

93,827 SF FORMER KMART FOR LEASE

1001 PATTON AVE | ASHEVILLE, NC



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 Louisiana Ave



CONTACT

Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com



CONTACT

Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com