

Shops on Alwin Asheville, NC



LOCATION:

Long Shoals Road Interchange off I-26

FACTS:

Parcel Size: 1.25± acres

GLA: 6,000 SF

Year Built: 2015

Parking: 60 Spaces (10/1,000)

Traffic: Long Shoals Rd 24,000
 Interstate 26 71,000

COMMUNITY:

- Site is located at the front door to Biltmore Park Town Center, a **\$225 million mixed-use development** encompassing over **one million square feet**.
- **2.5 million shoppers** visit Biltmore Park Town Center each year.
- **2,000 employees** are located at Biltmore Park Town Center.
- 3 million tourists visit the Asheville area creating a **\$1 billion economic impact**.
- The Asheville MSA is the **6th largest in North Carolina** with 412,000 residents.

Featuring



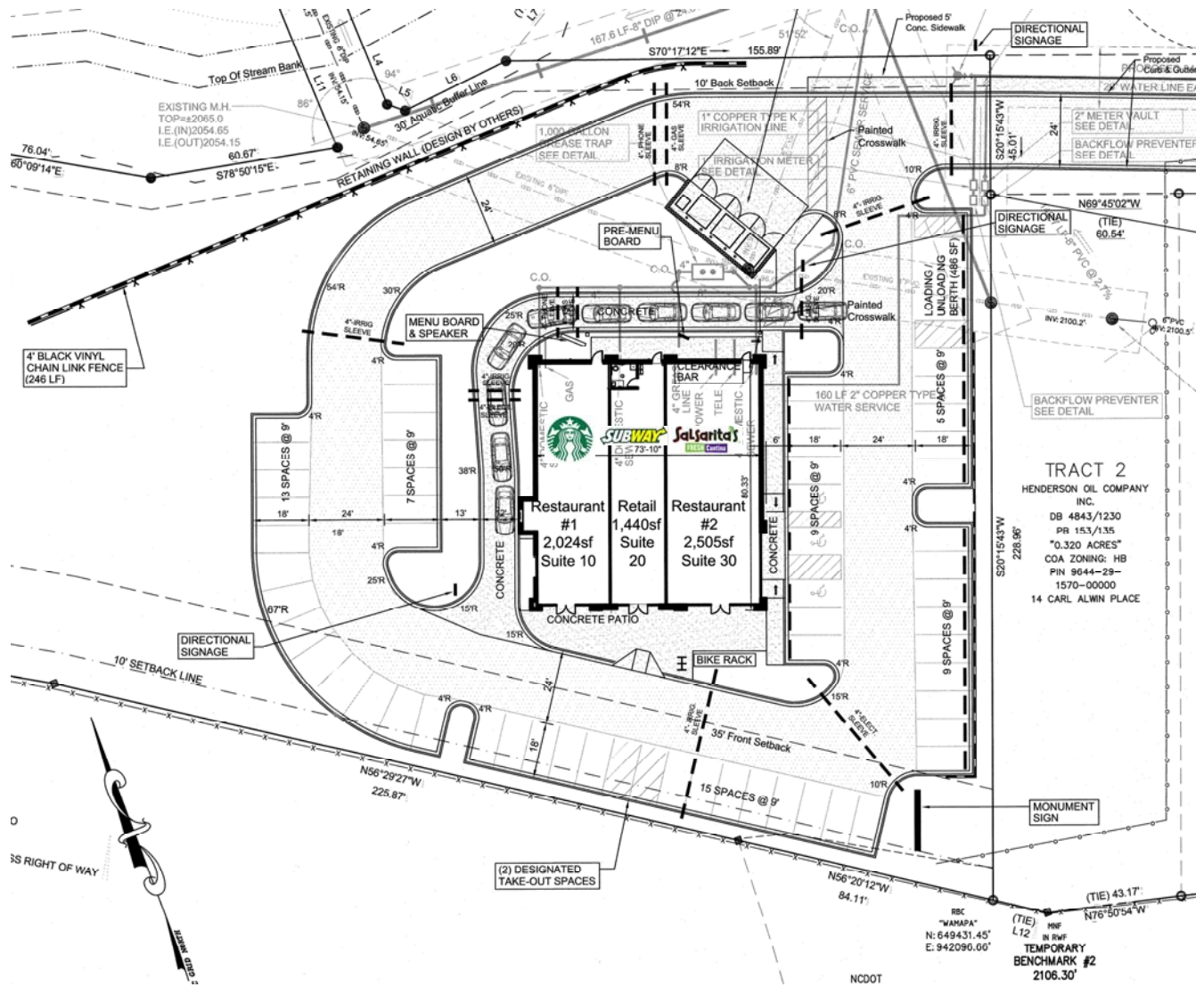
NEIGHBORHOOD:

Charming Charlie's	Western Carolina Univ.	McDonald's	Ann Taylor Loft
University of Phoenix	Mission Hospital System	PF Chang's	Hickory Tavern
Reuter Family YMCA	Brixx Pizza	REI	Orvis
Regal 15 Screen Cinema	Barnes & Noble	CVS	Hilton

DEMOGRAPHICS:

2016 Estimates	3 Mile	5 Mile	10 Mile
Population	25,571	51,995	192,446
Avg. Household Income	\$86,620	\$82,278	\$68,133
HH Growth 2000-2016	51%	38%	28%

SITE PLAN:



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