

TURNKEY MEDICAL OR PROFESSIONAL OFFICE FOR SALE



120

CHADWICK SQUARE CT - STE A

HENDERSONVILLE, NC

\$ 508,522.00

2,583 SF

ANDREW RIDDLE
COMMERCIAL BROKER
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All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

PROPERTY SUMMARY

ANDREW RIDDLE
C: 828.243.3610

Introducing an exceptional investment opportunity in the heart of Hendersonville!

This 2,583 SF office condo, built in 2004, presents a prime location and ample space.

Zoned C1SU, it offers versatility and potential for a range of uses.

This property provides a great opportunity for an investor seeking a well-maintained and modern space in a thriving area, or an owner/user wanting to establish equity in a great location.

Explore the possibilities with this attractive and strategically positioned property.

HIGHLIGHTS

- ◇ 2,583 SF MODERN, CLASS "A" OFFICE BUILDING
- ◇ BUILT IN 2004
- ◇ ZONED C1SU FOR VERSATILE USE
- ◇ STRATEGIC LOCATION IN HENDERSONVILLE
- ◇ INVESTMENT POTENTIAL OR OWNER/USER



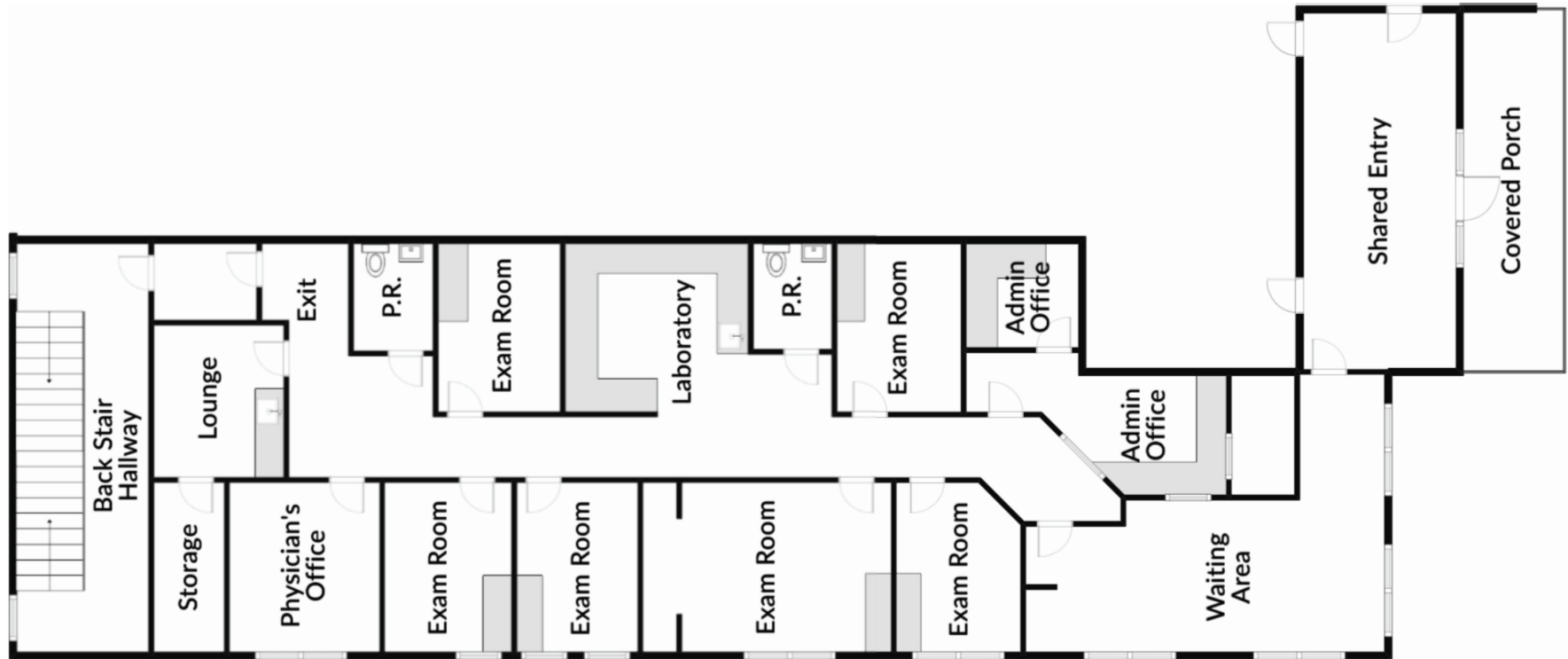
LOCATION DESCRIPTION

The location offers convenient access to notable points of interest such as Downtown Hendersonville, Henderson County Courthouse, and various dining and retail establishments. Additionally, the proximity to local highways ensures excellent connectivity to and from the broader region, making it an ideal hub for businesses. The area's desirable setting and dynamic atmosphere present an enticing opportunity for office building investors looking to capitalize on the appeal and vitality of Hendersonville.

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FLOORPLAN

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GALLERY

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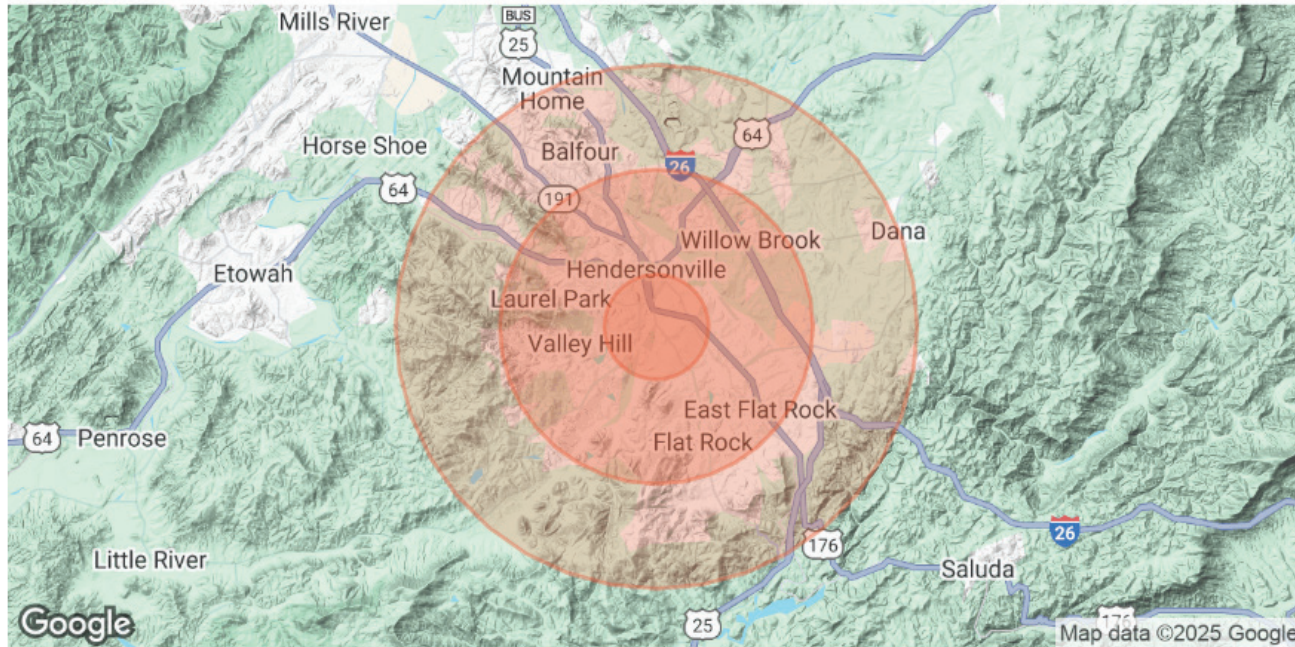
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,556	31,570	56,231
Average Age	45	48	49
Average Age (Male)	43	46	47
Average Age (Female)	46	50	50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,473	13,950	24,720
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$71,403	\$83,513	\$86,653
Average House Value	\$365,695	\$377,565	\$389,961

Demographics data derived from AlphaMap

TRANSACTION BROKER

andrew riddle

Commercial Real Estate Broker

828.243.3610

ariddle@whitneycre.com



Andrew Riddle has served as a broker for Whitney Commercial since 2017, focusing his efforts in his hometown of Henderson County.

Obtaining a degree in Construction Management from East Carolina University, Andrew worked for Hensel Phelps Construction as a field superintendent at the Carolina Hurricane Hockey Arena in Raleigh North Carolina. He has also worked abroad in Moscow and Croatia and performed renovations on historic commercial buildings in Denver, Colorado for three years before returning to his native home of Hendersonville, North Carolina.

Andrew joined Whitney Commercial to learn from the best and work with the best in the commercial brokerage business. In addition to commercial brokerage, Andrew is a licensed General Contractor, and managing director of Riddle Development, Allen Street Partners, and Fortis Properties. He serves as Chairman of the Henderson County Zoning Board of Adjustments and Advisory Board Member to the Water and Sewer Advisory Council. His local market knowledge of construction, renovating, and leasing commercial properties is a lifestyle. These skill sets help bring value to the client when deciding where and how to invest. Most importantly, Andrew is a Real Estate problem-solver and always ready for a challenge.

A native of Western North Carolina, Andrew takes pride in the beautiful surroundings of lush forests and clean water while balancing development, growth, and expansion.

His leisure activities include enjoying time with his wife and his four daughters, home school, politics, hiking, and the pursuit of community enhancement.