

Long Shoals Road – Asheville, NC



LOCATION:

Long Shoals Road Interchange off I-26

FACTS:

Parcel Size: 1.25± acres

GLA: 6,000 SF

Parking: 60 spaces

Traffic:	Long Shoals	24,000
	Interstate 26	71,000

COMMUNITY:

- Site is located at the front door to Biltmore Park Town Center, a **\$225 million mixed-use development** encompassing over **one million square feet**.
- **2.5 million shoppers** visit Biltmore Park Town Center each year.
- **2,000 employees** are located at Biltmore Park Town Center.
- Every year, 3 million tourists visit the Asheville area creating a **\$1 billion economic impact**.
- The Asheville MSA is the **6th largest in North Carolina** with 412,000 residents.

NEIGHBORHOOD:

Charming Charlie's
University of Phoenix
Reuter Family YMCA
Thermo Fisher Scientific

Western Carolina Univ.
Mission Hospital System
Brixx Pizza
Regal 15 Screen Cinema

PNC Bank
PF Chang's
REI
Barnes & Noble

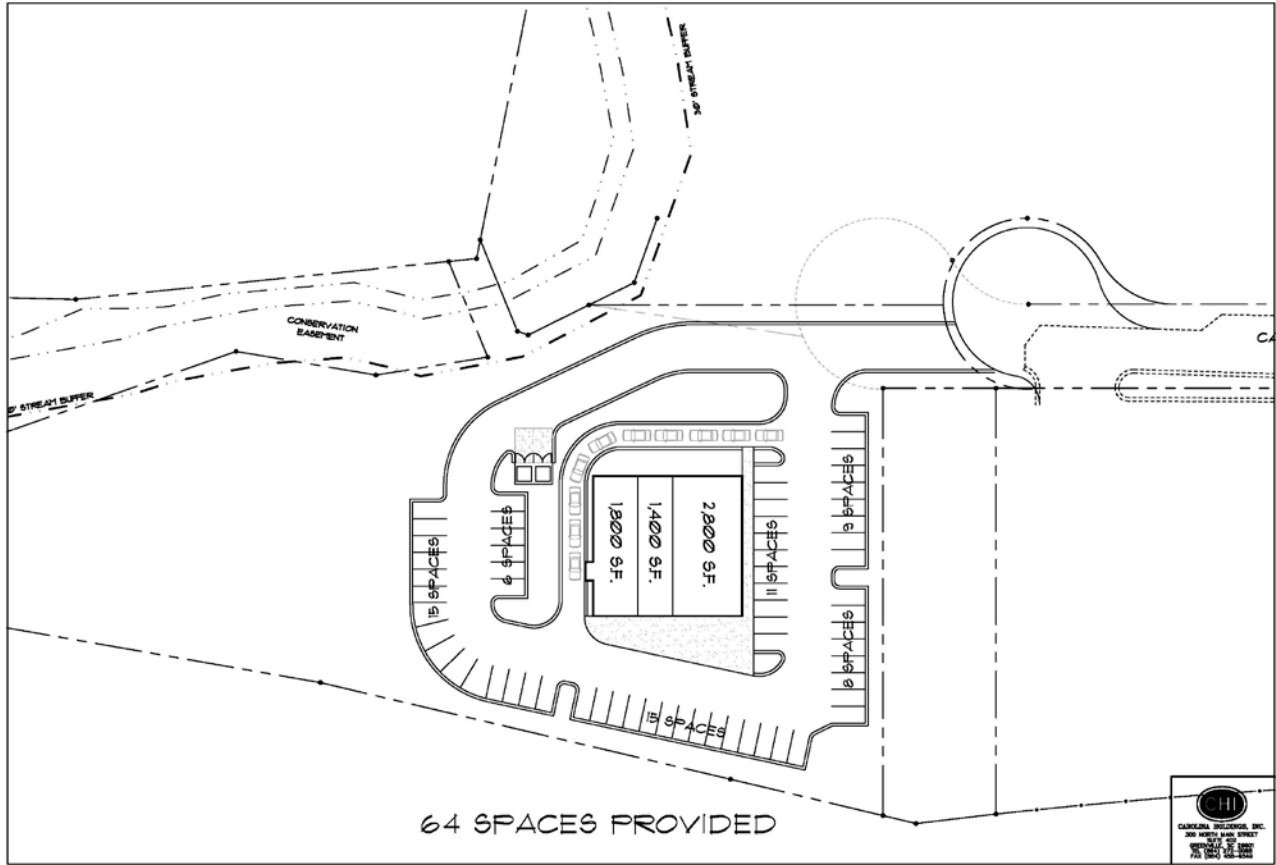
Orvis
Hickory Tavern
Hilton
Ann Taylor Loft

DEMOGRAPHICS:

2013 Estimates	10 Mile
Population	181,896
Avg. Household Income	\$63,699
HH Growth 2000-2010	20%



SITE PLAN:



For leasing information, contact:

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