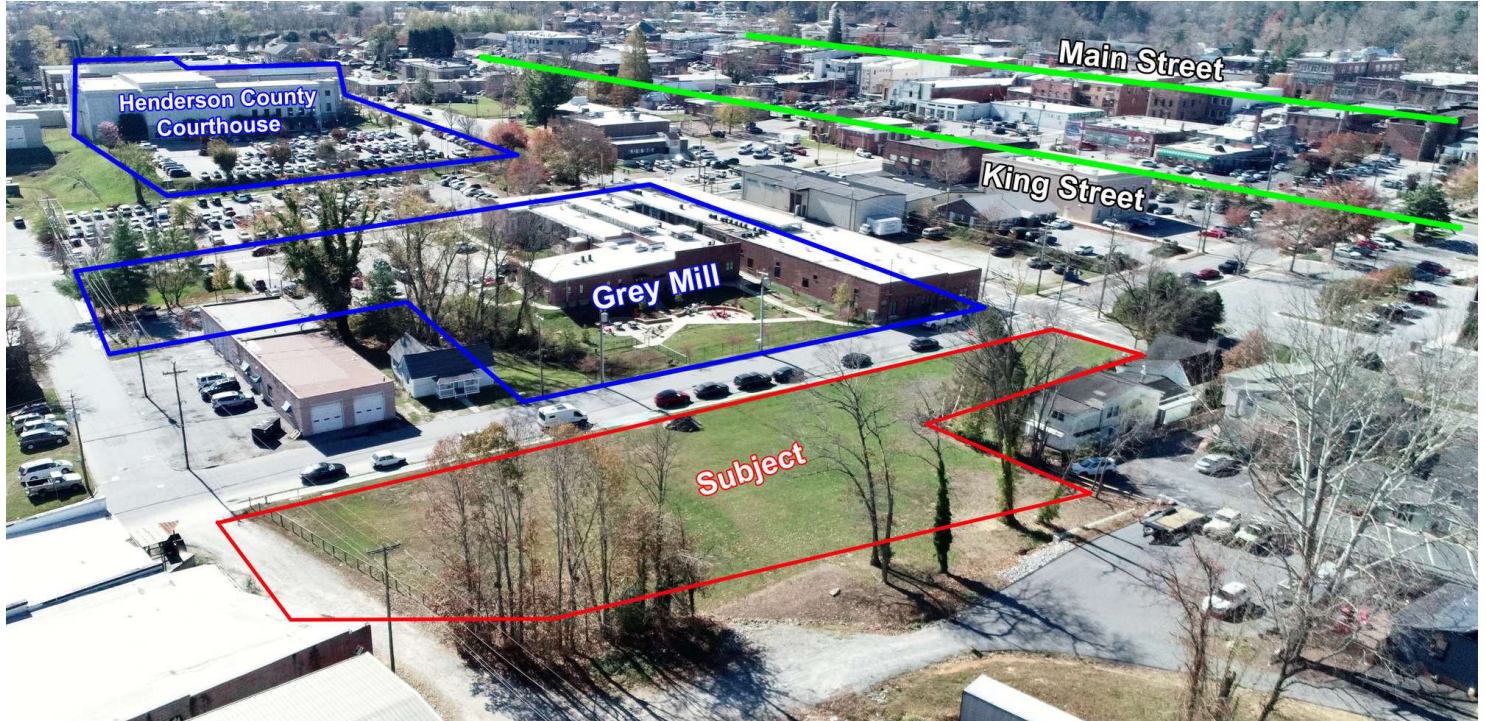




EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	0.96 Acres
Zoning:	CMU - Central Mixed Use
Market:	City Of Hendersonville
Submarket:	Grove Street

PROPERTY OVERVIEW

This 0.96-acre parcel is located at the hard light intersection of N Grove St and 5th Ave E in the Central Mixed Use zoned section of Hendersonville, NC. Located just 1 block from the Henderson County Courthouse and 2 blocks from Main Street; this location is perfect for professional office space for attorneys who want an extremely short walk to the courthouse and the many lunch options available in Downtown Hendersonville. City water and sewer are available and the site is level for easy construction.

PROPERTY HIGHLIGHTS

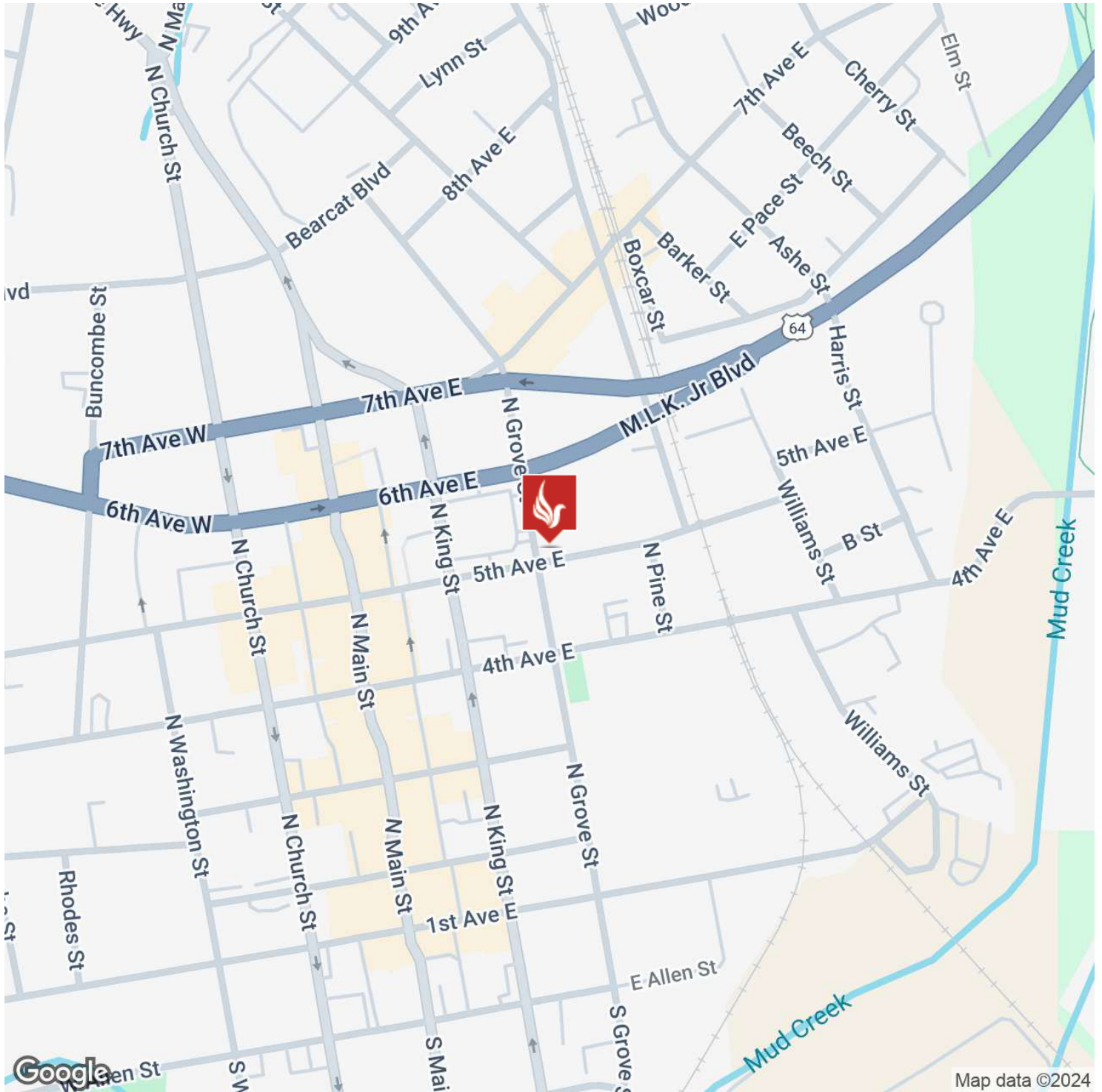
- 1 block from the Henderson County Courthouse
- 2 blocks from downtown Hendersonville
- Very buildable and level 0.96-acres
- Hard light intersection
- City water & sewer

Kevin Jennings

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LOCATION MAP

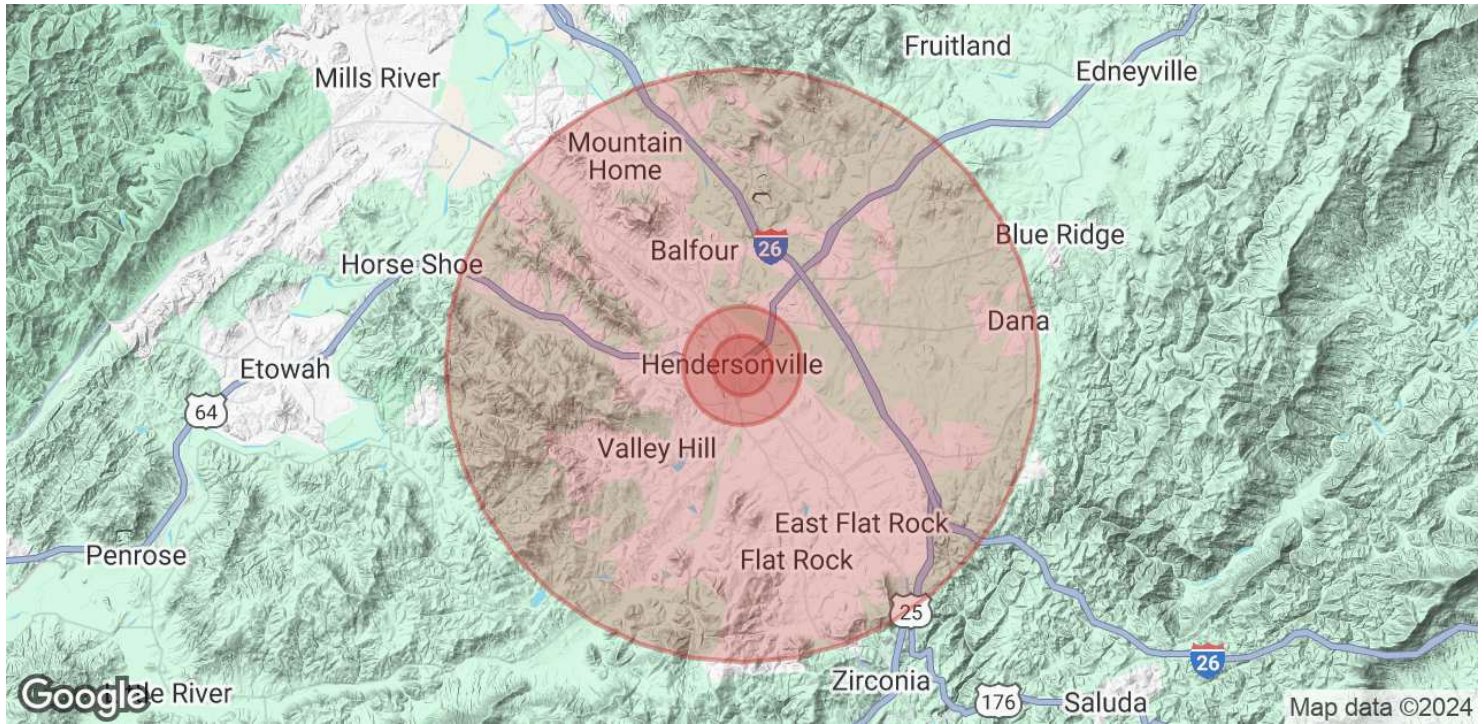


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	5 MILES
Total Population	1,158	4,990	62,057
Average Age	43	44	48
Average Age (Male)	41	42	47
Average Age (Female)	45	45	50

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
Total Households	488	2,169	27,134
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$75,548	\$74,457	\$85,997
Average House Value	\$399,822	\$377,145	\$384,984

Demographics data derived from AlphaMap

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ADDITIONAL PHOTOS



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