

5182 Boylston Hwy, Mills River, NC 20759

LEASE OPPORTUNITY

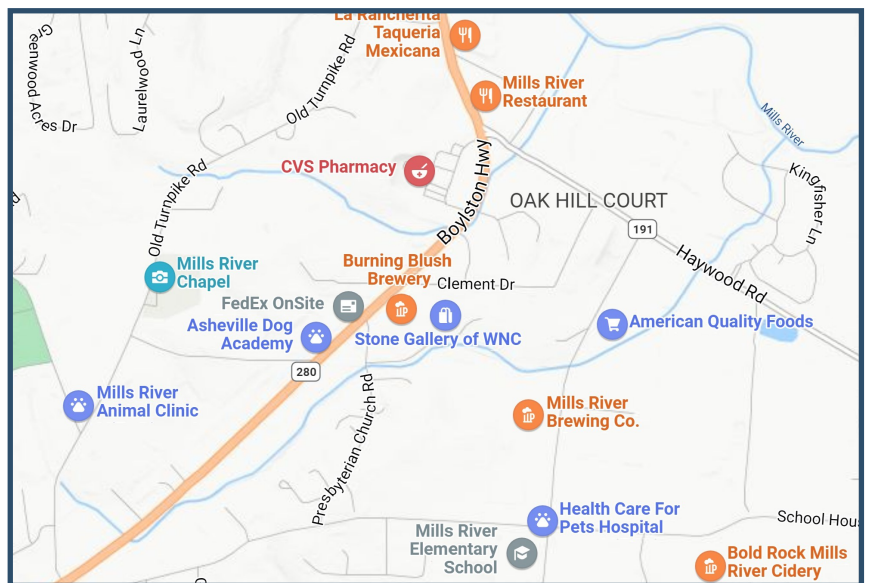
Retail/Warehouse/Showroom minutes from Asheville Regional Airport

Delivery CY 2025
Pricing Upon Request



Henderson County
Mills River, NC, 28759

- 14,000 SF development delivering CY 2025
- Freestanding retail/ showroom/ warehouse building
- 2 drive in doors
- 4.6 miles from Asheville Regional Airport
- Zoned MR-GB (Mills River - General Business)

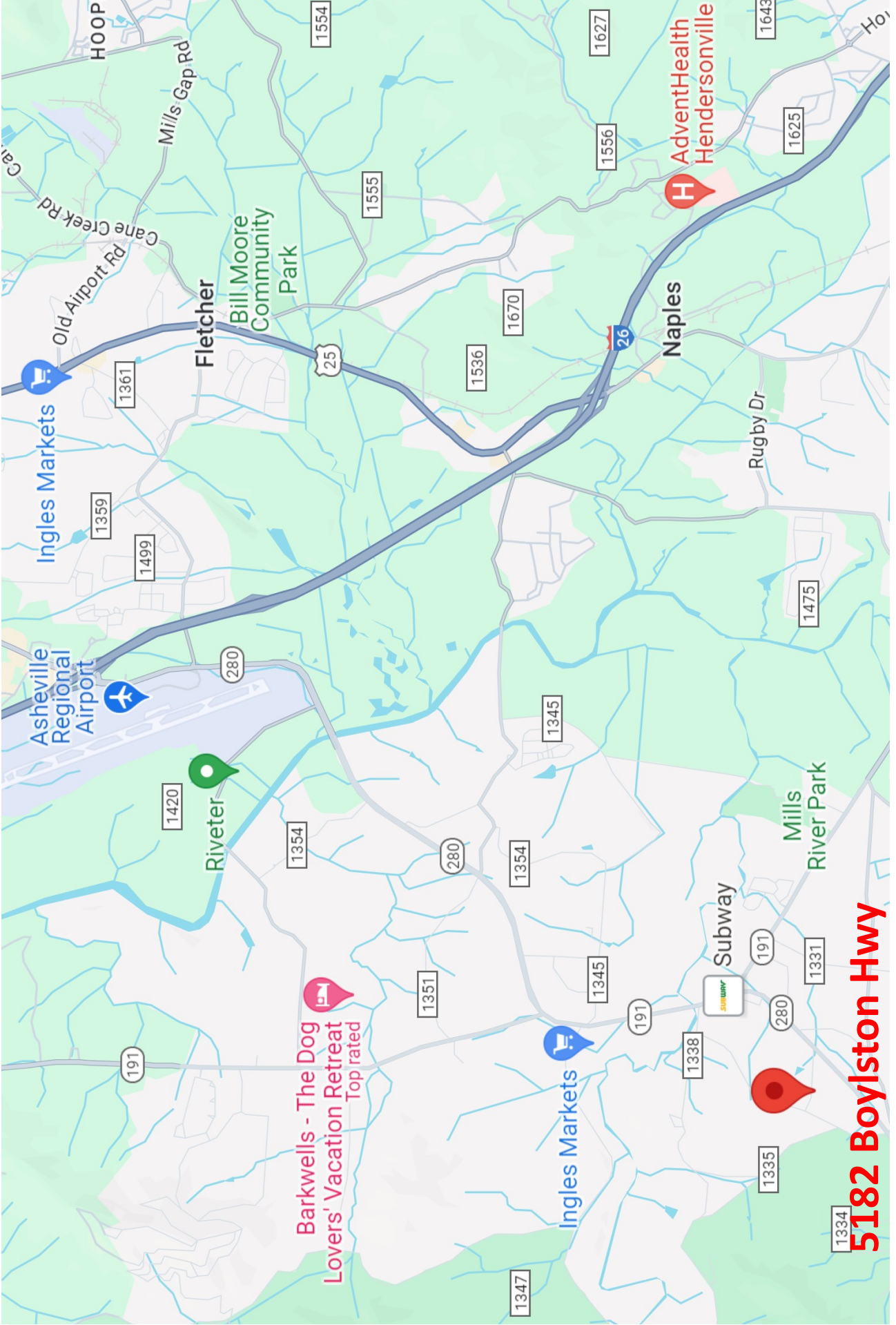


Bob White, CCIM: 703-447-2606
bwhite@landmarkcre.com
Blair White, CCIM: 703-307-9711
blair@landmarkcre.com

Landmark Commercial Real Estate
LandmarkCRE.com



Map View



5182 Boylston Hwy

Buncombe & Henderson Counties

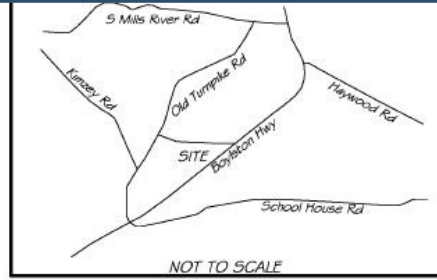
DEMOGRAPHICS

POPULATION	Henderson County	Buncombe County
Population Estimates, July 1 2021, (V2021)	116,829	271,534
Population estimates base, April 1, 2020, (V2021)	116,281	269,452
Population, % change - April 1, 2020 to July 1, 2021, (V2021)	0.50%	0.80%
Population, Census, April 1, 2020	116,281	269,452
Population, Census, April 1, 2010	106,740	238,318
Persons under 5 years, %	4.80%	4.80%
Persons under 18 years, %	18.70%	18.20%
Persons 65 years and over, %	26.40%	20.50%
Female persons, %	52.00%	52.10%
White alone, %	92.50%	89.40%
Two or More Races, %	1.90%	2.20%
Hispanic or Latino, %	10.30%	6.80%
White alone, not Hispanic or Latino, %	83.10%	83.40%
Veterans, 2016-2020	8,822	17,043
Foreign born persons, %, 2016-2020	6.80%	6.00%
HOUSING		
Housing units, July 1, 2019, (V2019)	58,811	127,972
Owner-occupied housing unit rate, 2016-2020	74.20%	63.40%
Median value of owner-occupied housing units, 2016-2020	\$232,000	\$250,600
Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,324	\$1,421
Median selected monthly owner costs -w/out a mortgage, 2016-2020	\$371	\$399
Median gross rent, 2016-2020	\$915	\$1,019
Building permits, 2020	572	2,546
Households, 2016-2020	49,715	105,177
Persons per household, 2016-2020	2.31	2.4
Living in same house 1 year ago % of persons age 1 year+, 2016-2020	87.70%	87.20%
INCOME/EMPLOYMENT		
Households with a computer, %, 2016-2020	91.20%	88.30%
Households with a broadband Internet subscription, 2016-2020	84.80%	82.00%
High school graduate or higher, % of persons age 25 years+, 2016-2020	91.40%	91.70%
Bachelor's degree or higher, % of persons age 25 years+, 2016-2020	31.50%	41.40%
With a disability, under age 65 years, %, 2016-2020	9.40%	9.00%
Persons w/out health insurance, under age 65 years, %	14.70%	14.60%
In civilian labor force, total, % of Population age 16 years+, 2016-2020	58.00%	61.10%
In civilian labor force, female, % of Population age 16 years+, 2016-2020	51.50%	56.60%
Total accommodation and food services sales, 2012 (\$1,000)	170,035	880,092
Total health care and social assistance receipts/revenue, 2012 (\$1,000)	581,872	2,518,169
Total manufacturers shipments, 2012 (\$1,000)	2,625,038	2,839,482
Total retail sales, 2012 (\$1,000)	1,330,773	3,884,191
Total retail sales per capita, 2012	\$12,292	\$15,887
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	21.8	20.3
Median household income (in 2020 dollars), 2016-2020	\$58,928	\$55,032
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$32,306	\$33,835
Persons in poverty, %	11.00%	13.90%
Total employer establishments, 2020	2,839	9,111
Total employment, 2020	36,374	124,708
Total annual payroll, 2020 (\$1,000)	1,461,581	5,176,247
Total employment, % change, 2019-2020	2.90%	1.10%
Total nonemployer establishments, 2018	9,657	28,970
All firms, 2012	10,032	28,498
Population per square mile, 2010	286.1	362.9
Land area in square miles, 2010	373.07	656.67
FIPS Code	"37089"	"37021"

Land Surveyors & Planners, PC
 prepares governing recordable documents
 in accordance with the Henderson County Register of Deeds.

976436
 5/2022 01:49:39 PM

Tax: \$0.00



Vicinity Map



I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in Book 1004, Page 223) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 25th day of March, 20 22.

Cameron S. Baker
 Professional Land Surveyor No. L-4920

I, Cameron S. Baker, Professional Land Surveyor, certify that this survey is of an existing parcel of land and does not create a new street or change an existing street.

Cameron S. Baker
 Professional Land Surveyor L-4920

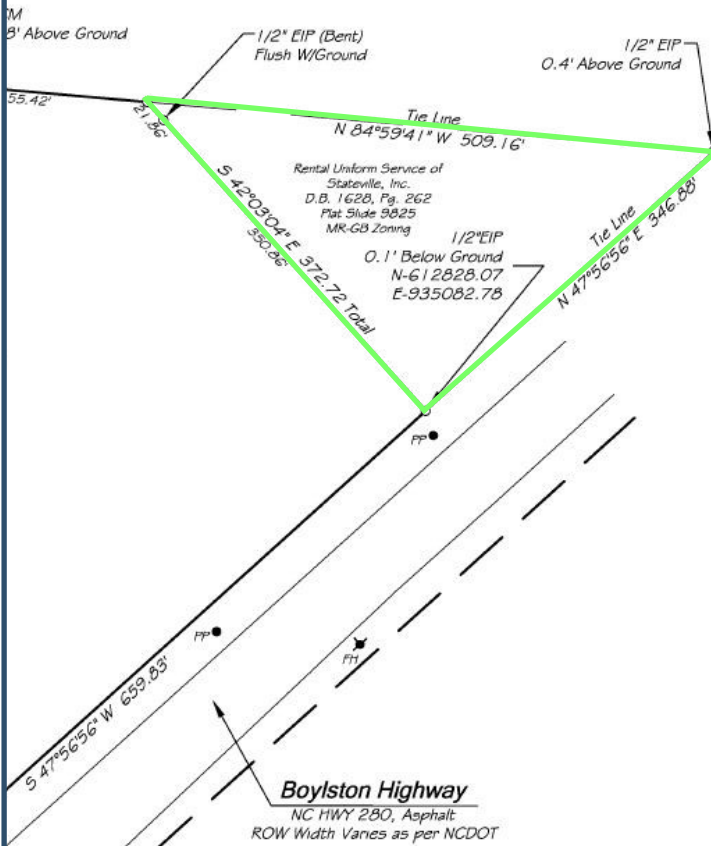
Global Positioning System Certification (RTK)
 The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positions Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99977527 (Ground To Grid)

Equipment Used: Carlson GPS-BRx6



Being a portion of Tract A of
 Map of Minor Subdivision for Mills River Volunteer
 Fire Department recorded at Plat Slide 9286

Map of Boundary Survey for

BFCMD LLC, a NC LLC

-Owners-
 Joseph Wright
 D.B. 1004, Pg. 223

Pin: 9631-42-5811

- Legend:
- ECM = Existing Concrete Monument
 - EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IFS = Iron Pipe Set
 - o = Unmarked Point, Unless Otherwise Noted
 - ROW/MON = Right of Way Monument
 - ROW = Right of Way
 - RRS = Railroad Spike
 - CMP = Corrugated Metal Pipe
 - RCP = Reinforced Concrete Pipe
 - C/O = Clean Out
 - SSMH = StormySewer Manhole
 - PP = Power Pole
 - FH = Fire Hydrant
 - CB = Catch Basin
 - WV = Water Valve

Mills River Township	Henderson County, NC
ASSOCIATED LAND SURVEYORS & PLANNERS PC. P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774	
SCALE: 1 Inch = 100 Feet	DATE: June 22, 2021
DRAWN BY: S-21-305	DATE: JUNE 22, 2021

Plat



FOR PERMIT ONLY
NOT FOR
CONSTRUCTION

04/08/2013

No.	Description	Date

FFMR
FFMR
Expansion

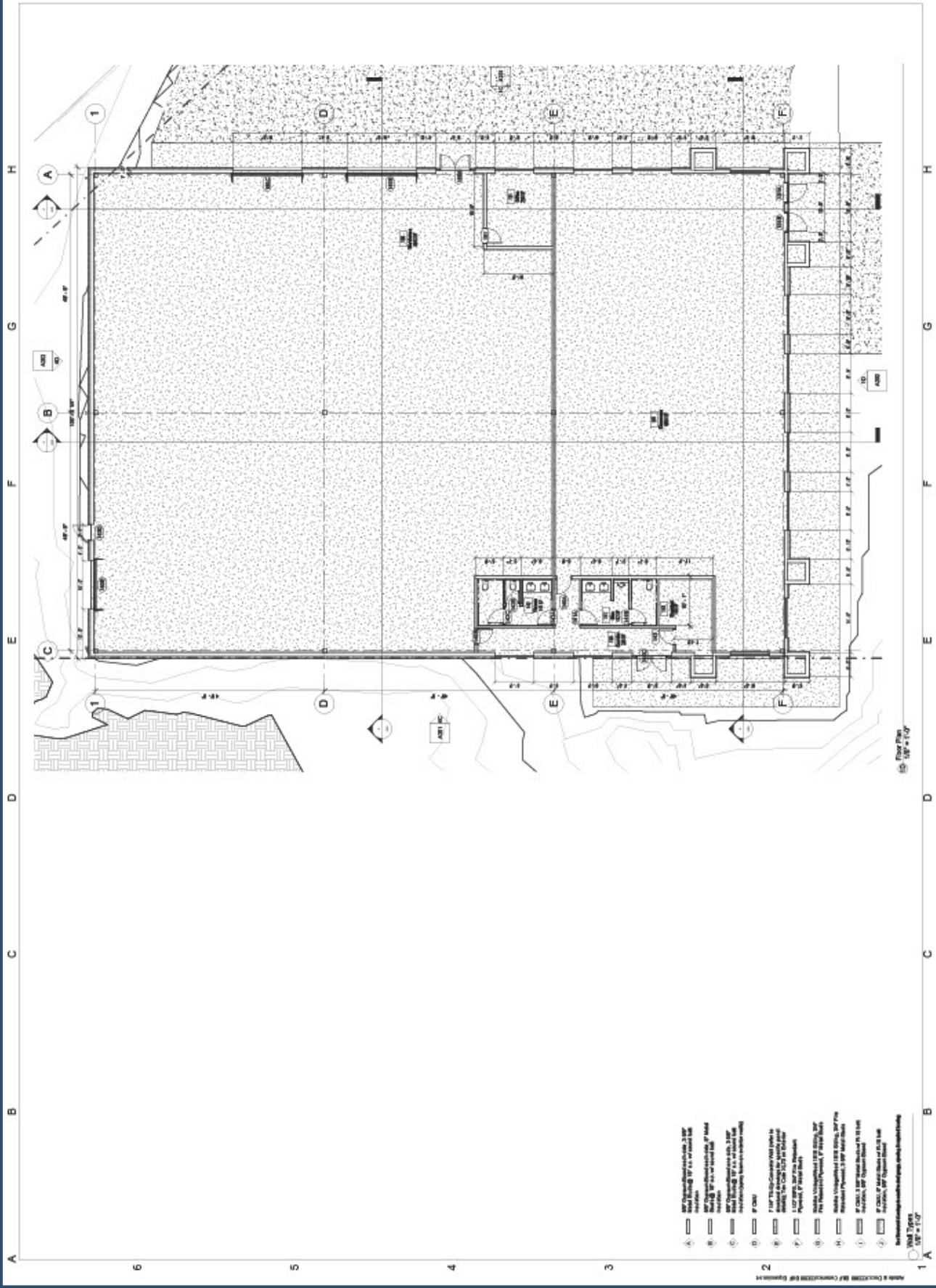
5263 Boylston Highway
Mills River, NC 28755

Floor Plan

Project Number: 305
Date: September 20

A101

Scale: 1/8" = 1'-0"



- 1. 0'-0" to 3'-0" (0'-0" to 3'-0")
- 2. 3'-0" to 6'-0" (3'-0" to 6'-0")
- 3. 6'-0" to 9'-0" (6'-0" to 9'-0")
- 4. 9'-0" to 12'-0" (9'-0" to 12'-0")
- 5. 12'-0" to 15'-0" (12'-0" to 15'-0")
- 6. 15'-0" to 18'-0" (15'-0" to 18'-0")
- 7. 18'-0" to 21'-0" (18'-0" to 21'-0")
- 8. 21'-0" to 24'-0" (21'-0" to 24'-0")
- 9. 24'-0" to 27'-0" (24'-0" to 27'-0")
- 10. 27'-0" to 30'-0" (27'-0" to 30'-0")
- 11. 30'-0" to 33'-0" (30'-0" to 33'-0")
- 12. 33'-0" to 36'-0" (33'-0" to 36'-0")
- 13. 36'-0" to 39'-0" (36'-0" to 39'-0")
- 14. 39'-0" to 42'-0" (39'-0" to 42'-0")
- 15. 42'-0" to 45'-0" (42'-0" to 45'-0")
- 16. 45'-0" to 48'-0" (45'-0" to 48'-0")
- 17. 48'-0" to 51'-0" (48'-0" to 51'-0")
- 18. 51'-0" to 54'-0" (51'-0" to 54'-0")
- 19. 54'-0" to 57'-0" (54'-0" to 57'-0")
- 20. 57'-0" to 60'-0" (57'-0" to 60'-0")

Sheet Title
1/8" = 1'-0"

1 A

1/8" = 1'-0"

Not to be used for construction without the original drawings.

1/8" = 1'-0"

DATE	DESCRIPTION
11/25/24	PRELIMINARY
	REVISIONS



PROJECT NUMBER:	2114
DATE:	4/23
DRAWN BY:	RHC
CHECKED BY:	WRB

Utility Plan

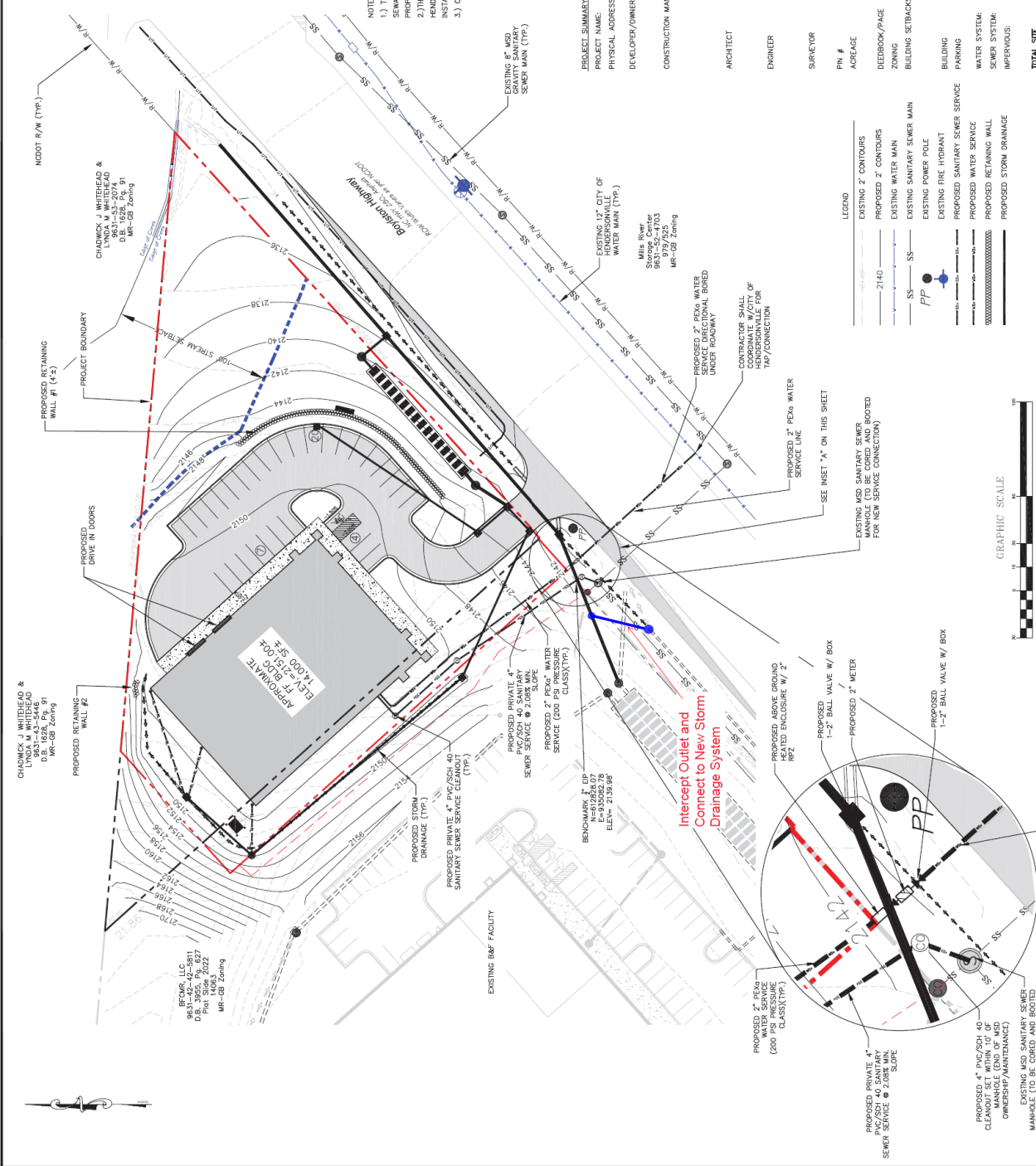
C-500

SCALE: 1"=30'

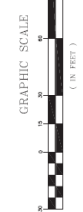


- NOTES:
- 1.) THE SPECIFICATIONS AND REQUIREMENTS OF THE METROPOLITAN SEWER DISTRICT SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED SANITARY SEWER SERVICE CONNECTION.
 - 2.) THE SPECIFICATION AND REQUIREMENTS OF THE CITY OF HENDERSONVILLE WATER DEPARTMENT SUPERSEDE ALL OTHERS IN THE INSTALLATION OF THE PROPOSED WATER SERVICE.
 - 3.) CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE TO THE HOT BOX.

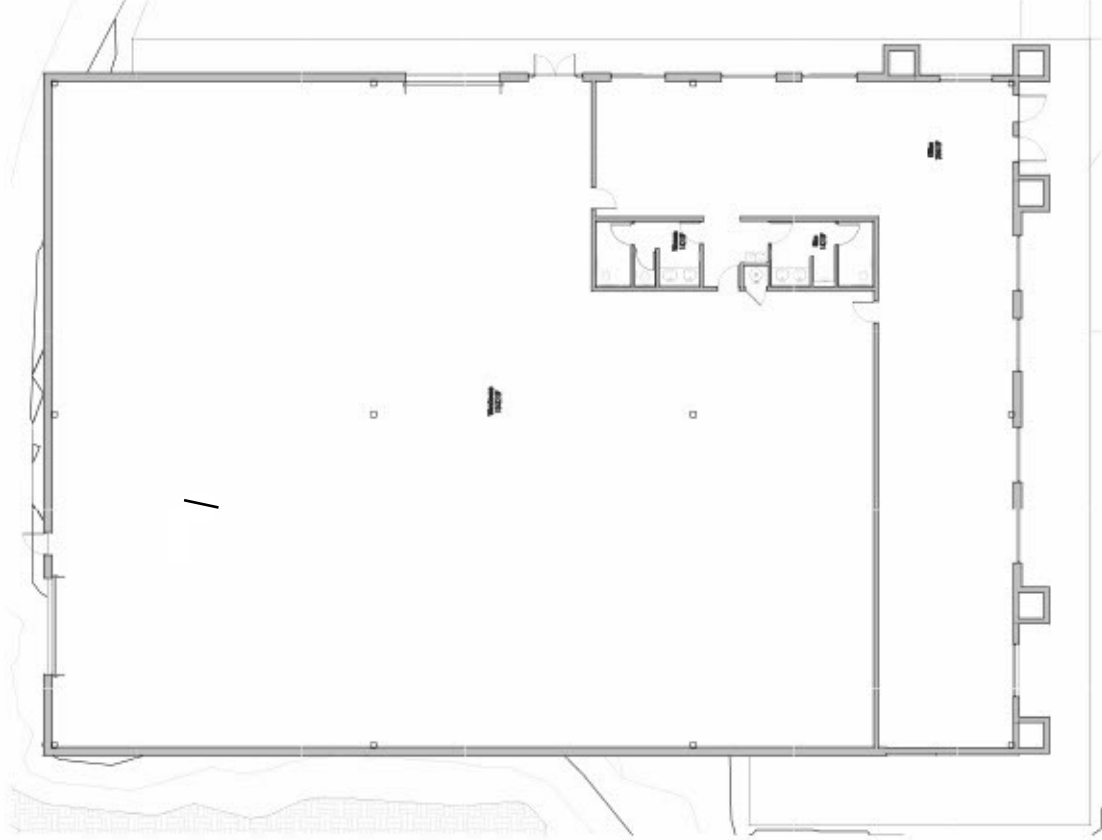
PROJECT SUMMARY	FFMR EXPANSION
PROJECT NAME:	5182 BOYLSTON HWY
PHYSICAL ADDRESS:	
DEVELOPER/OWNER:	FFMR, LLC FAIRFAX STATION, VA 22039
CONSTRUCTION MANAGER:	LANDMARK COMMERCIAL REAL ESTATE 2311 WILSON BLVD., THIRD FLOOR HENDERSONVILLE, NC 28792 CONSTRUCTION MANAGER: BOB WHITE CORRESPONDENCE TO: PO BOX 1033 HENDERSONVILLE, NC 28792 (703) 447-2600
ARCHITECT	BRYAN MORFITT, AIA 12 CHURCH STREET, SUITE 201 HENDERSONVILLE, NC 28792 (817) 712-2657
ENGINEER	WILLIAM R. RUE, P.E. WGLA ENGINEERING, PLLC HENDERSONVILLE, NC 28739 (703) 447-2600
SURVEYOR	ASSOCIATED LAND SURVEYORS & PLANNERS P.C. P.O. BOX 278 HORSESHOE NC 28742 (866) 447-8897
FIN #	9831-52-0989
ACREAGE	EXISTING - 1.49 AC. PROPOSED - 1.59 AC.
DEEDBOOK/PAGE	4026/700
ZONING	MR - GB
BUILDING SETBACKS	FRONT 50' REAR 30' SIDE 10'
BUILDING	10,000 SF
PARKING	33 SPACES
WATER SYSTEM:	(PUBLIC) CITY OF HENDERSONVILLE
SEWER SYSTEM:	(PUBLIC) MSD
IMPERVIOUS:	EXISTING - 19,399 SF PROPOSED - 30,801 SF (0.71 AC.) (44.49)
TOTAL SITE	



**Intercept Outlet and
Connect to New Storm
Drainage System**

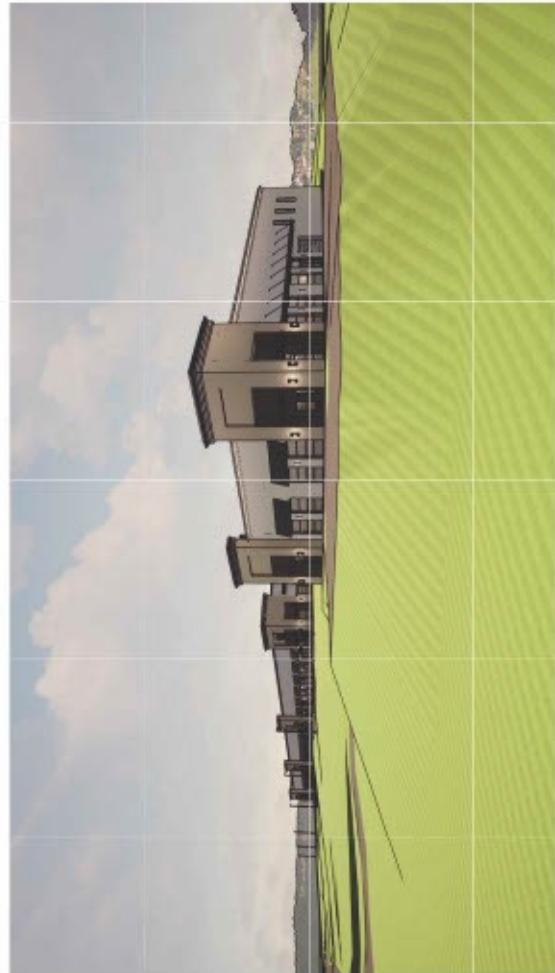


SCALE: 1"=30'

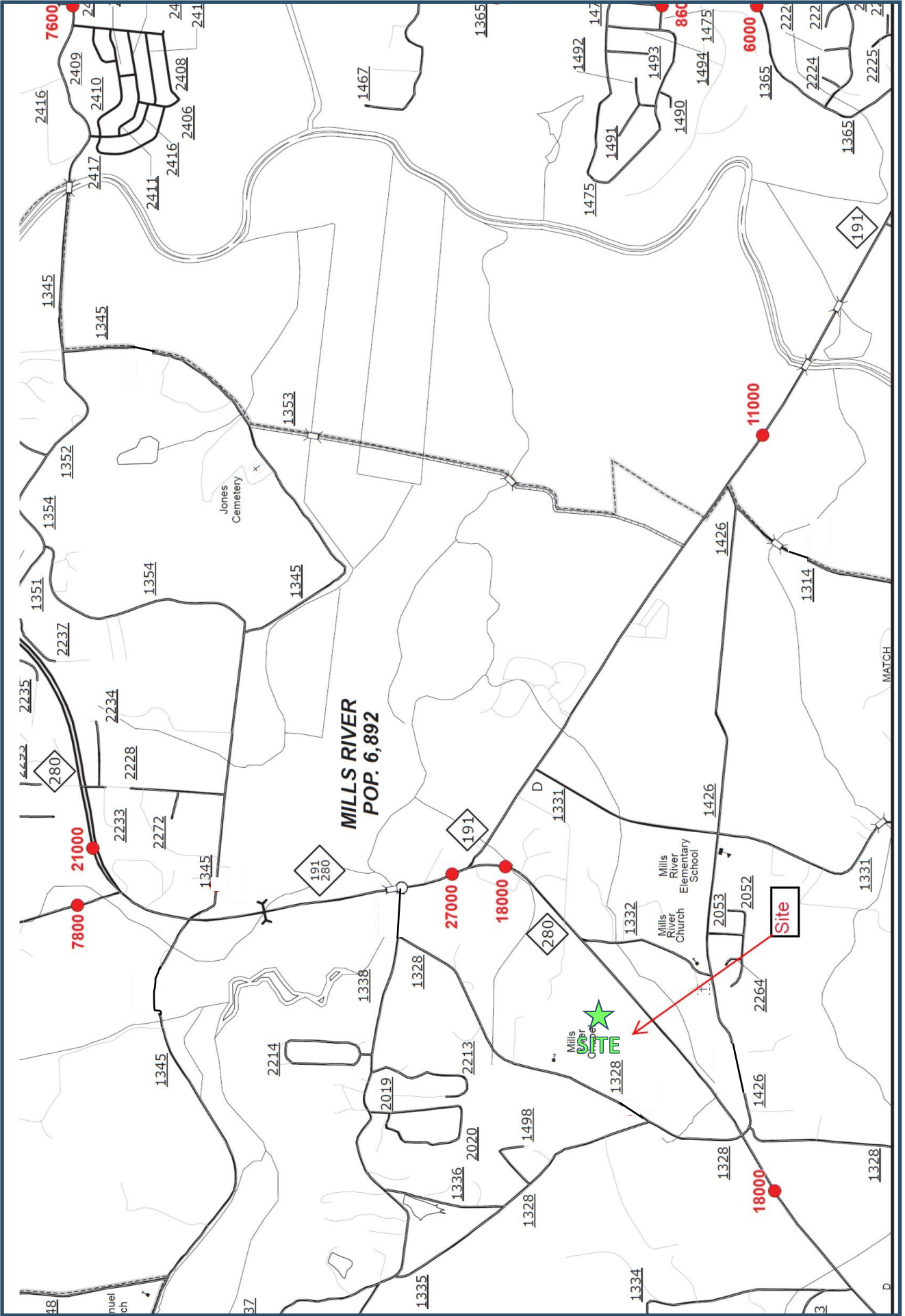


ARCA
DESIGN
ARCHITECTURE

WGLA
Engineering



VANNOY
CONSTRUCTION



Town of Mills River Zoning Regulations (MR-GB - General Business)

§ 154.057 MR-GENERAL BUSINESS DISTRICT.

The MR - General Business District provides a place for offices, personal services, and the retailing of durable and convenience goods for the community. Districts are located on major thoroughfares and collector streets. Because these commercial uses are subject to public view and are important to the economy of the community, they shall have ample parking, controlled traffic movement and suitable landscaping.

(A) *Uses.* Within the MR - General Business District, the following uses are permitted:

- (1) Adult Day Care Centers and Adult Day Health Centers .
- (2) Animal hospitals or kennels.
- (3) Automobile parts and suppliers, repair garages, excluding open storage of wrecked or inoperable vehicles.
- (4) Automobile sales, new and used.
- (5) Automobile washing establishments.
- (6) Bakeries and retail.
- (7) Banks, loan offices and agencies.
- (8) Barbershops and beauty shops.
- (9) Building supply and equipment sales.
- (10) Business, professional, government, religious, charitable offices or agencies.
- (11) Child Care Centers .
- (12) Churches.
- (13) Computer, sales and services.
- (14) Convenience stores with gas pumps, provided the pumps are located at least 15 feet from all property lines.
- (15) Customary accessory uses and structures when located on the same zoning lot as the principal structure , excluding open storage.
- (16) Dairy bars and ice cream manufacturing for retail sales on the premises only.
- (17) Dry cleaning or laundry pickup stations.
- (18) Drug stores.
- (19) Electrical and electronic products, retail.
- (20) Electric repair shops.
- (21) Family Child Care Homes and Incidental Home Occupations per § 154.105(G).
- (22) Florists.
- (23) Funeral homes or mortuaries.
- (24) Furniture and household appliance stores.
- (25) Gift shops.
- (26) Greenhouses or horticultural nurseries.
- (27) Grocery, food, fruit and meat stores.
- (28) Hardware stores.
- (29) Jewelry shops.
- (30) Kindergartens and day nurseries, provided that outdoor play area is enclosed by a sturdy fence at least 5 feet in height.

- (31) Laundromats and similar automatic laundries.
- (32) Libraries, art galleries, museums, music or dancing institutions or schools.
- (33) Locksmiths and gunsmiths.
- (34) Newspaper offices.
- (35) Extended care facilities .
- (36) Office supplies and equipment, sales and services.
- (37) Opticians.
- (38) Photographic studios and camera supply stores.
- (39) Physical fitness centers.
- (40) Plumbing supply, retail.
- (41) Printing, publishing and reproducing establishments.
- (42) Public or privately owned medical and dental clinics , and offices where medical or dental services are rendered.
- (43) Radio and television repair shops.
- (44) Restaurants.

(45) Retail establishments such as a department, clothing, fabric, variety, floor covering, paint, antique, art goods, gift, music, toy, sporting goods, book and stationery, magazine, candy, tobacco, pet, hobby and craft stores, but not excluding similar retail outlets.

(46) Service stations, provided that all gasoline pumps and other stationary equipment shall be located at least 15 feet behind the property line. Furthermore, all sides where the stations abut residential districts, a fence 6 feet in height and suitable landscaping shall be provided.

(47) Shoe repair shops.

(48) Sign making and painting shops.

(49) Tailor and dressmaking shops.

(50) Wholesale and warehouse establishments except for the storage of uncured hides, explosives, oil products, gasoline, harmful or dangerous chemicals or materials, and the like.

(51) Group 1 communications towers and tower activities (as defined in and subject to the requirements in §§ 154.090 through 154.101).

(52) Group 2 communications towers and tower activities (as defined in and subject to the requirements in §§ 154.090 through 154.101).

(53) Group 3 communications towers and tower activities (as defined in and subject to the requirements in §§ 154.090 through 154.101).

(54) Electronic gaming operations as a secondary use by right to the primary use of indoor retail businesses in the Mills River General Business (MR-GB) District. A maximum of 2 machines shall be allowed per establishment.

(55) Solar panels shall be allowed as a secondary use as defined in this chapter. They shall not be allowed in front yards except by a Minor Special Use permit as approved by the Board of Adjustment. Application for a special use permit shall include justification for why the panels must be placed in the front yard and show that there is no practical alternative.

Solar panels shall be subject to the setback requirements for structures in each district. Stand-alone solar panels shall be limited to 10 feet in height. Solar panels attached to buildings shall be extend more than 5 feet above the building . Stand-alone solar panels that are secondary uses to residential uses shall not be required to buffer. Stand-alone solar panels that are secondary uses to commercial uses shall be required to plant a buffer strip along side and rear property lines as defined in the zoning definitions. Residential panels shall not produce more than 150% of the power required for the site.

(56) Wind turbines shall be allowed in all districts under a special use permit under § 154.138. Wind turbines shall be required to have a setback from all property lines of 2 times the fall radius of the wind turbine.

(B) Uses requiring a Minor Special Use Permit .

- (1) Commercial uses not otherwise named herein which come within the spirit and intent of this district; subject to a finding by the Board of Adjustment that both the conditions and the definition of SPECIAL USE in § 154.007(B) are met.
- (2) Shopping centers .
- (3) Hotels, inns, and motels.
- (4) Bowling alleys, skating rinks, miniature golf courses , gymnasiums and other private or publicly owned and operated recreational facilities.
- (5) Drive-in restaurants.
- (6) Assembly halls, auditoriums and similar structures .
- (7) Mixed uses, where buildings are erected for both dwelling and business purposes, provided the buildings shall be furnished with side yards on each side of the building measuring not less than 8 feet in width. This regulation shall not apply to the street side of a corner lot.
- (8) Retail and wholesale sales and storage of propane, provided permit is obtained from appropriate fire marshal and the conditions and the definition of SPECIAL USE in § 154.007(B) are met.
- (9) Structured Home Environments, subject to the conditions listed under §154.085.

(C) *Dimensional requirements.* Within the MR- General Business District, as shown on the Zoning Map of the Town of Mills River, the following dimensional requirements shall be met:

- (1) There is no minimum lot size, however the building (s) footprint shall cover no more than 50% of the total lot area.
- (2) Minimum mean lot width: 75 feet.
- (3) Minimum front yard setback from major street: 50 feet¹.
- (4) Minimum front yard setback from all other streets : 40 feet.
- (5) Minimum rear yard setback: 30 feet.
- (6) Minimum side yard setback for every principal building : 15 feet.
- (7) Maximum height of building : 50 feet.

NOTE:

¹ Where the major street is more than 2 lanes, including parking lanes, setback requirements shall be measured and begin at a point on the pavement 12 feet from the edge of the paved street abutting the subject property .

(D) *Accessory structures* .

(1) An accessory building or use shall be located in the rear yard provided it is located not less than 10 feet from the property line. In the case of a corner lot with reversed frontage, no accessory buildings shall extend beyond the front yard line of the lots in the rear.

(2) Whenever the location of an accessory building abuts upon a residential use with no intervening street or highway or natural buffer, any buildings or parking area used for non-residential purposes shall be screened with a buffer strip along the property line(s) as defined in § 154.007(B).

(E) *Off-street parking and loading requirement.* Off-street parking as required by this section may be permitted in required yards , but shall not be closer than 10 feet from the front property line or any dedicated street right-of-way.

(F) *Buffer/screening requirements.*

(1) Whenever any non-residential MR-General Business rear and/or side property line abuts upon a residential use with no intervening street or highway or natural buffer, any buildings or parking area used for non-residential purposes shall be screened with a buffer strip along the property line(s) as defined in § 154.007(B).

(2) In all other cases, uses in the MR-General Business District shall comply with applicable Landscaping and screening requirements in the Town of Mills River Landscape Ordinances.

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Landmark Commercial Real Estate

LandmarkCRE.com



LANDMARK
COMMERCIAL REAL ESTATE