

Retail 24/7.

FOR SALE

# OUTSTANDING OUTPARCEL OPPORTUNITY ADJACENT TO TARGET

S. TUNNEL RD AND SWANNANOVA RIVER RD :: ASHEVILLE, NC 28805

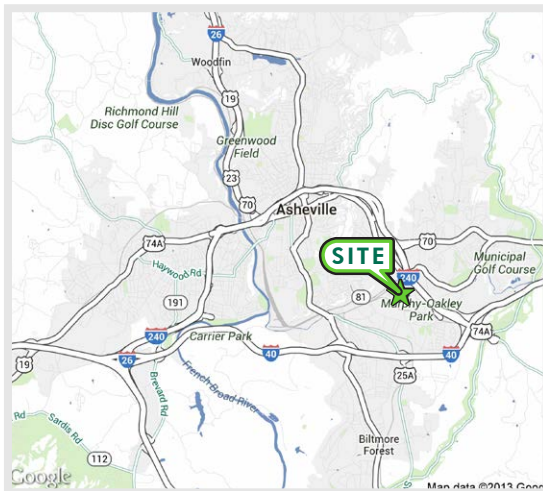
Be part of an established Target-anchored center in an outstanding retail corridor in Asheville, NC. Located on S. Tunnel Road near the largest mall in the market, Asheville Mall. This is a high demand area with limited developable property in this mountainous terrain. Pad is rough graded with existing parking lot.

For additional information, please visit the website:

[www.cbre.com/targetportfolio](http://www.cbre.com/targetportfolio)



## LOCATION MAP



FOR MORE INFORMATION PLEASE CONTACT

### SIZE:

- ± 2.17 acre outparcel
- 16,000 SF buildable (max)

### ASKING PRICE:

- \$950,000

### LOCATION:

- SWQ of Tunnel Rd and Swannanoa River Rd

### FEATURES:

- Anchored by ±125,400 square foot Target
- 2012 Traffic Counts: 12,000 AADT on Swannanoa Rd 18,000 AADT on Tunnel Rd and 52,000 AADT on I-240
- Lack of available land in a highly sought after market
- Subject to Target's Standard Use Restrictions ([download here](#))
- Buyer responsible for subdividing property ([download site plan here](#))

### EASEMENT MAINTENANCE FEE:

- Buyer will be responsible for an annual easement maintenance fee of \$3,000

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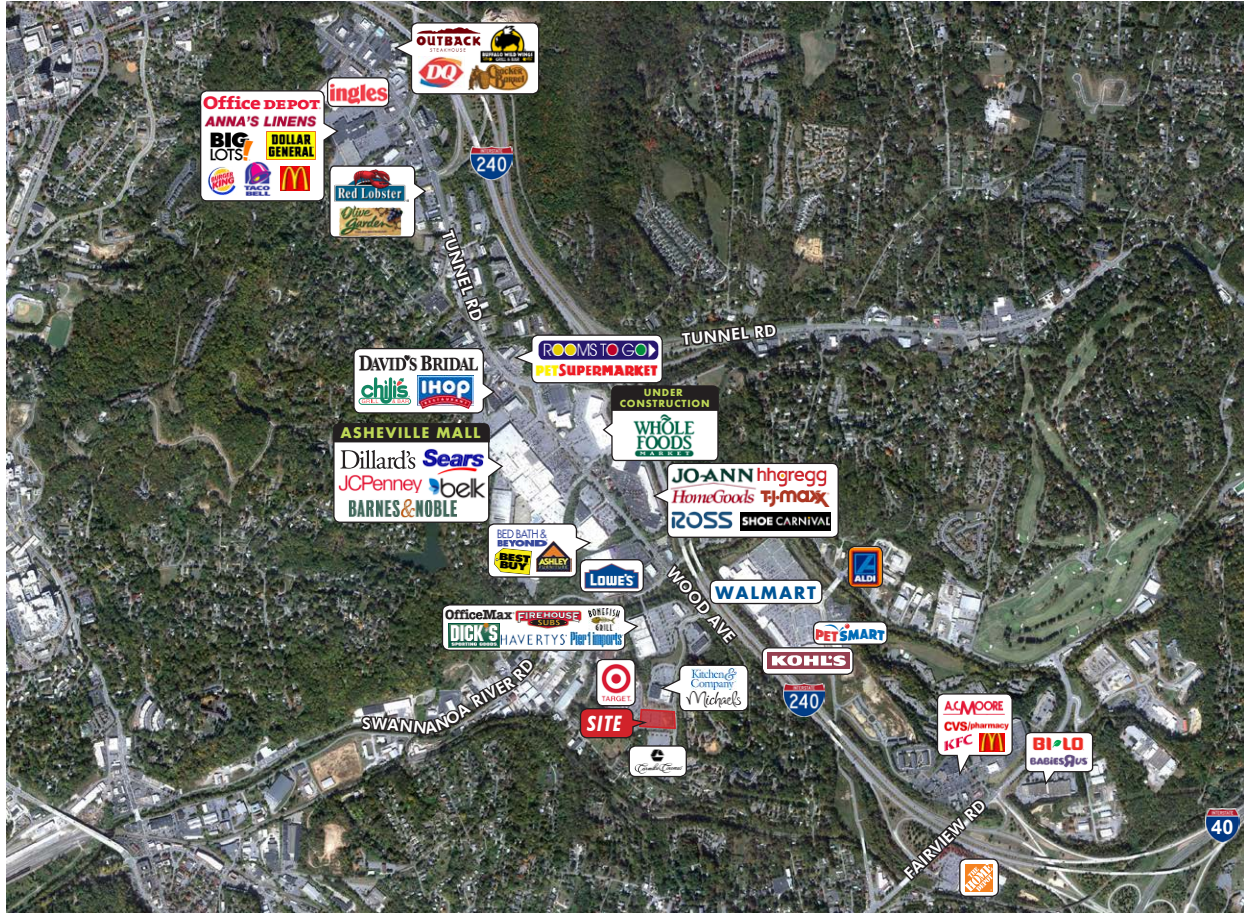


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## RETAIL AERIAL



## DEMOGRAPHICS

### 2013 ESTIMATED DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION:</b>	5,312	39,073	82,911
<b>MEDIAN HOUSEHOLD INCOME:</b>	\$32,918	\$33,055	\$35,111
<b>MEDIAN AGE:</b>	38.76	40.85	40.07

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