

# 93,827 SF FORMER KMART FOR LEASE

1001 PATTON AVE | ASHEVILLE, NC



## CONTACT

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**FOR LEASE**

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



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## 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 (2023)     | 1 MILE    | 3 MILE   | 5 MILE   |
|-------------------------|-----------|----------|----------|
| POPULATION              | 7,535     | 54,882   | 101,929  |
| AVERAGE HH INCOME       | \$136,237 | \$83,376 | \$93,814 |
| MEDIAN HH INCOME        | \$66,493  | \$60,714 | \$69,261 |
| BUSINESS ESTABLISHMENTS | 789       | 5,175    | 8,247    |
| DAYTIME EMPLOYMENT      | 5,898     | 40,968   | 66,370   |

## 2020 TRAFFIC COUNTS (NCDOT)

53,000 VPD on Patton Ave.

10,500 VPD on N Louisiana Ave



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