

RETAIL FOR SALE

3811 ASHEVILLE HIGHWAY

3811 Asheville Highwayt, Hendersonville, NC 28791



OFFERING SUMMARY

SALE PRICE:	\$300,000
LOT SIZE:	0.36 Acres
YEAR BUILT:	1920
BUILDING SIZE:	2,376 SF
RENOVATED:	2012
ZONING:	LC - Local Commercial District
MARKET:	Hendersonville
SUBMARKET:	Mountain Home
PRICE / SF:	\$126.26

PROPERTY OVERVIEW

Great opportunity for a free standing retail building on a highly traveled undivided highway.

PROPERTY HIGHLIGHTS

- 22,000+ AADT High Traffic Location
- Four Lane Undivided Highway provides direct access from either direction
- Open retail floorplan with large windows
- Two tax parcels providing off street parking
- Highly Visible Lighted sign on building front
- Fireplace
- +/- 600 SF Deck

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404 South Main Street
Hendersonville, NC 28792

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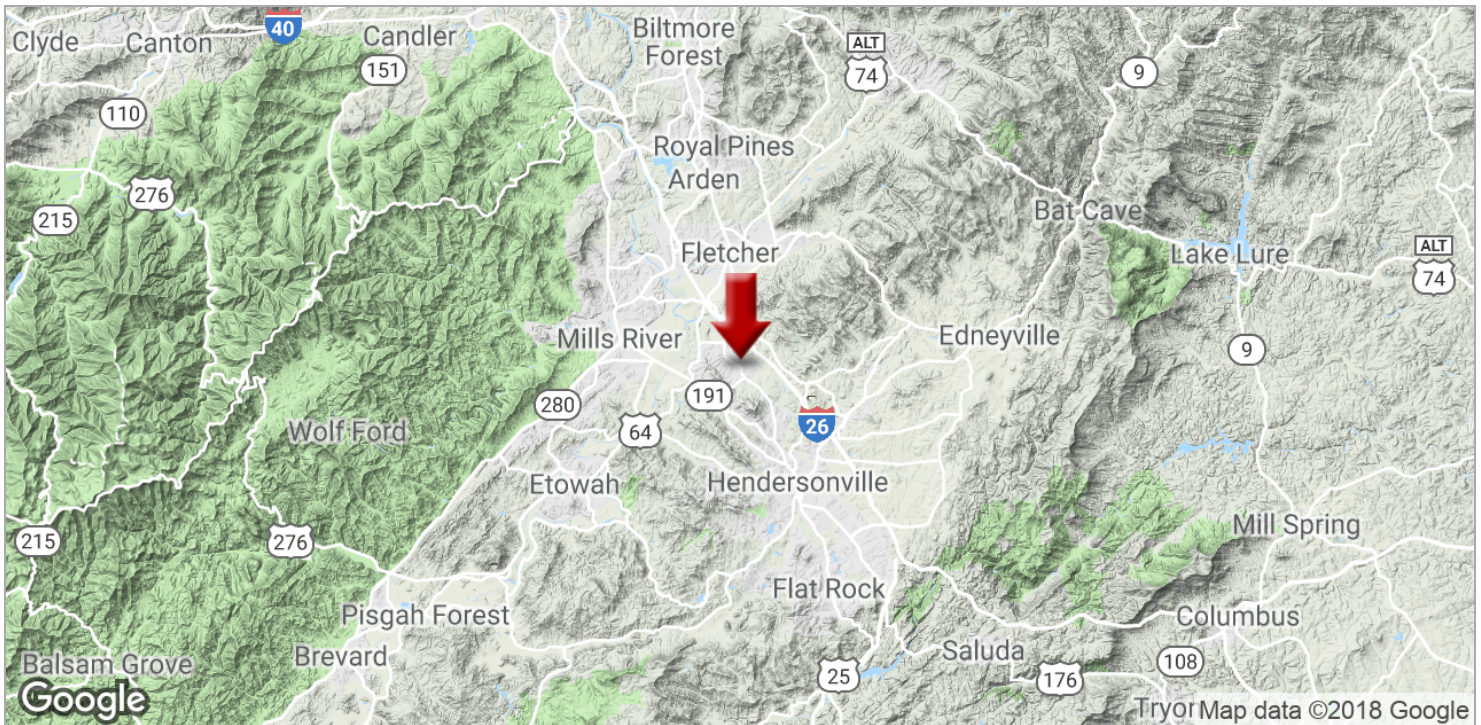
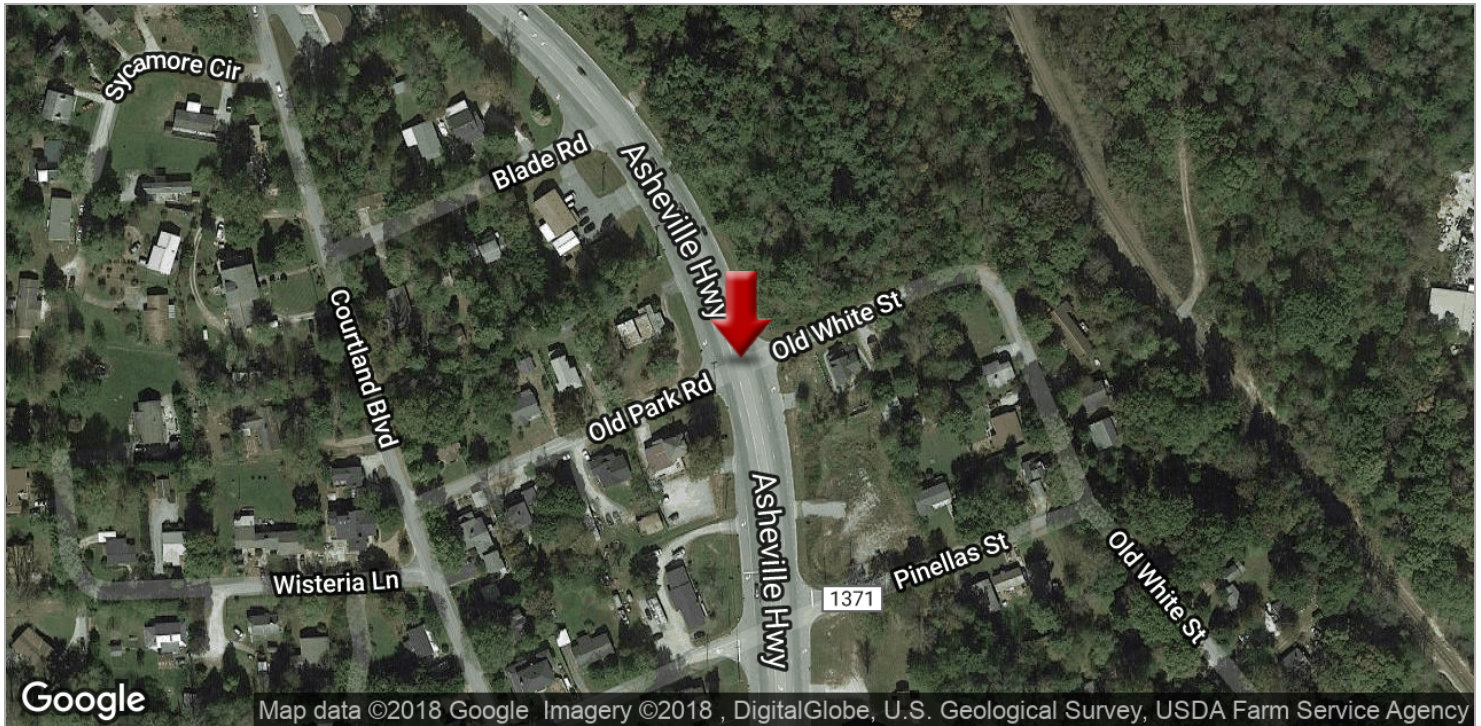
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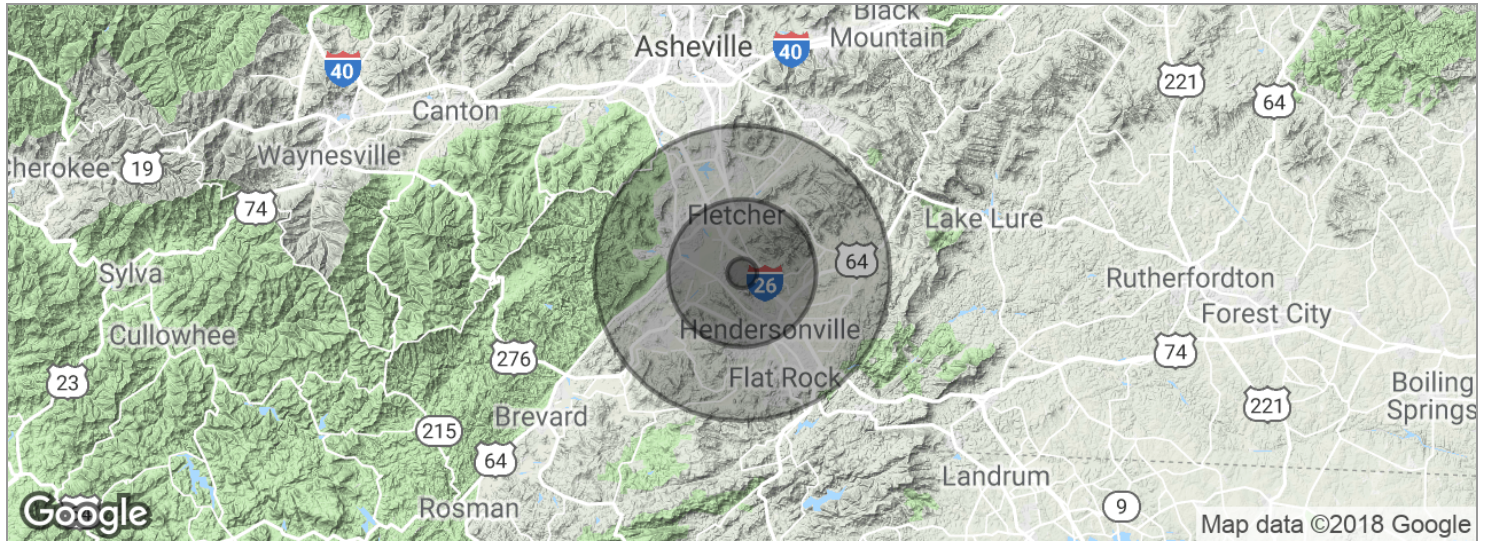
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,184	51,744	141,487
Median age	50.1	46.9	45.0
Median age (male)	51.5	44.1	42.9
Median age (Female)	48.1	48.9	46.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	850	22,715	61,692
# of persons per HH	2.6	2.3	2.3
Average HH income	\$71,956	\$60,916	\$63,677
Average house value	\$206,417	\$197,977	\$231,882

* Demographic data derived from 2010 US Census

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