

1,986 SF BUILDING FOR SALE OR LEASE

685 Champion Drive, Canton (Asheville), NC 28716



SIMPSON COMMERCIAL



This newly built, second-generation drive-thru restaurant in Canton (Asheville), NC offers a rare opportunity for a quick-service or fast-casual operator to secure a prime location in the area's dominant retail corridor. Positioned 0.25 miles off I-40 with exposure to more than 76,000 vehicles per day and surrounded by national brands, the property combines modern construction with unbeatable visibility and access.



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PROPERTY DETAILS & SITE PLAN

685 Champion Drive
Canton, NC 28716

ADDRESS

Retail building for lease or sale

AVAILABILITY

1,986 SF

SQUARE FOOTAGE

29,185 SF

LAND AREA

Retail/Restaurant

USE

GB

ZONING

154' on Frontage on Champion Dr

PARCEL

20 Spaces

(10 Spaces per 1,000 SF Leased)

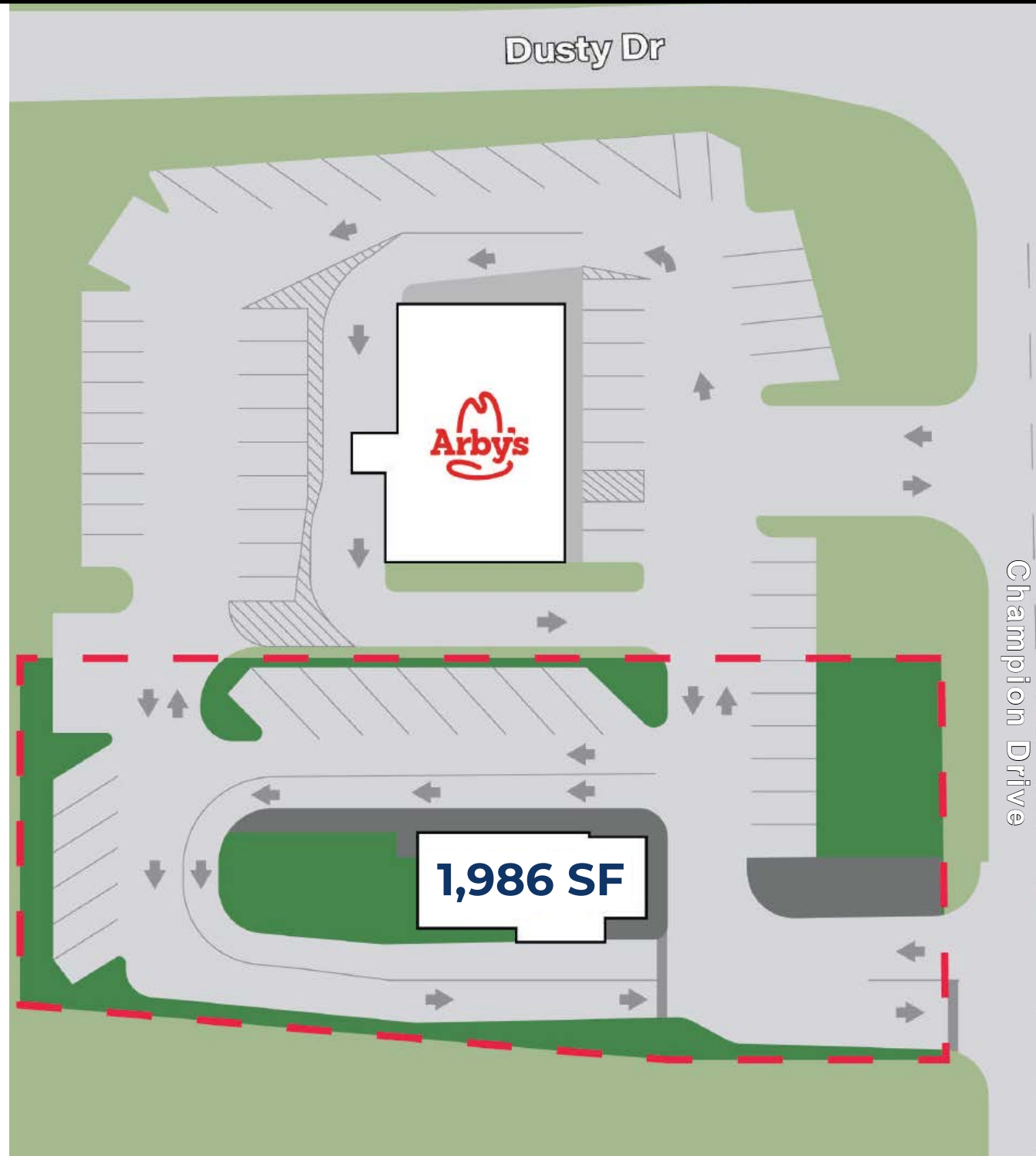
PARKING

2021

YEAR BUILT

Pylon Sign

VISIBILITY



AERIAL PHOTO

Population Demos	5 Miles	10 Miles	15 Miles
2029 Projection	21,193	70,373	150,788
2024 Estimate	21,124	69,445	146,740
2020 Census	21,096	68,780	143,510
% Change 2020-24	0.13%	0.97%	2.25%
% Change 2024-29	0.33%	1.34%	2.76%
Median Age	44.73	45.81	44.18



SAGEBRUSH
STEAK HOUSE

OOD
CAL CENTER
-Canton

Interstate 40
58,000 VPD

MARATHON **DQ**

AMERICAS
BEST VALUE INN

40

KEN WILSON
Ford
CANTON, NC

Q
Quality
INN
BY CHOICE HOTELS

bp
Champion Drive
Car Wash

Arby's

18,000 VPD

Canton
Sawmill

GO-METAL

FAMILY DOLLAR
my family, my family dollar

CANTON METAL
Roofing Sales

Edward Jones
MAKING SENSE OF INVESTING
State Farm
Fringe Hair Salon

ingles 

SUBWAY

TACO BELL

Shell **McDonald's**

WAFFLE
HOUSE

Wendy's

Bojangles

BURGER KING

WEST CAROLINA
FREIGHTLINER

CHAMPION
COLLISION

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SUBJECT PROPERTY

Household Demos	5 Miles	10 Miles	15 Miles
2024 Est. Avg. HH Income	\$80,181	\$82,270	\$86,356
2029 Projection	8,985	29,911	64,794
2024 Est. Households	8,940	29,447	62,800
2020 Census	8,903	29,057	61,111
% Change 2020-24	0.42%	1.34%	2.76%
% Change 2024-29	0.50%	1.58%	3.17%

1,986 SF
FOR SALE OR LEASE



SUBJECT PROPERTY

1,986 SF
FOR SALE OR LEASE



Canton
Sawmill



Smokey Mountain
Truck & Auto Repair

Champion Drive
Car Wash



Champion Dr

18,000 VPD



58,000 VPD



Interstate 40



PROPERTY OVERVIEW

- This freestanding restaurant with drive-thru, constructed in 2021, is located in Canton (Asheville), North Carolina. The building is modern, efficient, and well-suited for a new quick-service or fast-casual operator looking to capitalize on the area's strong demographics and high traffic counts.
- The site sits in the core of Canton's retail corridor, directly across from McDonald's, Taco Bell, and Wendy's, with immediate access to Interstate 40 and Champion Drive. Combined traffic counts at this interchange exceed 76,000 vehicles per day. Within a 5-mile radius, average household incomes surpass \$80,000, supporting strong retail and restaurant demand.
- Neighboring national brands include Burger King, Bojangles, Family Dollar, Arby's, Dairy Queen, Starbucks, and others, creating a highly visible and established trade area. **With its modern construction, existing drive-thru infrastructure, and strategic location, the property represents an excellent opportunity for a restaurant or QSR operator to establish a flagship presence in the market.**



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