

For Lease

On the Ecusta Trail
\$19.50 per sf per year
NNN
3,234 sf



512 Kanuga Road

Hendersonville, North Carolina 28739

Property Highlights

- Kanuga Station could be the next Lennox Station with the right planning and tenant selection. Bring your dreams, visions and talents to this Ecusta Trail retail hotspot

Property Overview

Kanuga Station is a new to the market, 3,234 sf, converted warehouse with 3 units. This building is on the Ecusta Trail and has endless possibilities. Currently, Unit 100 is a finished showroom with lots of glass storefront that faces the trail and Kanuga Rd. Breweries, restaurants, bike shops, coffee, organic grocery, and professional office are just a few of the options available. Depending on terms, the owners will participate in a buildout. Thousands of trail users pass by this location every day.

Offering Summary

Lease Rate:	\$19.50.00 per sf per year(NNN)
Building Size:	3,234 SF
Available SF:	3,234 SF
Lot Size:	0.45 Acres

	0.3 Miles	0.5 Miles	1 Mile
Demographics			
Total Households	131	652	2,756

For More Information

Tom Green, CCIM

O: 828 606 6140
 ptgreen@naibeverly-hanks.com | NC #243570

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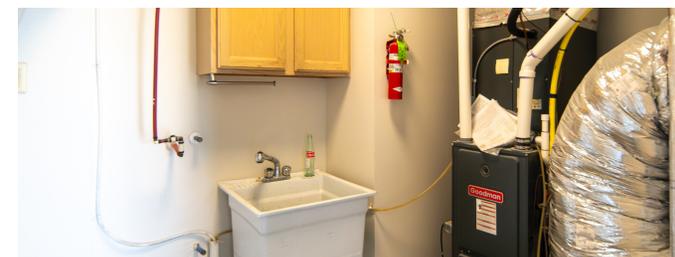
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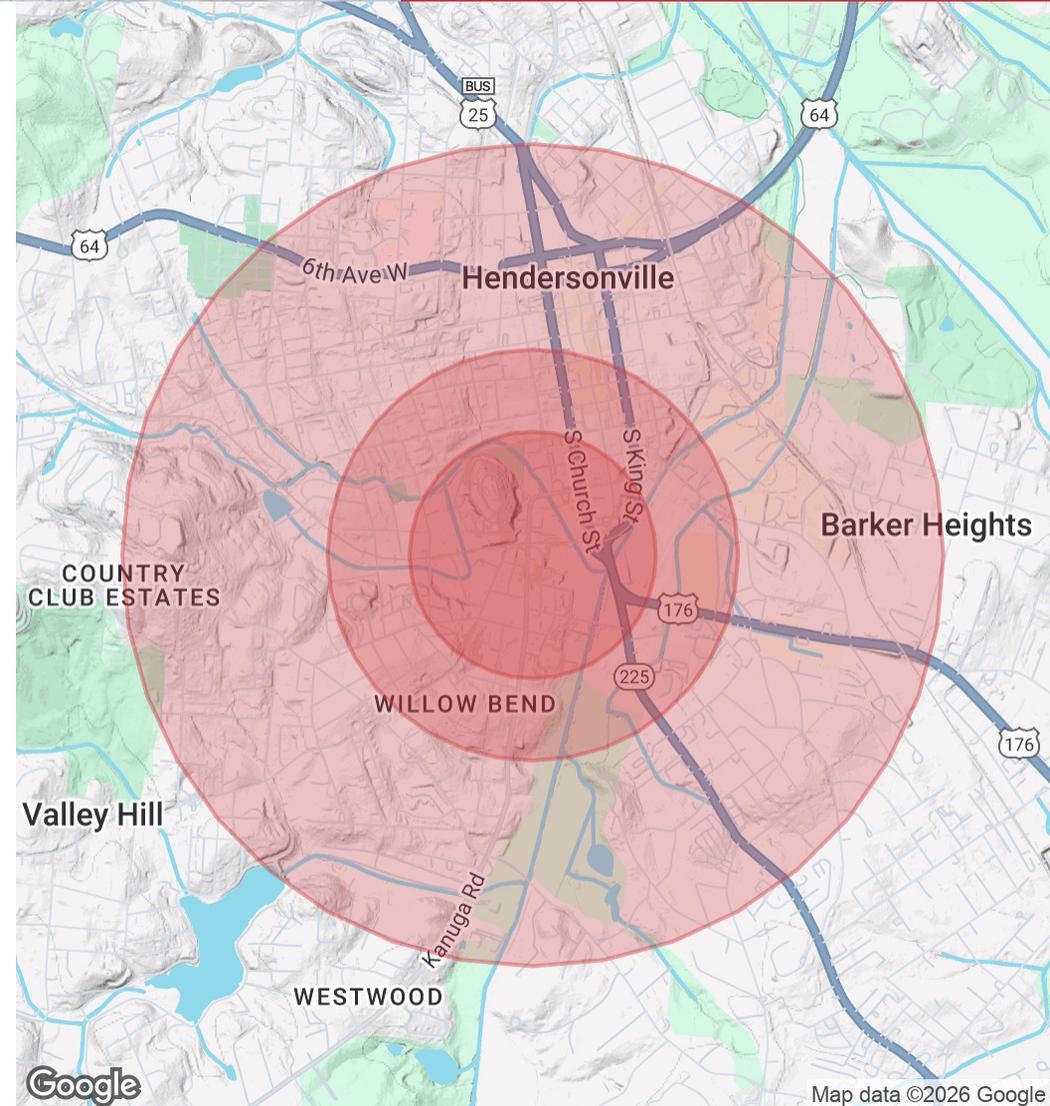
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	285	1,431	6,119
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	47	47	47

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	131	652	2,756
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$68,019	\$68,253	\$72,879
Average House Value	\$365,187	\$367,365	\$372,205

Demographics data derived from AlphaMap



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