



1 Acre High Traffic Site

45k
vehicles
per day

130' Frontage on Busy Commerical Hwy
 Redevelopment Opportunity!
 Former Car Wash & Oil Change
 New Starbucks and Chipotle across street
 Available January 2018

Lease Price

Please inquire for NNN Ground Lease Pricing
 call: (415) 218-1536 or email: patrick.cullen@gmail.com [http:// www.888patton.com](http://www.888patton.com)

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 achieved 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	
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
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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