



FOR SALE

610 N Chestnut St Henderson, North Carolina 27536

Historic two story downtown property

Great opportunity to establish your business in
a distinctive historic property.

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BUILDING SALE PRICE
\$295,000

Land Sale Price
\$95,000

LEASE PRICE

Suite 1 \$1,200, per month, \$11.52 PSF
Suite 2 \$1,200, per month, \$11.52 PSF
LOT \$700 per month

610 N Chestnut St

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Property Summary

Great opportunity to establish your business in a distinctive historic property that has been thoughtfully brought into the modern era. Whether seeking an office environment, planning a unique concept, or envisioning a specialty retail experience, 610 N Chestnut Street offers the character, location, and functionality to make your vision a reality.

Henderson is poised to leverage its historic character, downtown facilities, strategic location, and robust infrastructure to become a vibrant hub for residential, commercial, and recreational activity in Vance County.

- Renovated in 2025 - *flooring needed*
- Flexible Use - Suitable for multiple business concepts
- Updated Systems - All new mechanicals, electrical, and plumbing
- Historic Downtown Henderson with active revitalization efforts
- Regional Access - Easy I-85 and Highway 1 connectivity



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Key Features

1926 BUILT

PARKING ON SITE



BATHROOMS
1 per Suite



RENOVATED

2025

2 FLOORS



1st Floor Suite: 1,250 Sq Ft

2nd Floor Suite: 1,250 Sq Ft

TOTAL: 2,503 Sq Ft

Building Land Area : 0.17 acres

Building Size: 2503 sq. ft.

Zoning: HOIA

Parking Spaces: 4 per suite

Lot Land Area: 0.17 AC

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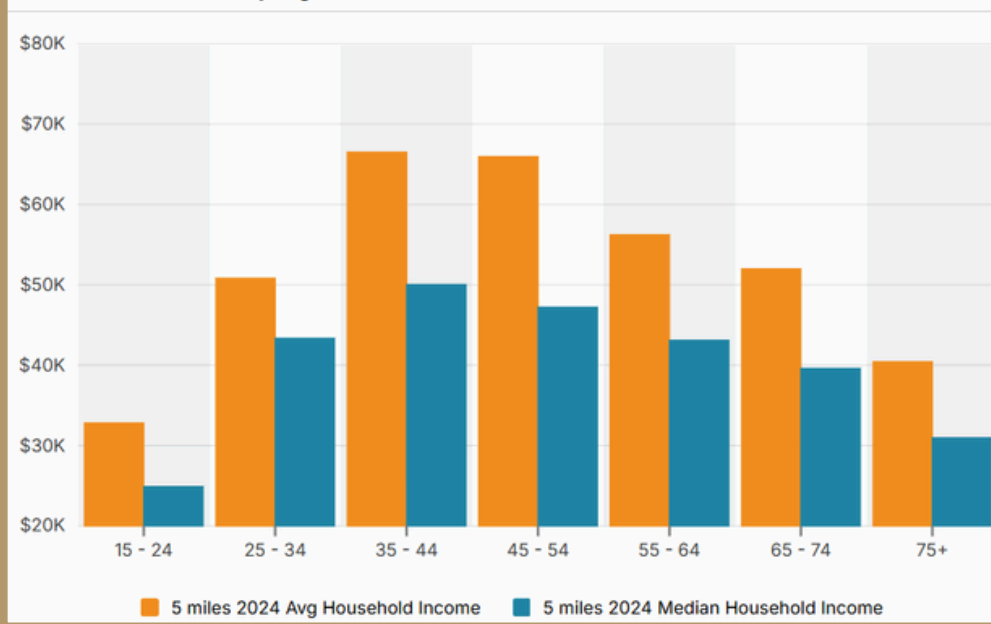
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Demographics

Household Income By Age



Daytime Employment

Radius	2 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	7,285	939	8	13,316	1,548	9
Trade Transportation & Uti...	1,990	180	11	3,886	292	13
Information	212	20	11	236	26	9
Financial Activities	620	136	5	927	207	4
Professional & Business S...	431	95	5	616	140	4
Education & Health Services	1,562	205	8	3,891	465	8
Leisure & Hospitality	737	56	13	1,497	98	15
Other Services	713	184	4	997	246	4
Public Administration	1,020	63	16	1,266	74	17
Goods-Producing Industries	475	56	8	1,461	109	13
Natural Resources & Mining	3	1	3	39	4	10
Construction	225	38	6	413	65	6
Manufacturing	247	17	15	1,009	40	25
Total	7,760	995	8	14,777	1,657	9

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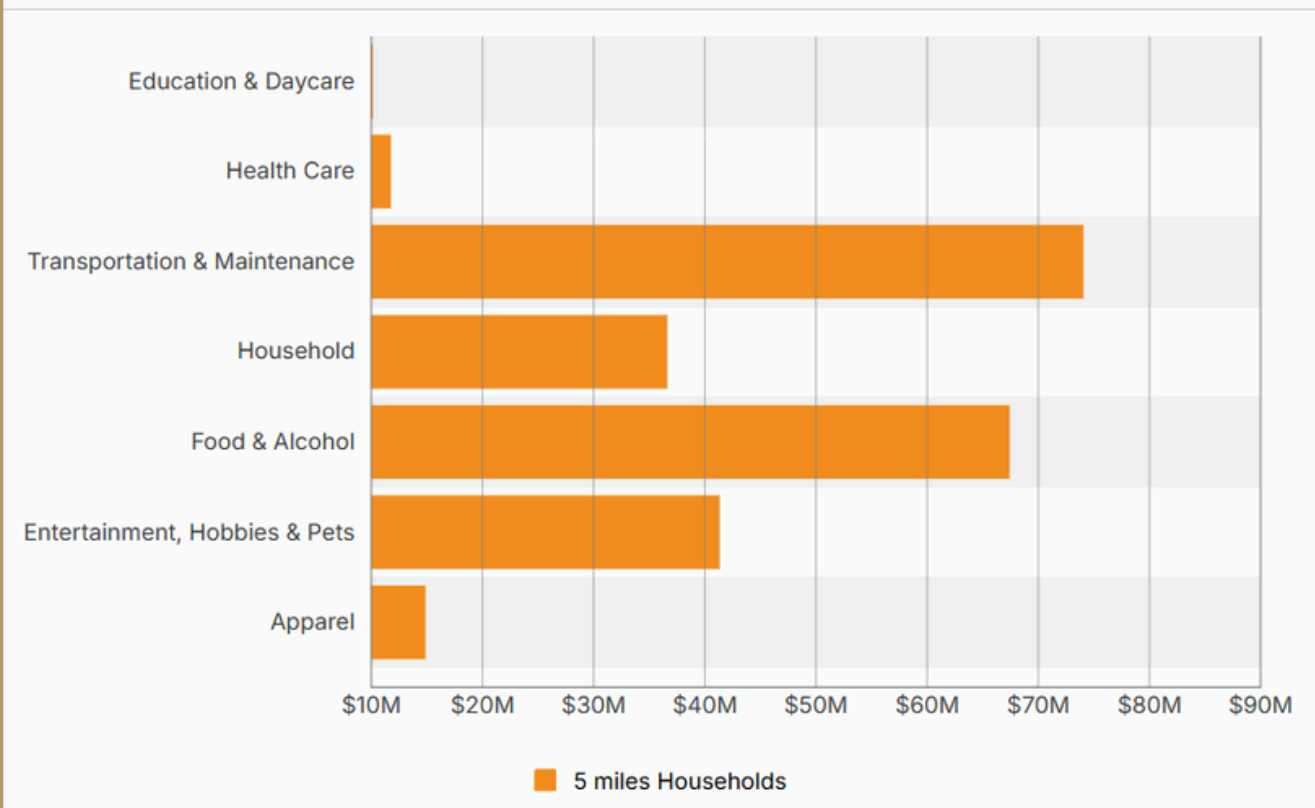


Demographics

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
US 1 Business;US 158	W Rock Spring St SW	5,258	2024	0.05 mi
North Garnett Street	Hamilton St SW	5,012	2025	0.09 mi
N Garnett St	Hamilton St E	4,688	2025	0.11 mi
Hamilton Street	Hamilton St E	4,300	2021	0.12 mi
N Williams St	E Andrews Ave SW	810	2018	0.13 mi
North Williams Street	E Andrews Ave SW	492	2024	0.17 mi
North William Street	E Andrews Ave SW	500	2023	0.17 mi
North Chestnut Street	Chestnut Aly NE	4,600	2023	0.18 mi
West Andrews Avenue	N Garnett St SE	13,516	2025	0.19 mi
E Andrews Ave	W Andrews Ave NW	15,054	2025	0.19 mi

Consumer Spending



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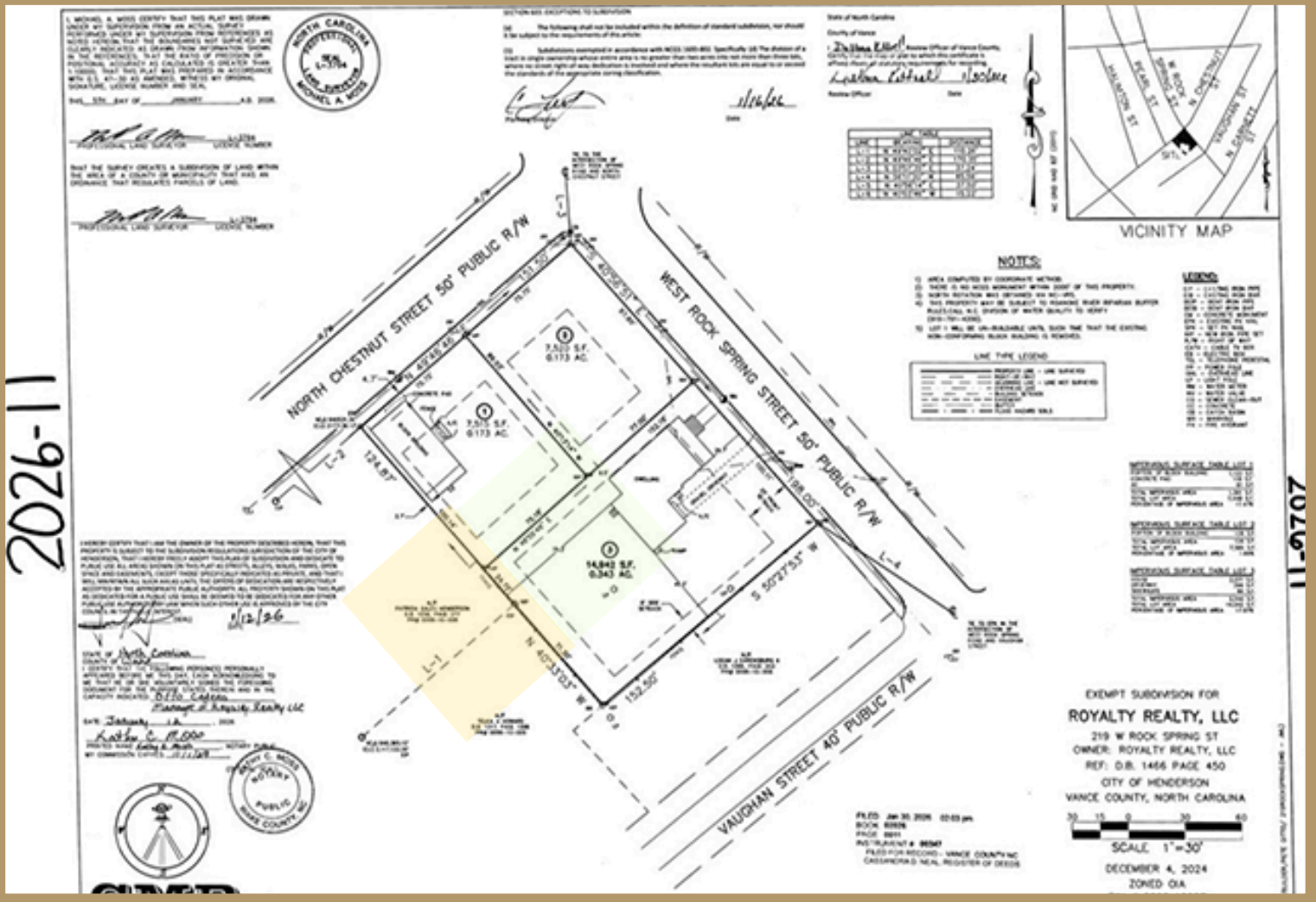
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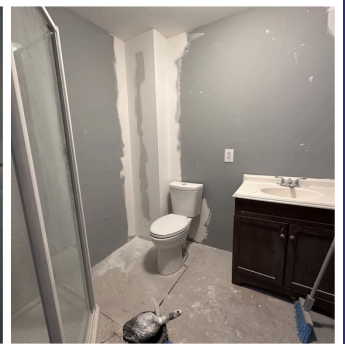
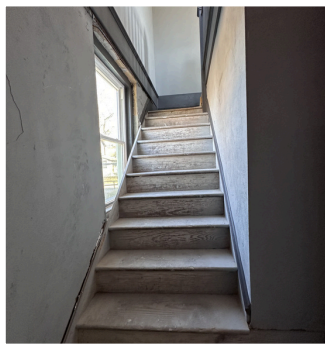


Plat



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