

FOR SALE
101 Old Hendersonville Hwy
Brevard, NC 28712

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$ 1,150,000 7.8% CAP Rate

7,050±/SF ON .569±/ACRES IN TOURISM HOT SPOT OF BREVARD



PROPERTY VIDEO LINK



PROPERTY HIGHLIGHTS

7,050±/sf investment opportunity on .569±/acres

Building for sale with active tenant's in place

Site includes plenty of parking spots and a drive-thru window

Asheville Regional Airport 27 minute drive (18.4 miles)

Prime location in the heart of Brevard

Ingles, Aldi & Wells Fargo Bank nearby



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com



MAP CREDIT: NOAA

AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

©2025 Pulliam Properties: All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, prior sale or lease, change or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



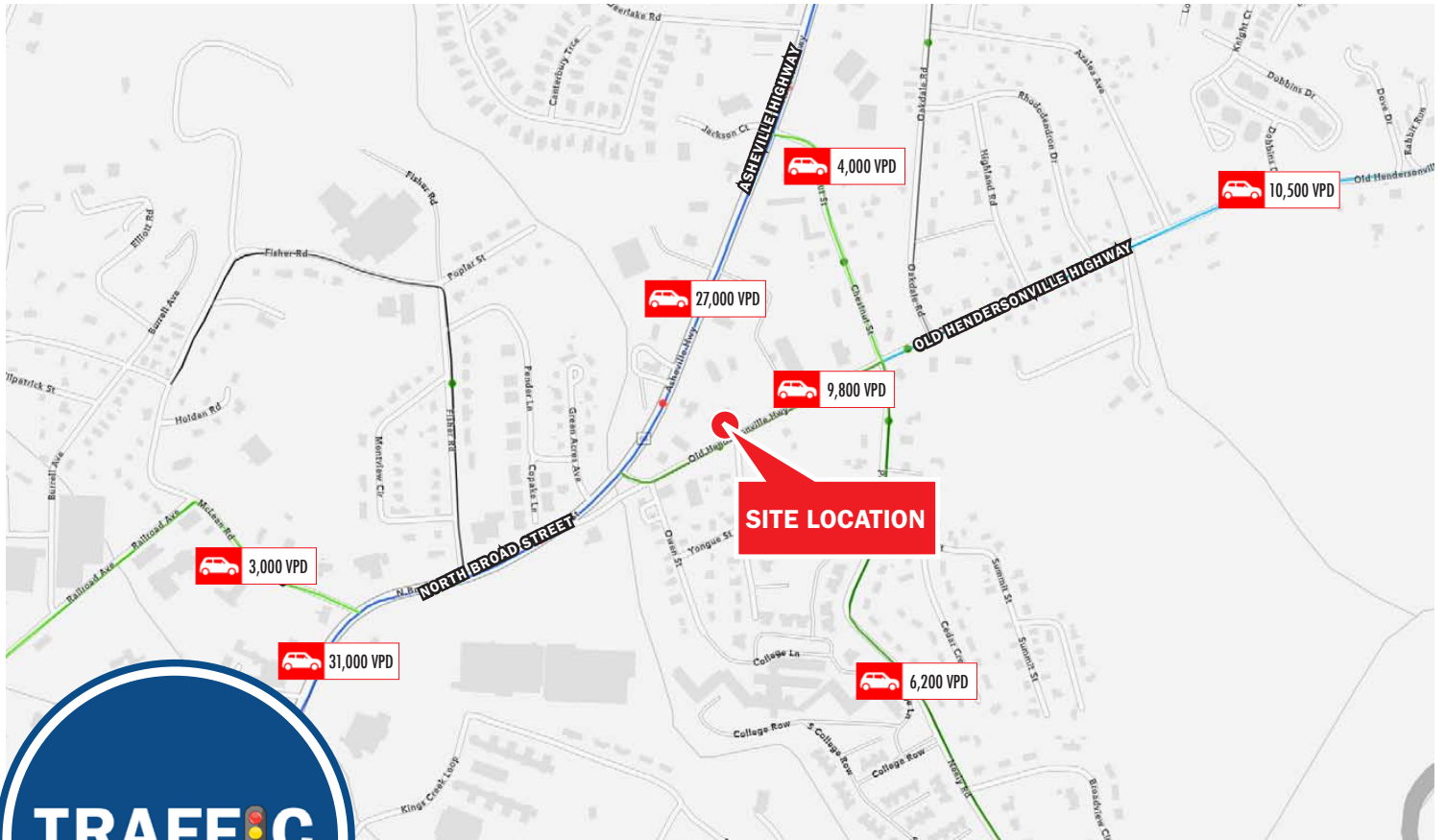
PULLIAMPROPERTIES.COM

FOR SALE
101 Old Hendersonville Hwy
Brevard, NC 28712

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM



MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Old Hendersonville H	Owen St SW	5,607	0.03 mi
Asheville Hwy	Owen St SW	25,936	0.06 mi
Neely Rd	Old Hendersonville H	5,378	0.14 mi
Chestnut St	N Broad St NW	4,099	0.16 mi
Old Hendersonville H	Old 64 NE	5,907	0.16 mi
US 64	Fisher Rd SW	28,838	0.19 mi
US 276	Old 64 NE	28,917	0.19 mi
N Broad St	Fisher Rd SW	28,700	0.19 mi



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

©2025 Pulliam Properties: All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, prior sale or lease, change or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PULLIAMPROPERTIES.COM

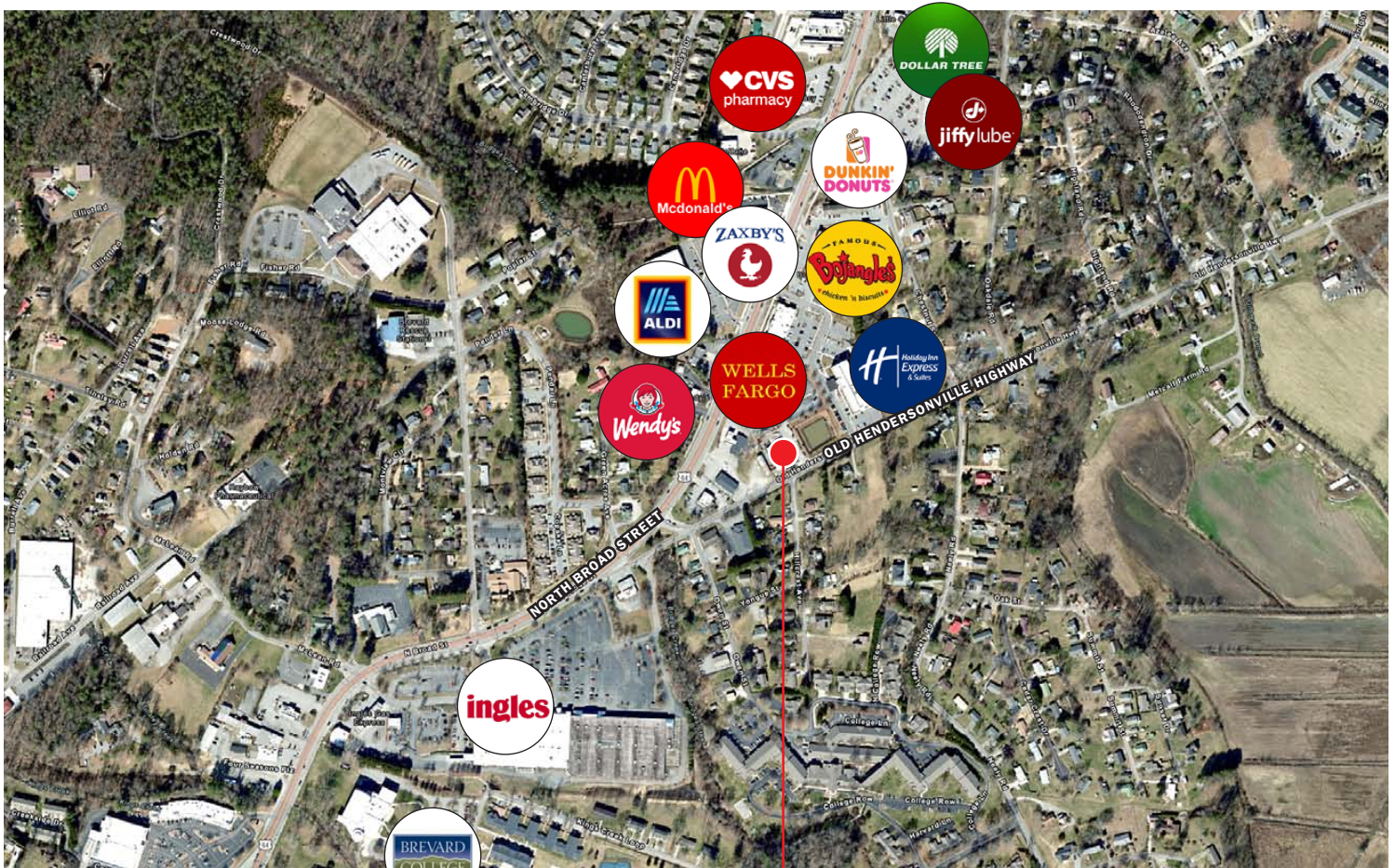
FOR SALE
101 Old Hendersonville Hwy
Brevard, NC 28712

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

SURROUNDINGS



MAP CREDIT: NOAA

SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	3,850	12,550
Households	1,731	5,459
Median Age	43.80	46.60
Median Houshold Income	\$61,260	\$58,007
Daytime Employees	4,120	9,047
Population Growth '24 - '29	+2.21%	+1.92%
Household Growth '24 - '29	+2.08%	+1.80%

TENANT	TERM	RENT	LEASE END
Mega Media	3 years	\$4,500.00	7/31/2027
Plug Mart	5 years	\$3,000.00	2/29/2029



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

©2025 Pulliam Properties: All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, prior sale or lease, change or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PULLIAMPROPERTIES.COM