

# 146 SMOKEY PARK HIGHWAY

Asheville, North Carolina

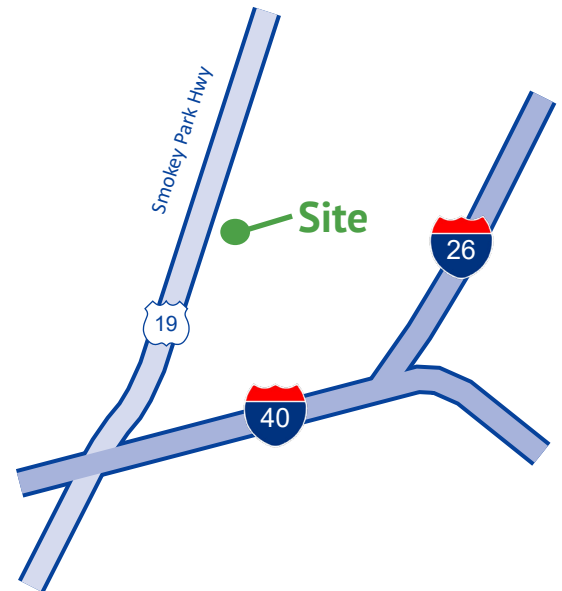
FOR SALE OR LEASE



## 1.06 Acre Retail Development Opportunity in Asheville

### HIGHLIGHTS

- +/- 1.06 Acres with 200' frontage on major Asheville Thoroughfare (20.5K VPD)
- +/- 0.5 miles from Interstate Highway 40 - Exit 44 (75K VPD)
- Zoned Highway Business with City water, sewer, and gas available.
- Directly across from 250,000 sqft Shopping Center currently under construction and renovation, making way for new tenants including Chick-Fil-A.
- PIN #: 9627-19-4929-00000 and 9628-10-4096-00000
- Sale Price: \$1,150,000
- Land Lease Rate: \$7,250/Month



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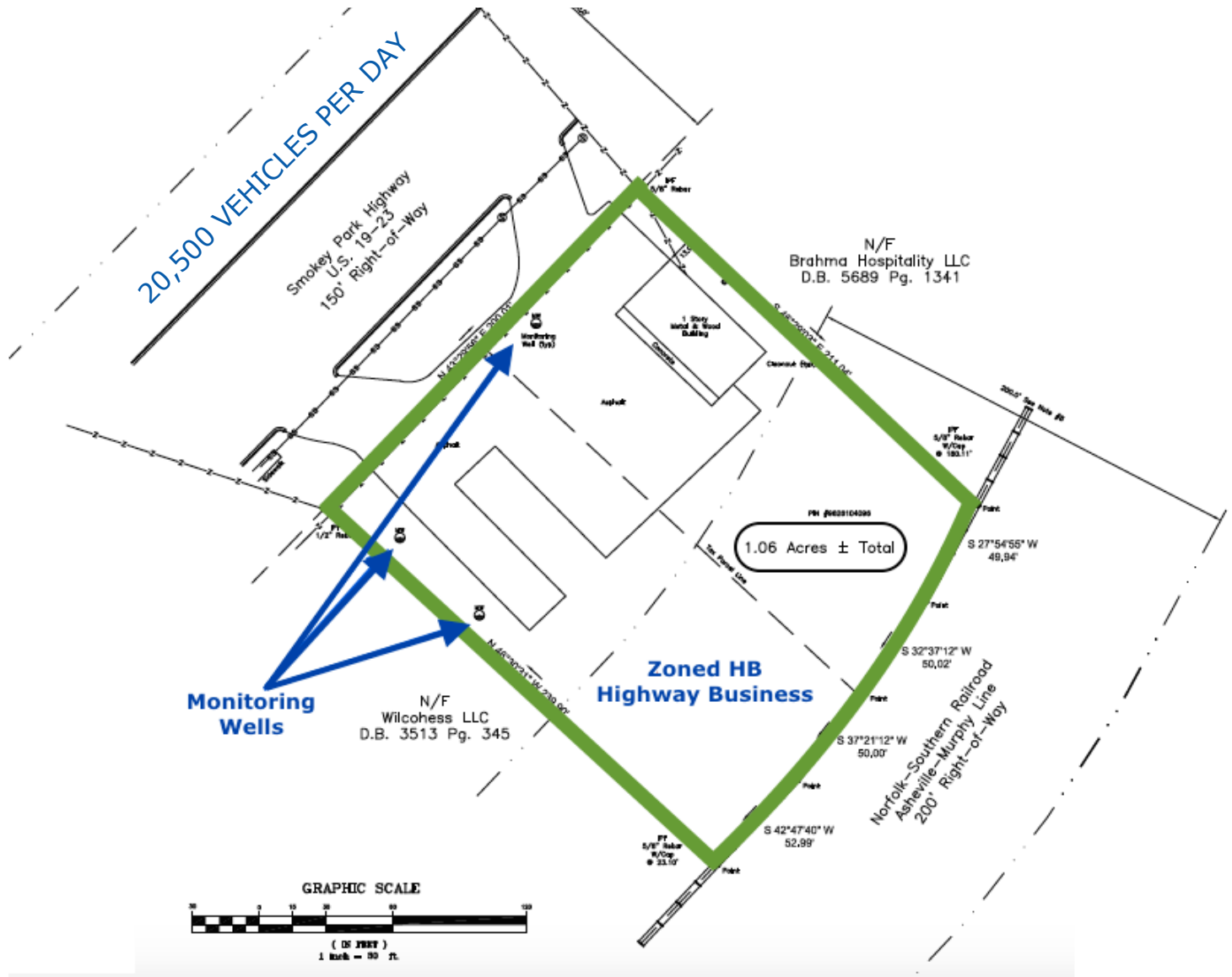


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## SITE PLAN



### Highway Business District Zoning (HB):

“The purpose of this district shall be to provide for and encourage the proper grouping and development of roadside uses which will best accommodate the needs of the motoring public, the reduction of highway congestion and hazard, and the minimization of blight.”

-City of Asheville Zoning Ordinance

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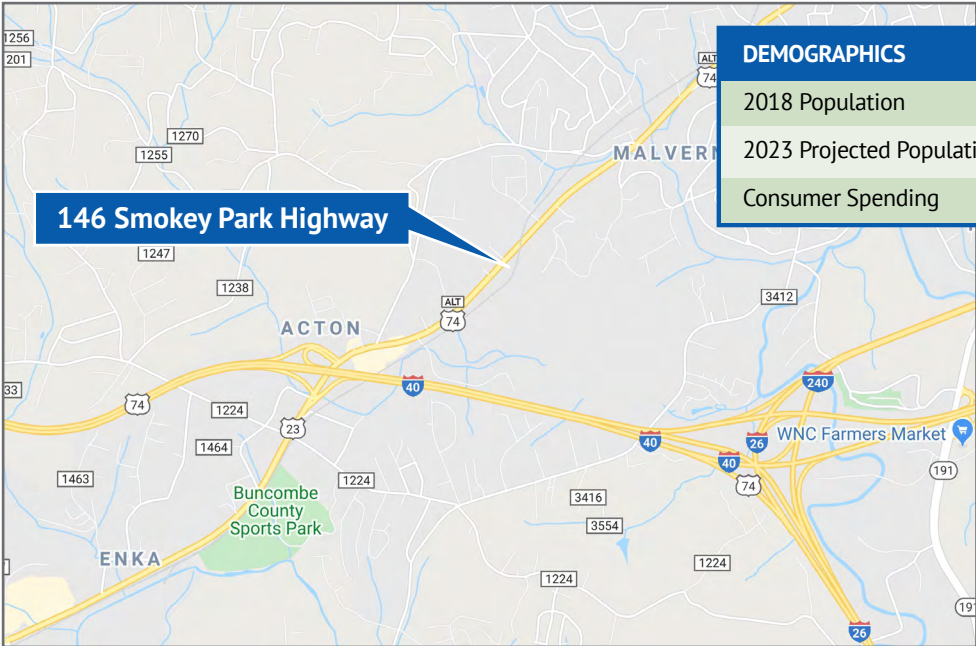


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## LOCATION OVERVIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population	3,707	33,752	71,922
2023 Projected Population	3,918	35,364	75,368
Consumer Spending	\$33,235,000	\$321,977,000	\$663,608,000



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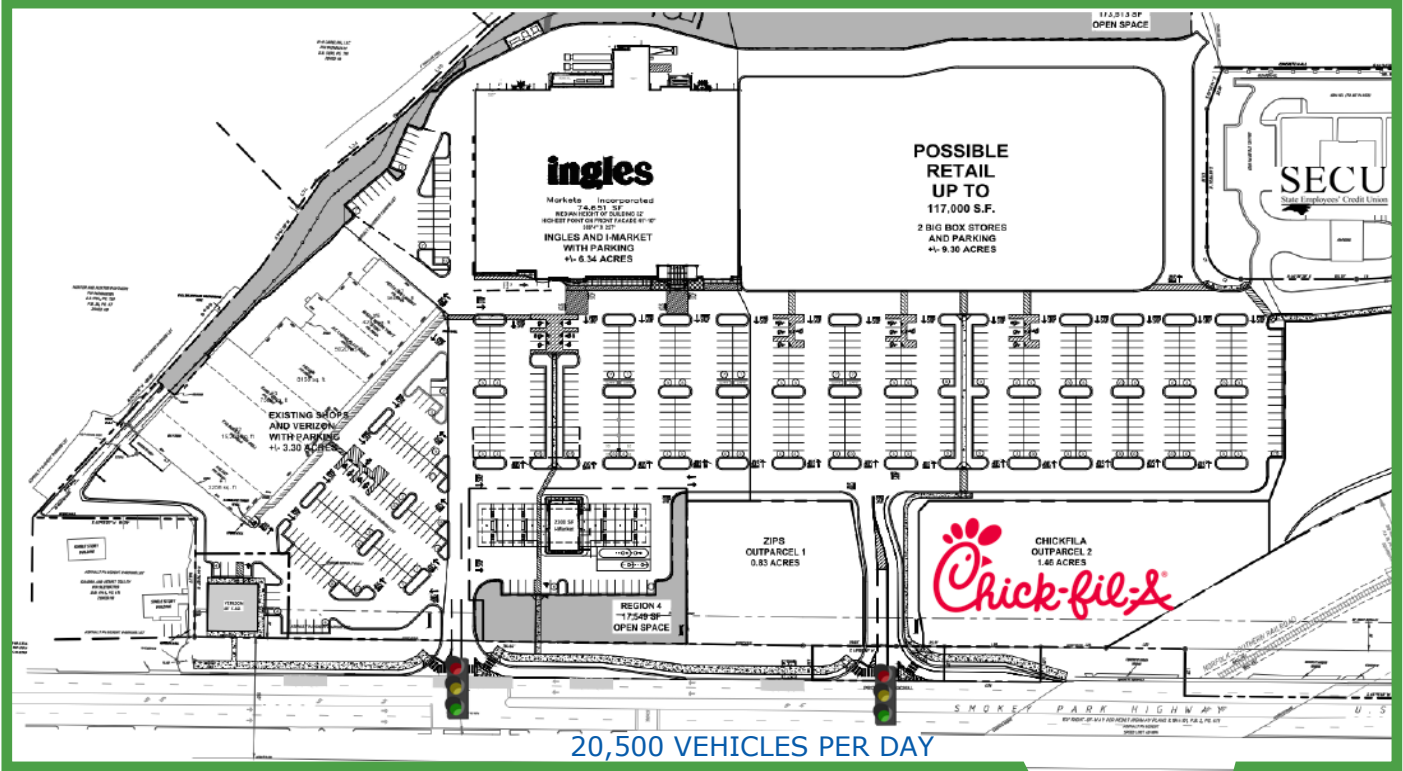


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## RETAIL DEVELOPMENT ACROSS THE STREET



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