

1.25 ACRES

COMMERCIAL 196 Sweeten Creek Road



1091 Hendersonville Road
Asheville, NC 28803

828-274-2479

LewisRealEstateNC.com



LEASE/BUILD TO SUIT

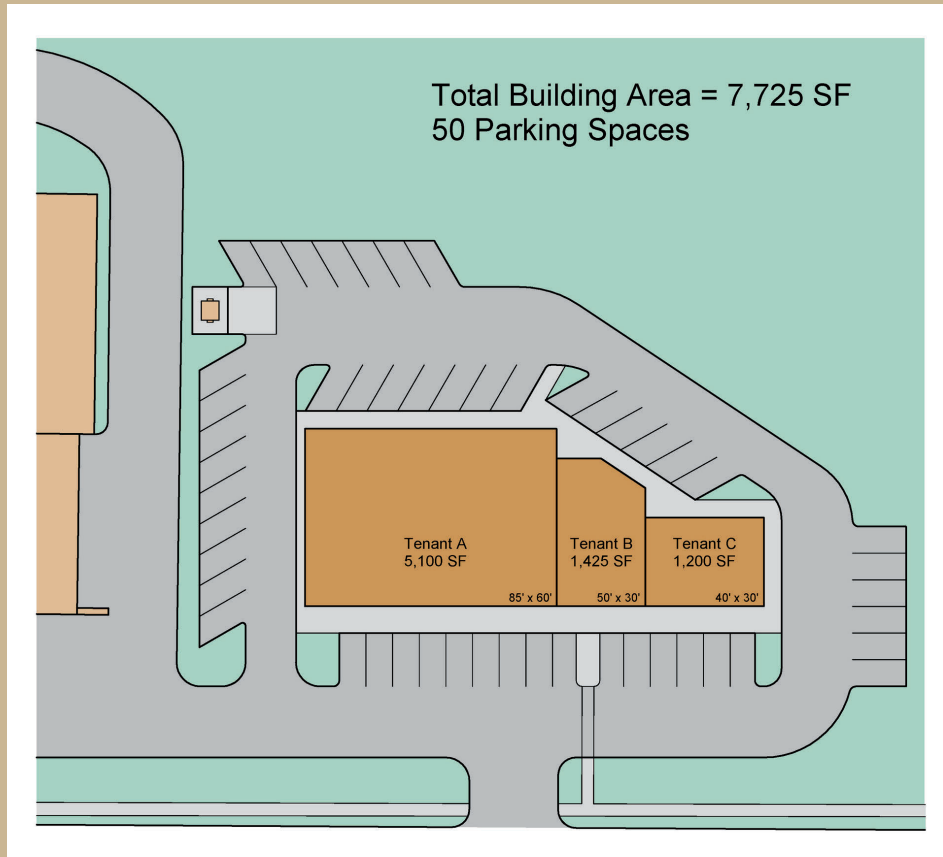
196 SWEETEN CREEK ROAD

Prime Location Available

- 1.25 acre site
- Graded and ready for development
- Potential for office, retail, warehouse, restaurant or business with drive-thru
- Conveniently located near medical, industrial and educational facilities for regular weekday traffic
- Corner lot
- High visibility
- Great sight lines

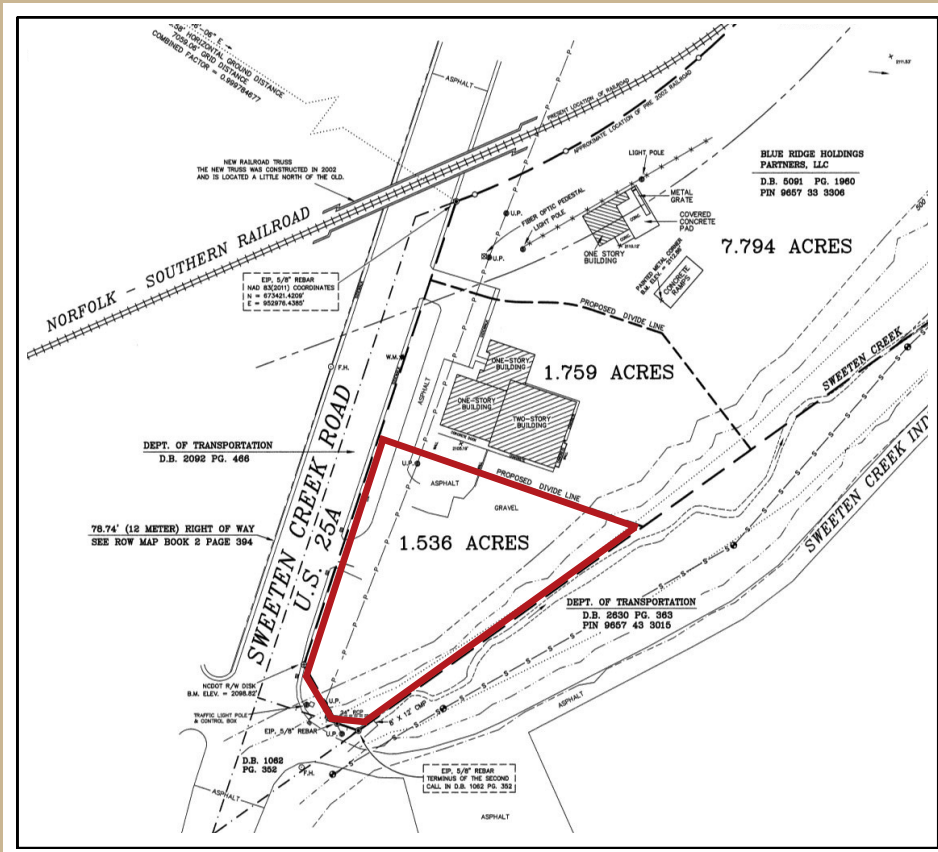


196 SWEETEN CREEK ROAD



Potential Site Plan

196 SWEETEN CREEK ROAD



High Visibility, High Traffic South Asheville Location

- Half mile from I-40, exit 51
- 51,001 vehicles/day (I-40)
- 30,455 vehicles/day (25A/Sweeten Creek Road)

Source: NC Dept. of Transportation, MS2 Transportation Data Management System, 2021.