



LOCATION:

Long Shoals Road Interchange off I-26

FACTS:

Parcel Size: 1.25± acres
 Available: 1,440 SF
 Year Built: 2015 Delivery
 Parking: 60 Spaces (10/1,000)
 Traffic: Long Shoals Rd 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.
- 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.



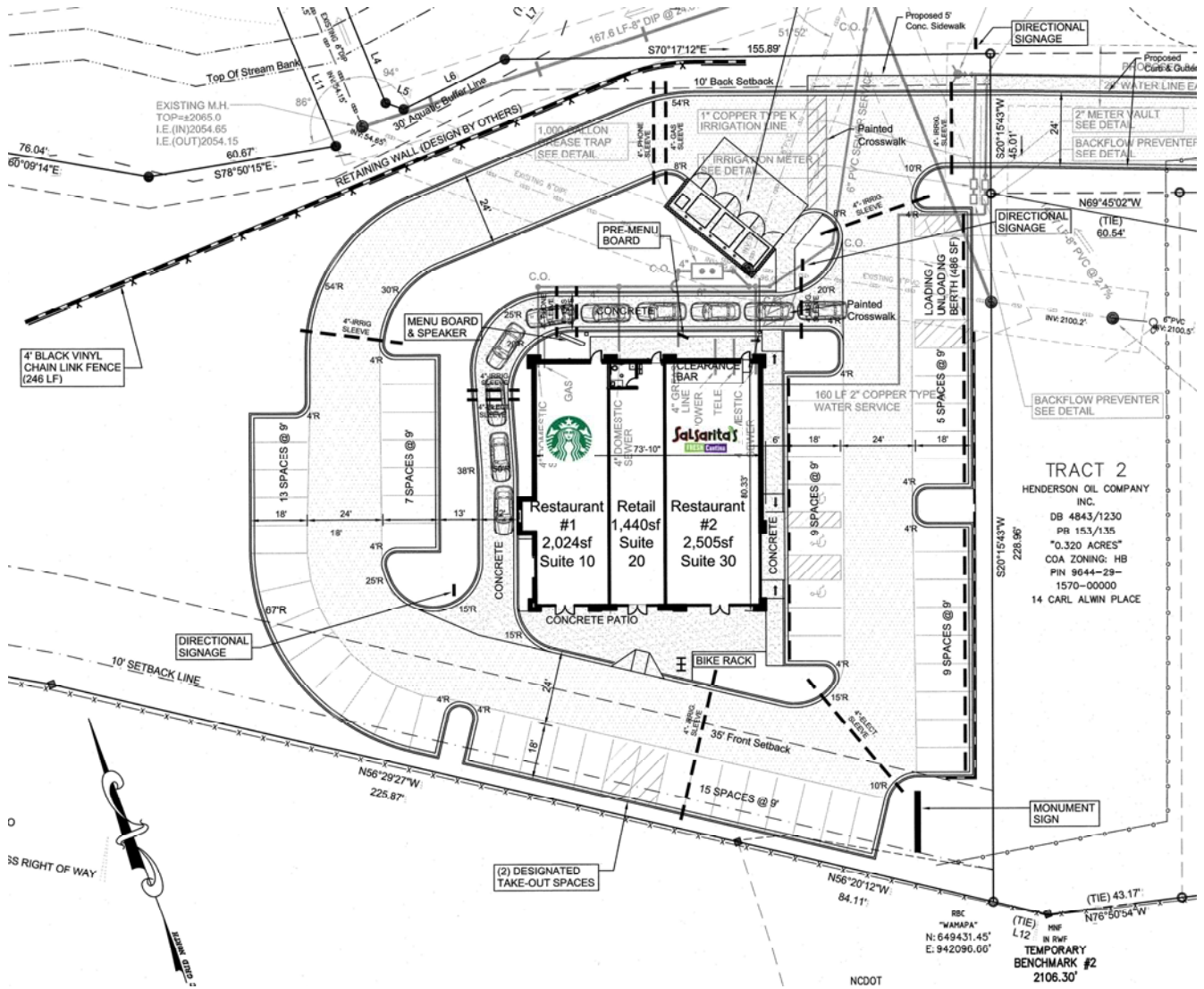
NEIGHBORHOOD:

Charming Charlie's	Western Carolina Univ.	McDonald's	Ann Taylor Loft
University of Phoenix	Mission Hospital System	PF Chang's	Hickory Tavern
Reuter Family YMCA	Brixx Pizza	REI	Orvis
Regal 15 Screen Cinema	Barnes & Noble	CVS	Hilton

DEMOGRAPHICS:

2015 Estimates	3 Mile	5 Mile	10 Mile
Population	23,903	49,502	186,741
Avg. Household Income	\$77,740	\$75,271	\$63,004
HH Growth 2000-2015	52%	37%	27%

SITE PLAN:



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