



Dewey Property Advisors

# GROUND LEASE OPPORTUNITY AT FUTURE LOGISTICS SERVICE HUB LAYDOWN YARD OR BUILD-TO-SUIT



  
LAND FOR LEASE

## 5045 HENDERSONVILLE ROAD, FLETCHER, NC 28732

*Presented By*

**SCOTT RAINES, CCIM**

828.548.0090  
Scott.Raines@deweypa.com

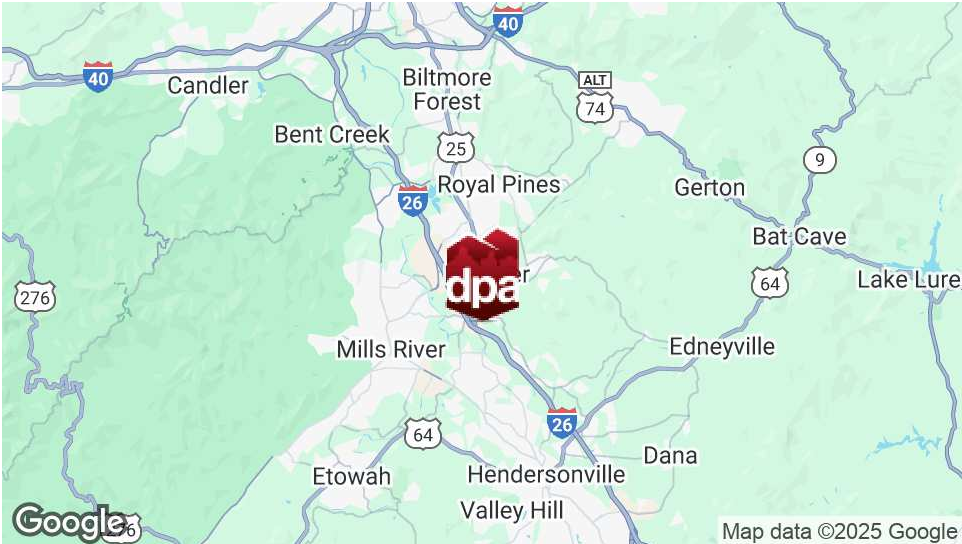
**DEWEY PROPERTY ADVISORS**

1 Page Avenue  
Asheville, NC 28801  
828.548.0090  
deweypa.com



GROUND LEASE - LAYDOWN YARD OR BUILD-TO-SUIT | 5045 HENDERSONVILLE ROAD, FLETCHER, NC 28732

EXECUTIVE SUMMARY



OFFERING SUMMARY

|             |   |
|-------------|---|
| Lease Rate: | Negotiable - Bring all offers                   |
| Lot Size:   | 8 acres available for laydown or build-to-suite |

PROPERTY OVERVIEW

Acreage available for ground lease. Future Logistics Service Hub site with land available for laydown site or build-to-suit. Flexibly sublease laydown yard / trailer parking / outdoor storage space for your business. The site is located 1 mile from I-26 and minutes from the Asheville Airport.

PROPERTY HIGHLIGHTS

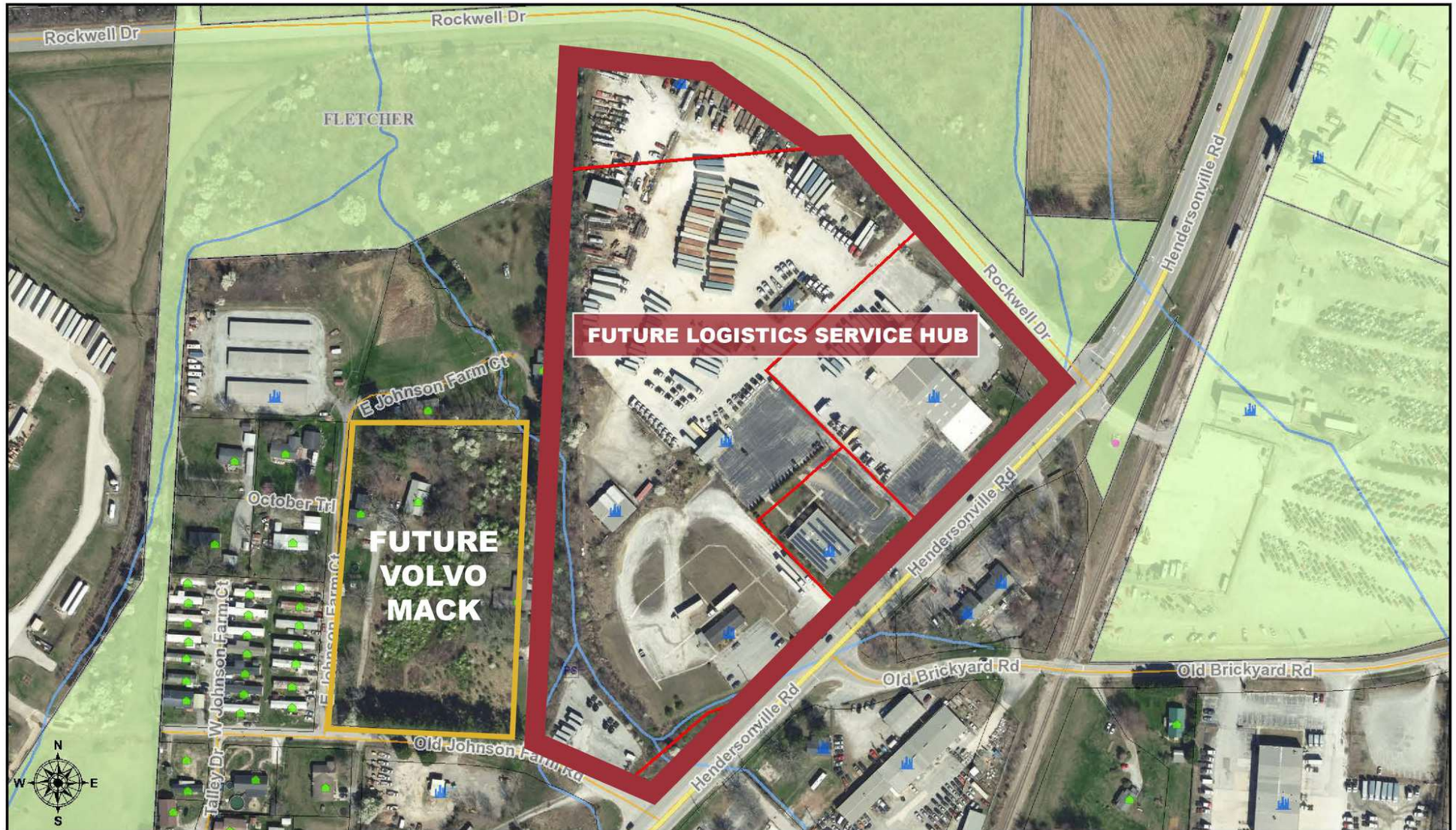
- Future Logistics Service Hub
- Laydown yard available now
- Can subdivide the amount of laydown space to fit your needs
- Abundant parking around the acreage
- 1 mile from I-26



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SITE



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## PHOTOS



**SCOTT RAINES, CCIM**  
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Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

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**PHOTOS**



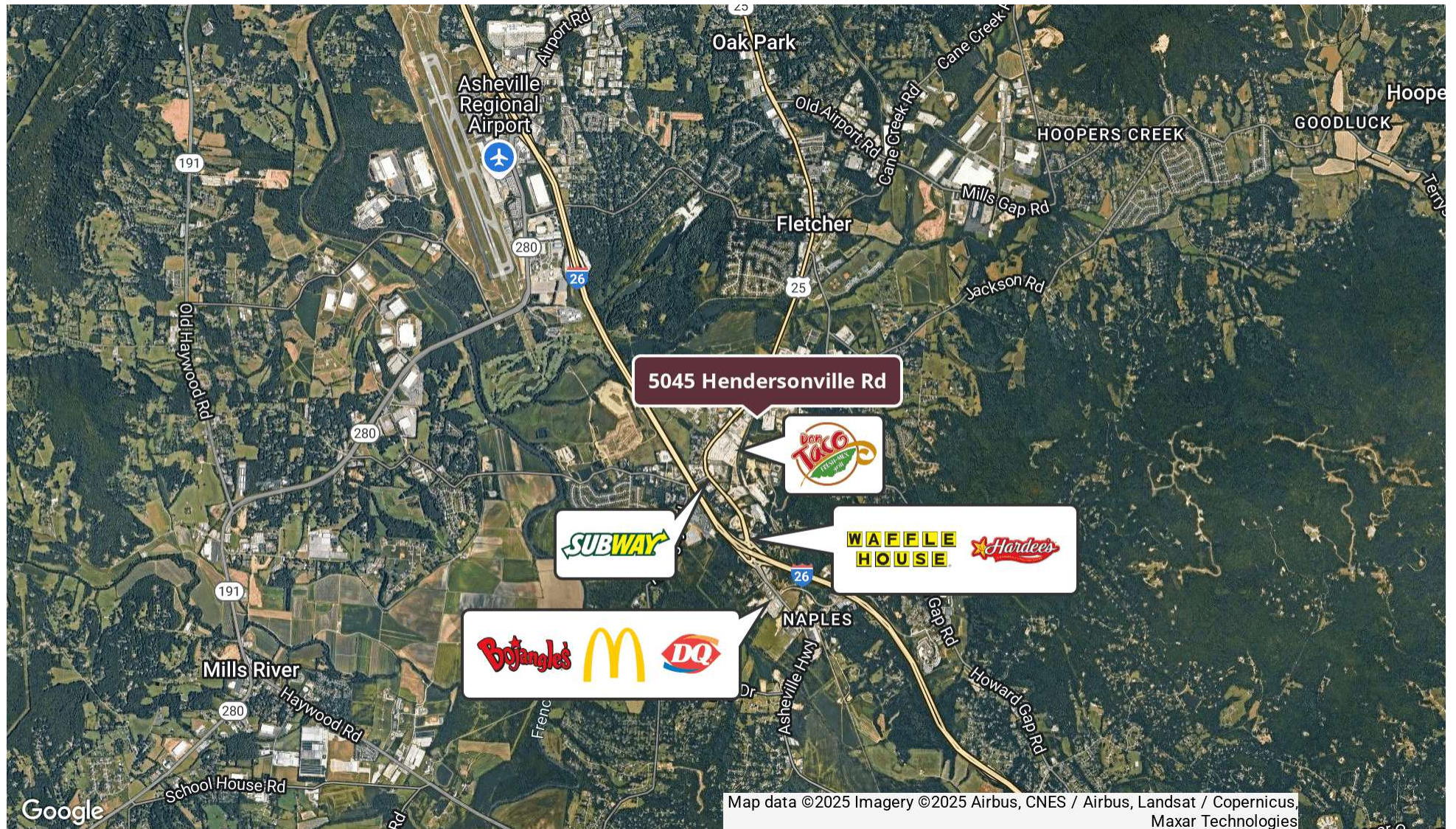
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## RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT

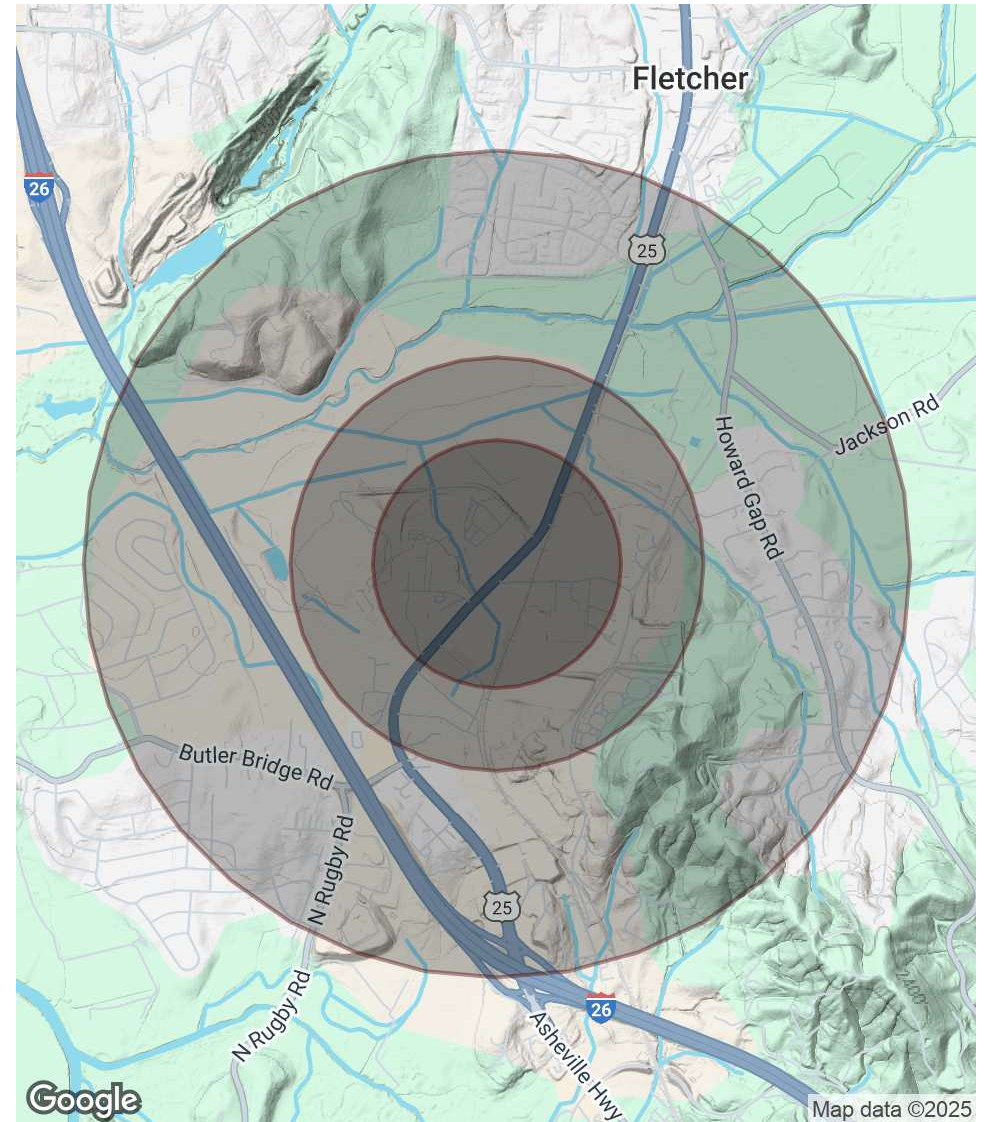
### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 117       | 516       | 3,274  |
| Average Age          | 48        | 48        | 42     |
| Average Age (Male)   | 45        | 45        | 41     |
| Average Age (Female) | 50        | 49        | 44     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 52        | 230       | 1,308     |
| # of Persons per HH | 2.3       | 2.2       | 2.5       |
| Average HH Income   | \$100,752 | \$100,752 | \$112,493 |
| Average House Value | \$351,471 | \$351,471 | \$381,471 |

*Demographics data derived from AlphaMap*



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