



CRAWFORD SQUARE
REAL ESTATE ADVISORS



RIVER HILLS

280 Swannanoa River Rd · Asheville, NC 28805



FEATURED TENANTS



LEASING AGENT

WILL REIS +1 (205) 453-6240

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PROPERTY HIGHLIGHTS

- Located on the primary retail corridor – Tunnel Road
- Strong anchors including:
 - Target
 - Dick's Sporting Goods
 - Michaels
 - La-Z-Boy

POPULATION

| | |
|---------|---------|
| 3 mile | 46,126 |
| 5 mile | 95,132 |
| 10 mile | 226,042 |

DAYTIME POPULATION

| | |
|---------|---------|
| 3 mile | 81,017 |
| 5 mile | 129,409 |
| 10 mile | 257,309 |

DEMOGRAPHICS



HOUSEHOLDS

| | |
|---------|--------|
| 3 mile | 22,102 |
| 5 mile | 43,781 |
| 10 mile | 99,373 |

AVG HH INCOME (\$)

| | |
|---------|---------|
| 3 mile | 94,001 |
| 5 mile | 103,996 |
| 10 mile | 102,154 |

MED HH INCOME (\$)

| | |
|---------|--------|
| 3 mile | 59,868 |
| 5 mile | 66,316 |
| 10 mile | 68,145 |



26

LAKEVIEW PARK

WOODFIN

NORTH ASHEVILLE

GROVE PARK-SUNSET

26

240

RIVER HILLS

RIVER ARTS DISTRICT

ASHEVILLE

WEST ASHEVILLE

25

240

BILTMORE VILLAGE

40

74

40

74

26

BILTMORE FOREST



AREA MAP

Shops at Reynolds Village

58,332 VPD

The Omni Grove Park Inn Golf Course
Top 100 Golf Courses in the State

UNIVERSITY OF NORTH CAROLINA ASHEVILLE
Enrolled: 3,233
Employees: 479

61,915 VPD

18,137 VPD

Asheville Mall

ANTHROPOLOGIE URBAN OUTFITTERS

River Hills

AREA MAP

Asheville Mall

- SHOE DEPT. ENCLOSURE
- MATRESSPIRM BOX LUNCH
- TORRID ZUMIEZ VANS HOT TOPIC
- metro FINISH LINE aerie WORKSHOP
- HAM CHAMPS Foot Locker LENS CRAFTERS
- claire's maunices Dillard's JCPenney
- bek LUNNYS Planet Smoothie PAC SUN
- VICTORIAN SECRET OLD NAVY HOLLISTER Buckle ULTA
- LANE BRYANT BARNES & NOBLE AMERICAN EAGLE

Asheville Market

- TREK
- nadeau
- DSW DESIGNER SPACE WAREHOUSE
- ARHAUS
- WHOLE FOODS
- Center

Overlook Village

- JO-ANN Spectrum
- TJ-maxx
- five BELOW
- ROSS
- HomeGoods

BEST BUY

LOWE'S

Walgreens

Walmart

ALDI

900°
WOOD-FIRED PIZZA-EATERY

NEW ORIGIN
BREWING CO

CrossFit



RIVER HILLS

UDON
F Mobile
GameStop
HobbyTown

Cheddar's
SCRATCH KITCHEN

PETSMART

KOHL'S

Aaron's
Gabe's
Badcock & more
DOLLAR GENERAL
SALLY BEAUTY

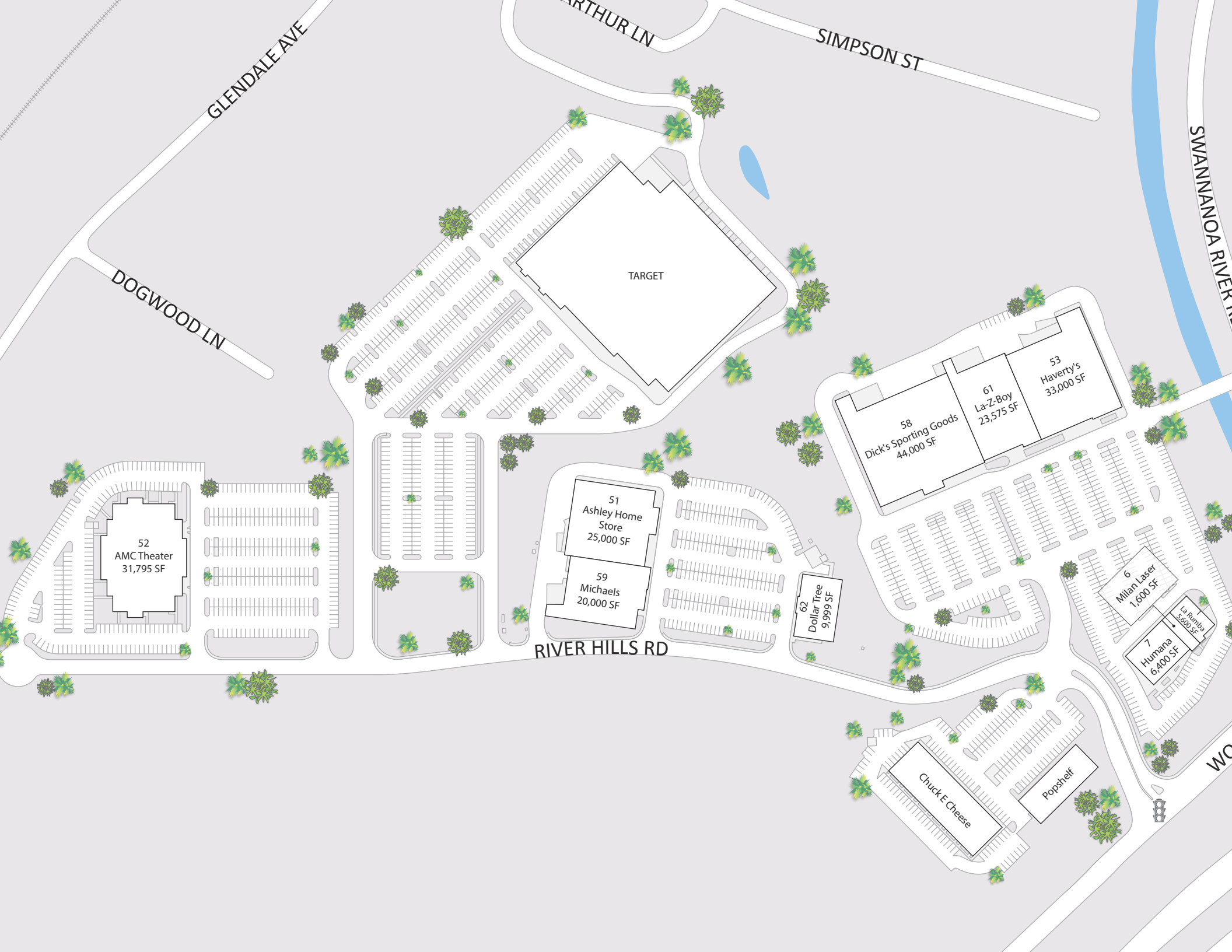
AMC THEATRES

JOEY
MADDERN'S
ACE HARDWARE
J&S



CRAWFORD SQUARE
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THE HOME DEPOT



GLENDALE AVE

ARTHUR LN

SIMPSON ST

SWANNANOA RIVER

DOGWOOD LN

TARGET

52
AMC Theater
31,795 SF

51
Ashley Home
Store
25,000 SF

59
Michaels
20,000 SF

RIVER HILLS RD

62
Dollar Tree
9,999 SF

58
Dick's Sporting Goods
44,000 SF

61
La-Z-Boy
23,575 SF

53
Haverty's
33,000 SF

6
Milan Laser
1,600 SF

7
Humana
6,400 SF

La Rumba
3,600 SF

Chuck E Cheese

Popsheff

WO