



Dewey Property Advisors

639 BILTMORE AVENUE



OFFICE BUILDING FOR LEASE

639 BILTMORE AVENUE , ASHEVILLE, NC 28803

Presented By

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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$11.00 PSF NNN
Available SF:	7,664 SF
Lot Size:	0.51 Acres
Year Built:	1969
Building Size:	7,664
Zoning:	INST
Market:	Asheville
Traffic Count:	Central
Traffic Count:	19,834

PROPERTY OVERVIEW

Excellent multi-purpose building in a great location. Within walking distance to Mission Hospital and close to Biltmore Village. Located in the Institution Zone just outside of the CBD. Ideal for medical office, medical supply or general office. Two floors with elevator.

Landlord delivering the space as-is.

PROPERTY HIGHLIGHTS

- High traffic count
- Walking distance to Mission Hospital
- On site parking



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PROPERTY DETAILS

LEASE RATE

\$11.00 PSF NNN

LOCATION INFORMATION

Building Name	Former Care Partners Building
Street Address	639 Biltmore Avenue
City, State, Zip	Asheville, NC 28803
County/Township	Buncombe
Market	Asheville
Submarket	Central
Cross Streets	St Dunstons Road
Side Of Street	West
Road Type	Paved
Market Type	Large
Nearest Highway	I-40
Nearest Airport	Asheville Regional Airport

BUILDING INFORMATION

Building Size	7,664 SF
Building Class	B
Occupancy %	0%
Tenancy	Single
Number Of Floors	2
Average Floor Size	3,832 SF
Year Built	1969
Gross Leasable Area	7,664 SF
Load Factor	Yes
Construction Status	Existing
Condition	Average
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Zoning	INST
Lot Size	0.509 Acres
APN#	964852667800000
Submarket	Central
Lot Frontage	194
Lot Depth	145
Corner Property	Yes
Traffic Count	19,834
Traffic Count Street	Biltmore Avenue
Traffic Count Frontage	194
Waterfront	Yes
Thomas Guide Page #	Asheville Regional Airport

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Structure
Number Of Spaces	28
Parking Description	28 on site parking spaces

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Centrix Equipped	Yes
Leed Certified	Yes
Exterior Description	Masonry
Interior Description	Originally medical office



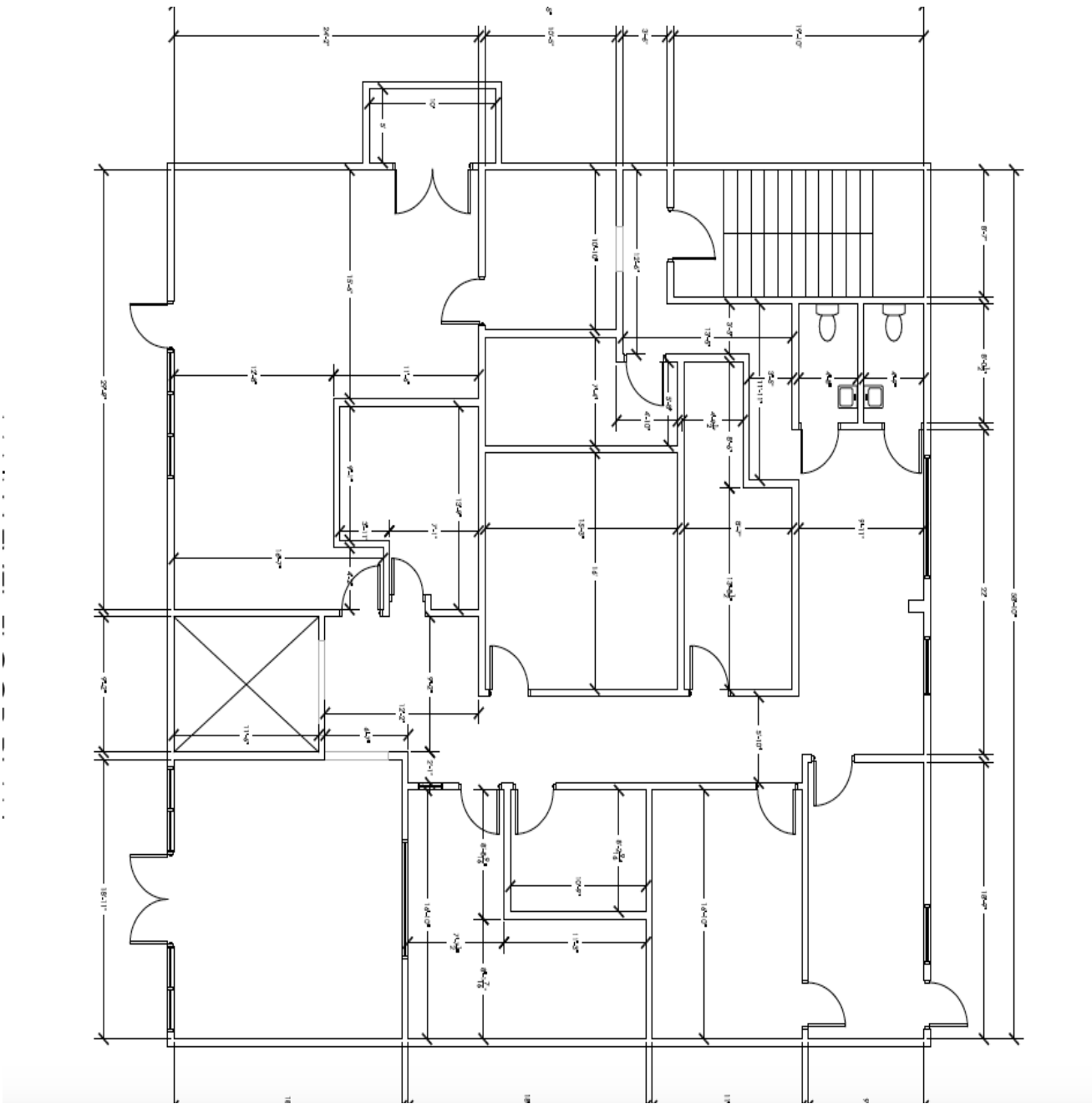
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ADDITIONAL PHOTOS



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FLOOR PLANS

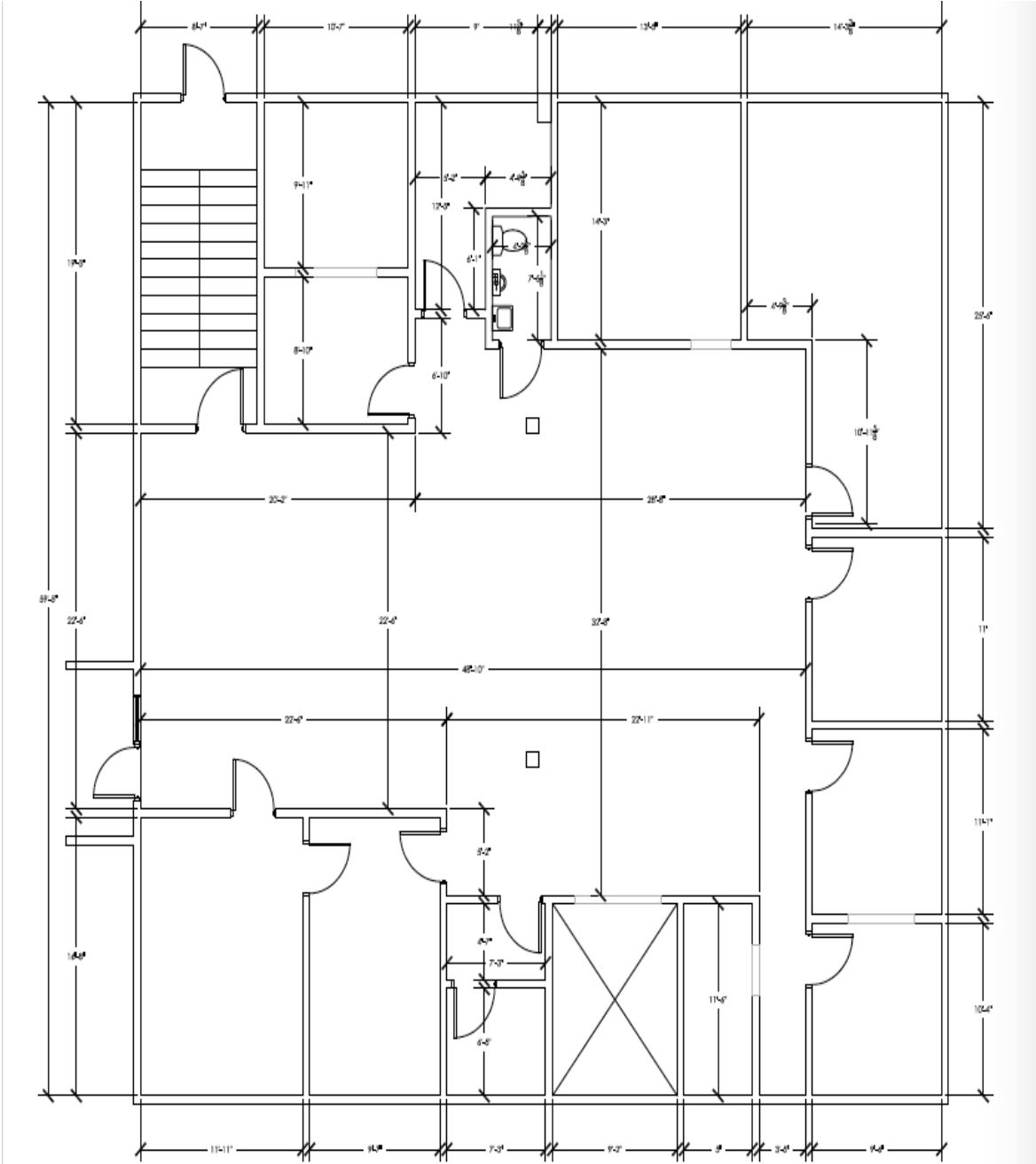


1 MAIN LEVEL
Floor Plan Information



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LOWER LEVEL FLOOR PLAN



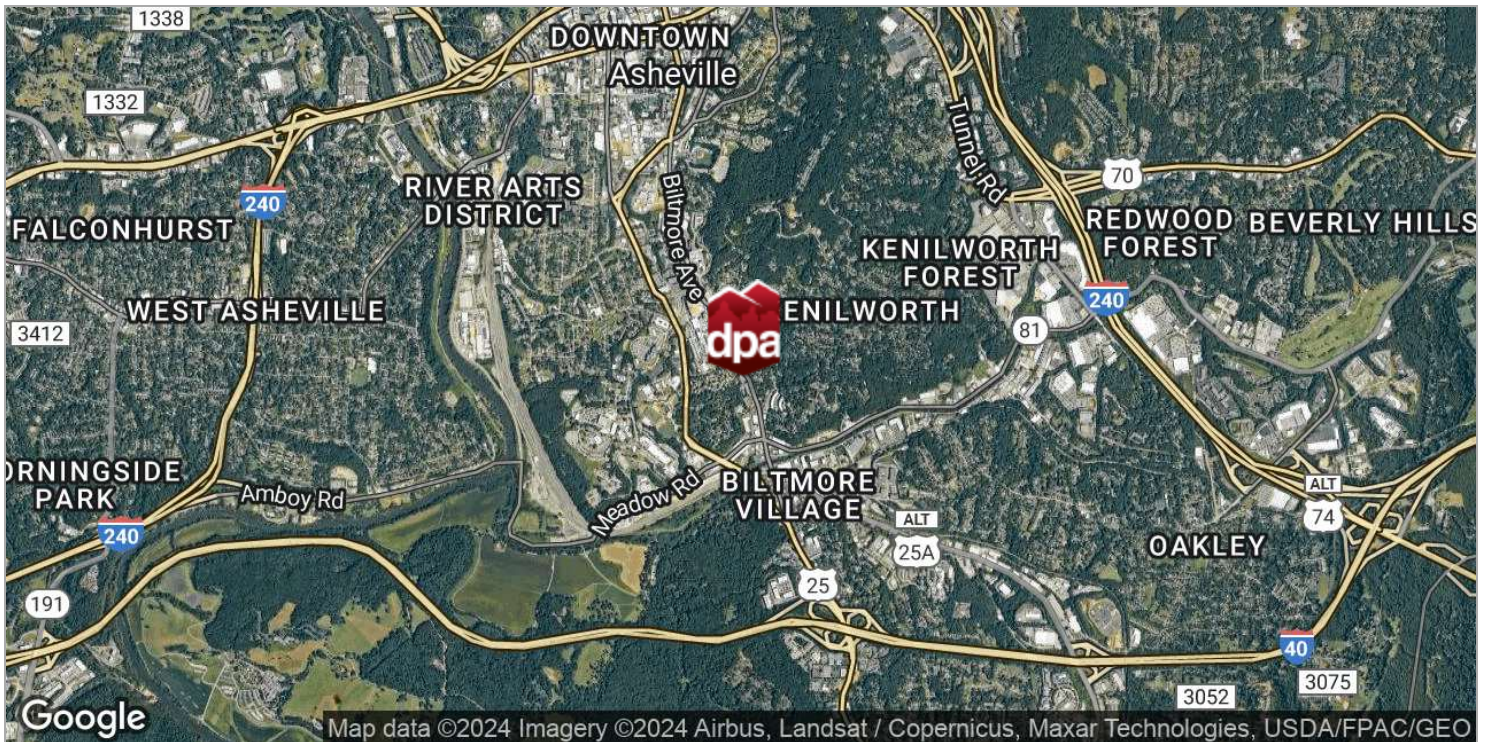
1 LOWER LEVEL
Floor Plan Information



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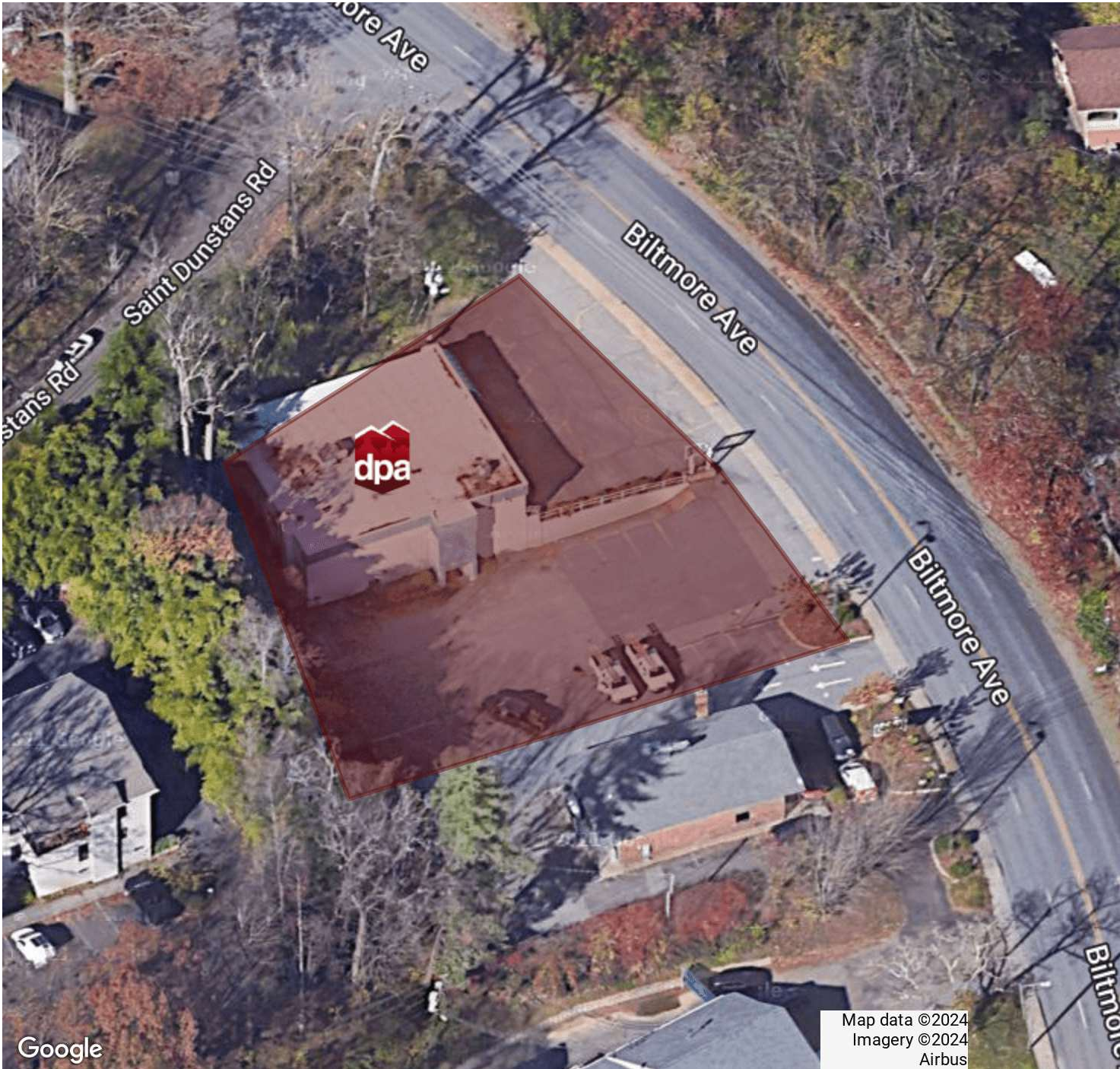
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LOCATION MAPS



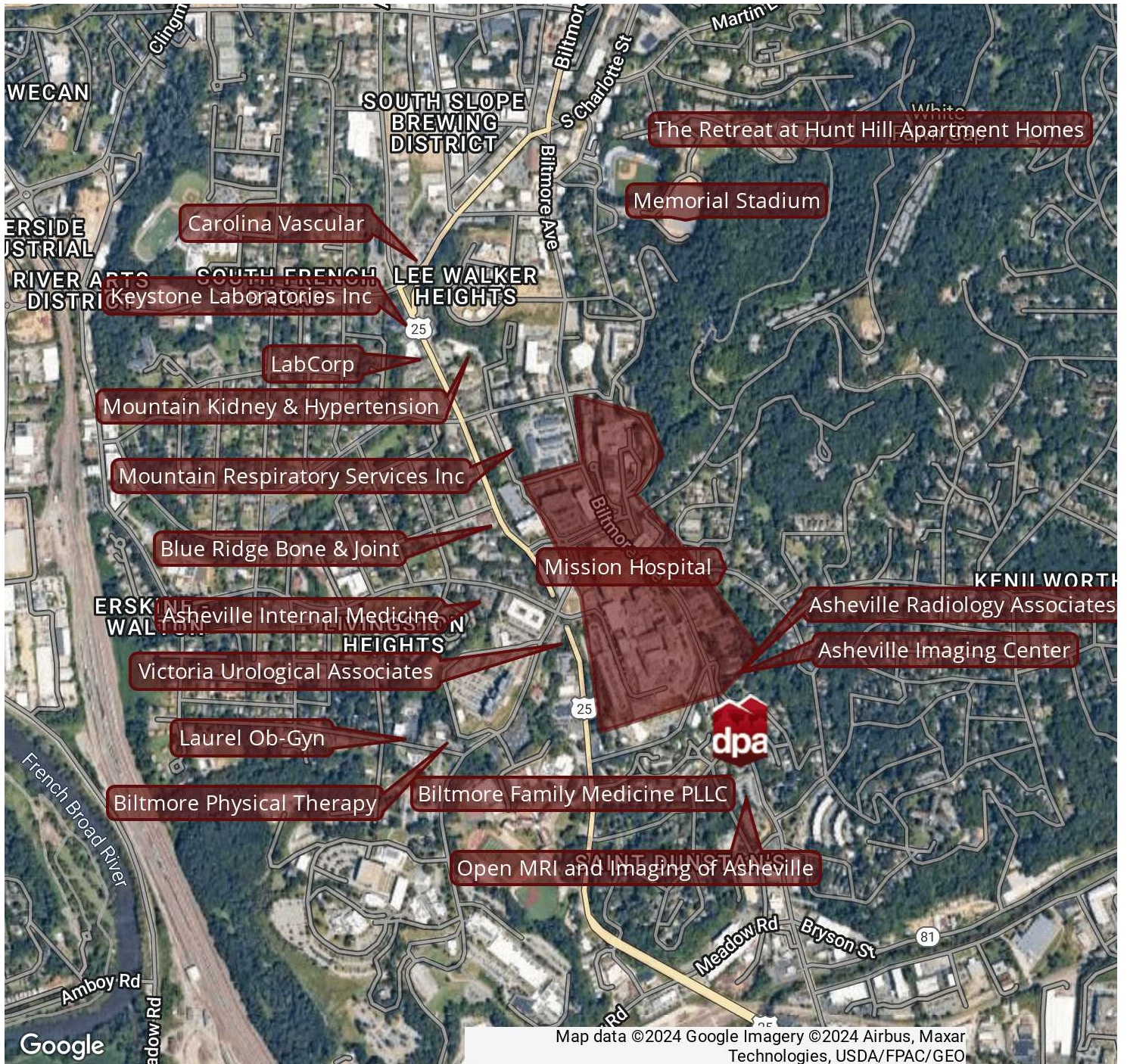
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AERIAL



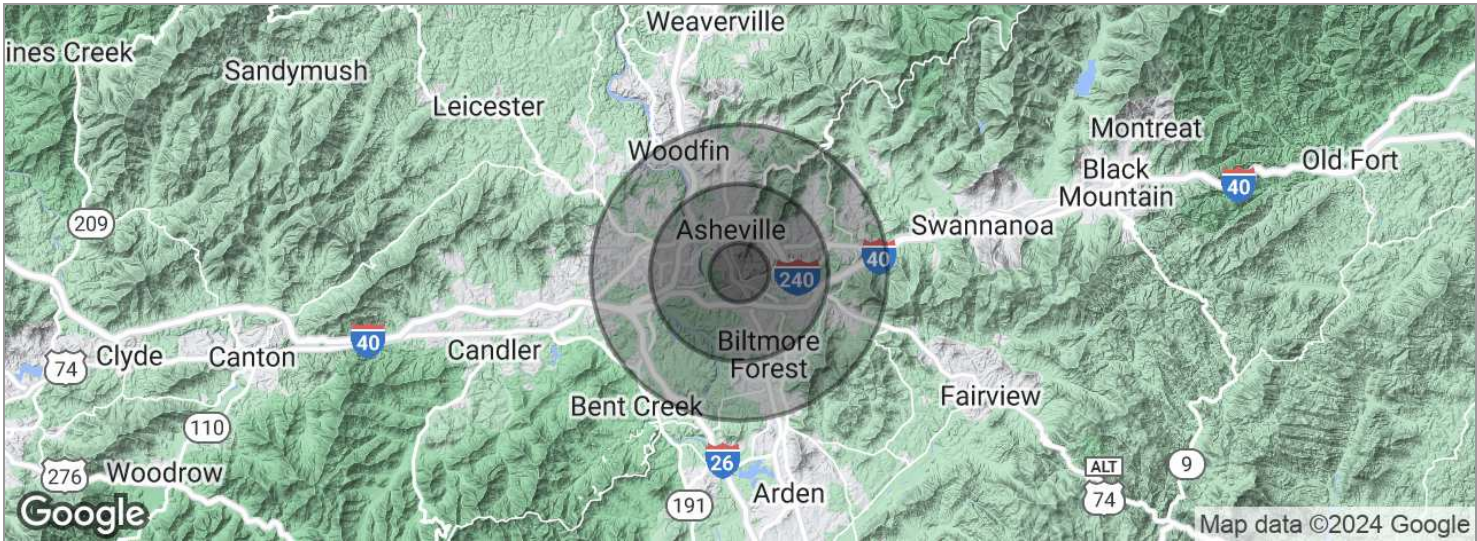
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RETAILER MAP



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,877	40,868	90,731
Median age	40.9	38.0	38.6
Median age (Male)	40.0	36.8	37.2
Median age (Female)	39.7	39.1	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,205	18,894	40,757
# of persons per HH	2.2	2.2	2.2
Average HH income	\$42,887	\$50,368	\$56,956
Average house value	\$215,144	\$253,878	\$265,870

* Demographic data derived from 2020 ACS - US Census



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