93,827 SF FORMER KMART FOR LEASE

1001 PATTON AVE | ASHEVILLE, NC





300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203 www.PROVIDENCEGROUP.com



CONTACT

Wes Thurmond | 704.644.4595 wthurmond@providencegroup.com









93,827 SF FORMER KMART FOR LEASE 1001 PATTON AVE | ASHEVILLE, NC

PROPERTY / LEASE INFORMATION

Well positioned anchor space located along Patton Ave. Nearby retailers include Sam's Club, Earthfare, Chipotle, Starbucks, and others. High barrier to entry into this market. Signalized access off of Patton Ave and great visibility from the main road.

PROPERTY HIGHLIGHTS

93,827 SF former Kmart Property can be leased to a single tenant or split for multiple users. Located on 17 37 acres

DEMOGRAPHICS (2020)	1 MILE	3 MILE	5 MILE
POPULATION	6,786	52,573	99,361
AVERAGE HH INCOME	\$76,684	\$67,978	\$75,728
MEDIAN HH INCOME	\$54,670	\$50,135	\$57,272
BUSINESS ESTABLISHMENTS	834	4,970	8,080
DAYTIME EMPLOYMENT	5,637	39,792	69,950

2020 TRAFFIC COUNTS (NCDOT)

53,000 VPD on Patton Ave.

10,500 VPD on N Louisana Ave



© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203 www.PROVIDENCEGROUP.coм

ASHEVILLE NORTH CAROLINA

