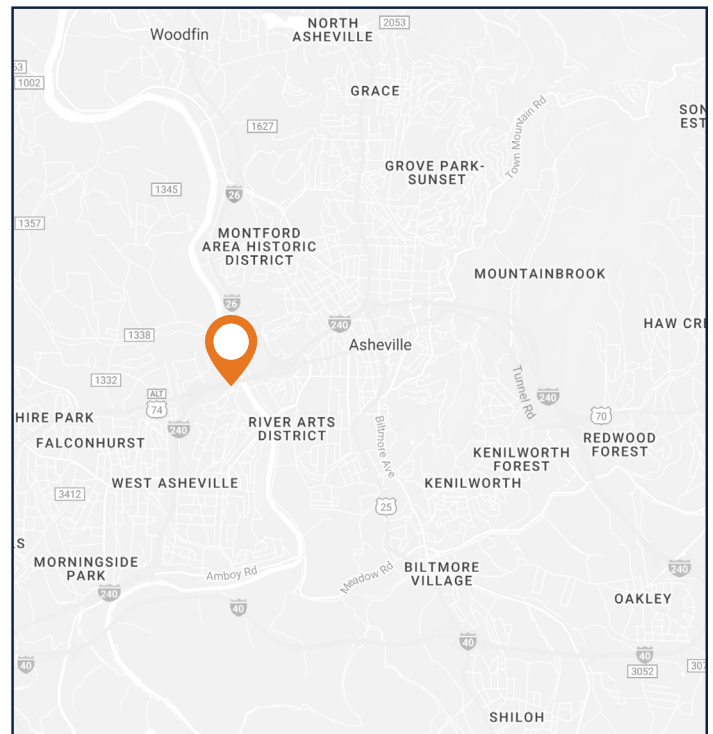
960 Patton Ave, Asheville, NC 28806

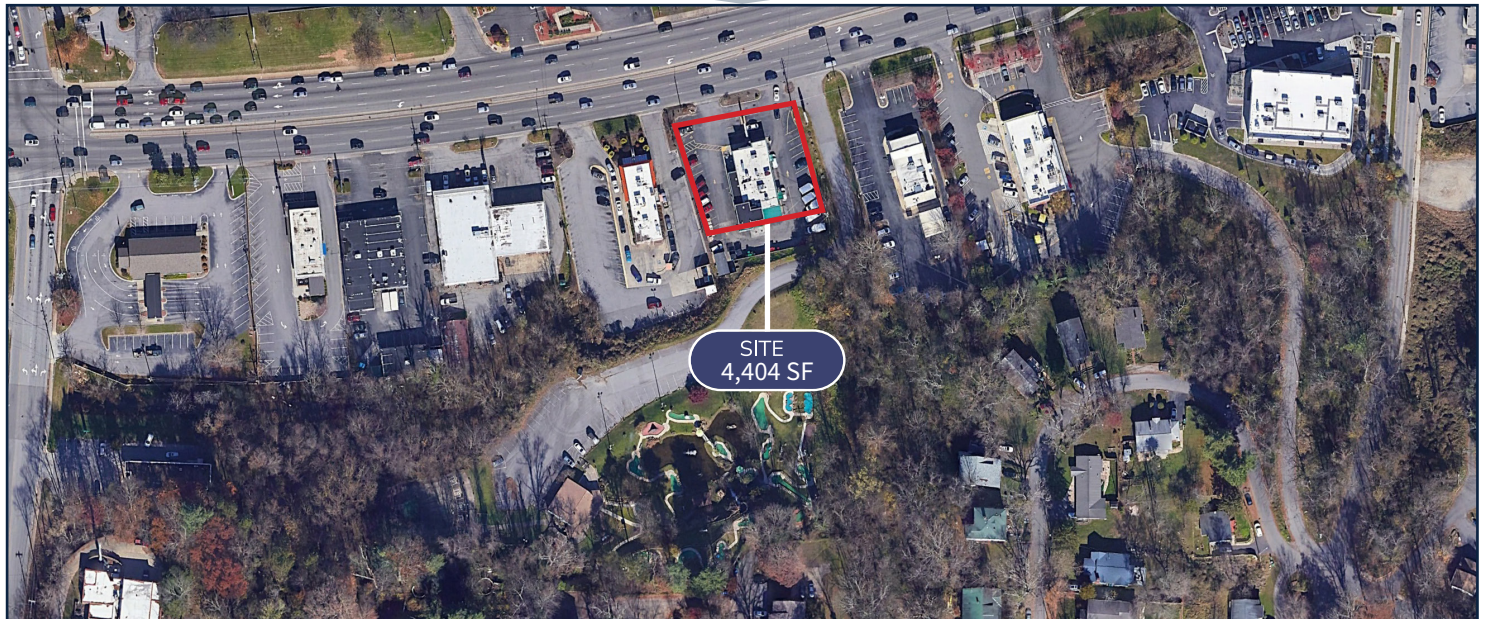
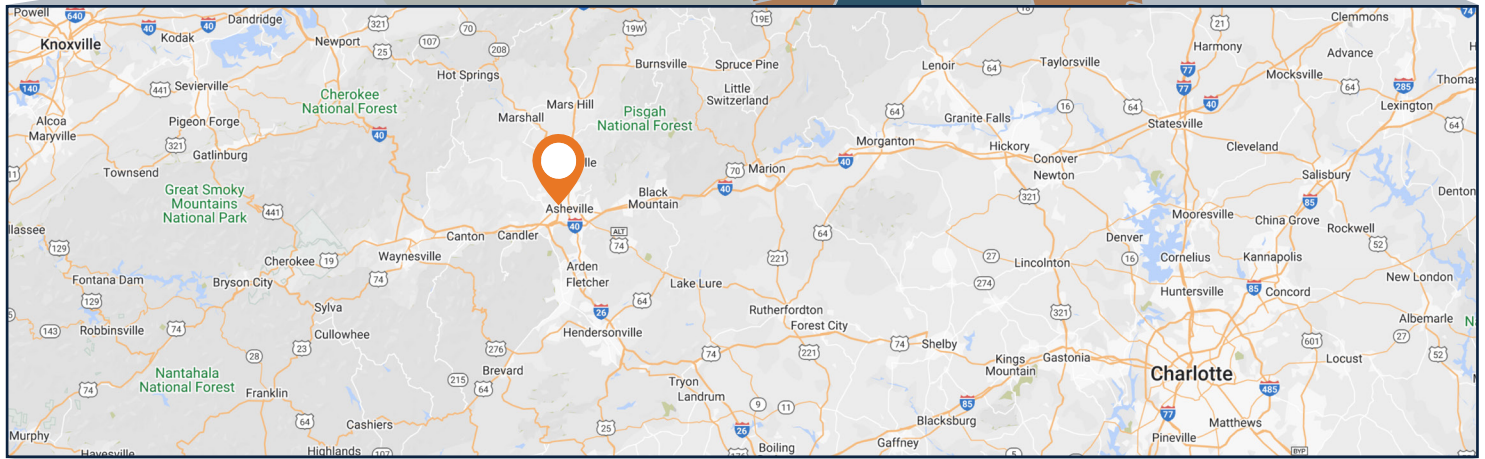


Aerial

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total households	3,631	13,588	23,067
Total population	8,417	31,119	53,209
Population white	73.2%	71.7%	73.2%
Population black	7.1%	12.7%	11.3%
Population hispanic	14.7%	10.6%	9.9%
Population asian	0.9%	1.0%	1.3%
Population pacific islander	0.2%	0.5%	0.5%
Population american indian	0.5%	0.5%	0.5%
Population other	9.0%	6.0%	5.4%
Average household size	2.29	2.22	2.16
Owner Occupied Housing units	2,140	6,830	11,002
Renter Occupied Housing units	1,490	6,758	12,065
Average household income	\$86,074	\$75,246	\$75,475
Median age	37.6	36.7	36.7
Median Household income	\$58,727	\$52,954	\$51,228





JASON BURK, CCIM
COMMERCIAL BROKER
CELL: 828.674.2120
OFFICE: 828.418.1262
JBURK@WHITNEYCRE.COM

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