

Redevelopment Opportunity!

Great Redevelopment opportunity on busiest commercial street in hot **West Asheville** market!

Situated 1/2 block from new

Starbucks and Chipotle

construction, this 1 acre site is in the heart of new development on busy

Patton Ave.

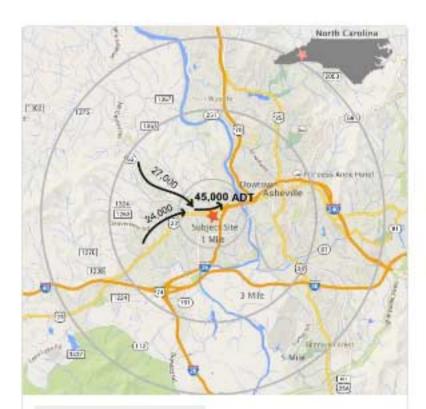
The previous tenant, Zips Car Wash (100 locations nationally), is building a new car wash on the owner's adjacent parcel, signaling the high level of success Zips acheived at this location.

The site is 2.5 miles West of Downtown Asheville on the morning side of commuter traffic. Two major roads merge 1 mile before the site on the way to downtown Asheville, funneling 45K vehicles per day past the site (130 ft of frontage).

The property is located in the Asheville Metropolitan statistical area. It is the 11th largest city in the state of **North Carolina** with approx. 90,000 residents. It is the regional center for health care, professional services, banking, manufacturing and shopping for the 500,000 people living in Western North Carolina.

The property at **888 Patton Ave** is an amazing opportunity for any business that needs high visibility and high traffic to thrive!





PROPERTY	953355
Address:	888 Patton Ave
City, State Zip:	Asheville, NC 28806
Parcel Size:	1.1 Acres
Frontage:	130 ft
Building:	7000 sq/ft
Current Use:	Car Wash / Oil
	Change
Built:	1950
EMOGRAPHICS	
Traffic:	45,000 Cars Per Day
Avertill Imports	

DEMOGRAPHICS	
Traffic:	45,000 Cars Per Day
Avg HH Income	
1 Mile:	\$42K
3 Mile:	\$44K
5 Mile:	\$51K
TAXES / LEGAL	
Assessed:	\$948,064
Land:	\$702,850
Building:	\$245,215
Property Tax:	\$9,175
Zoned:	Highway Business
Pin:	963847181100000
Deed:	4628 / 1619
Plat:	0176 / 0113







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