

FOR SALE
50 Deerlake Road
Brevard, NC 28712

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$1,490,000

7,500±/SF LOCATED JUST OFF NORTH BROAD STREET (ASHEVILLE HIGHWAY)



PROPERTY VIDEO LINK



PROPERTY HIGHLIGHTS

7,500/sf ± with full HVAC

Built in 2019 with high ceilings and luxury tile flooring

5-year lease to City Electrical Supply Company

Located in the heart of Brevard

Fantastic location with CVS, Ingles & Aldi nearby

30± parking spaces available on site

28 minute drive to Asheville Regional Airport



AERIAL VIEW

SITE LOCATION



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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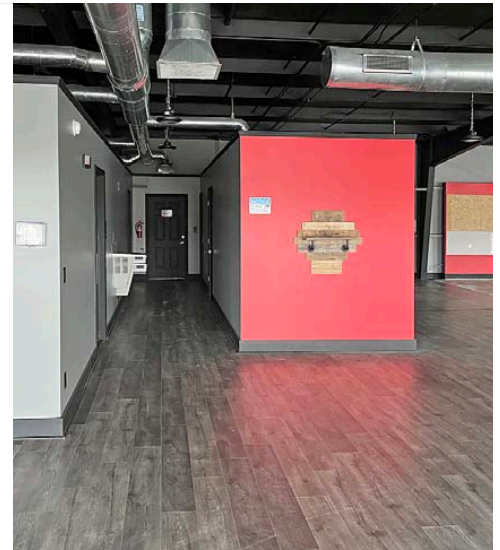
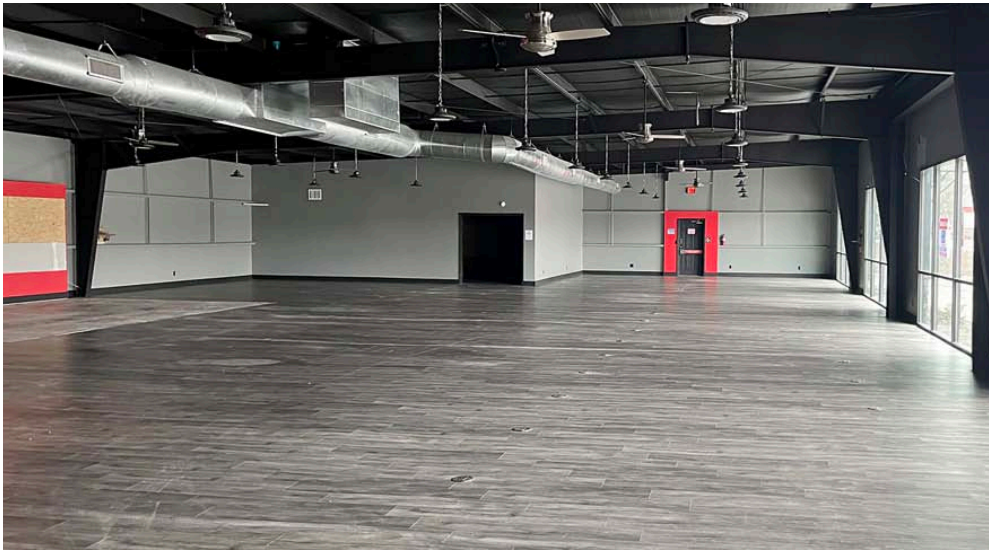


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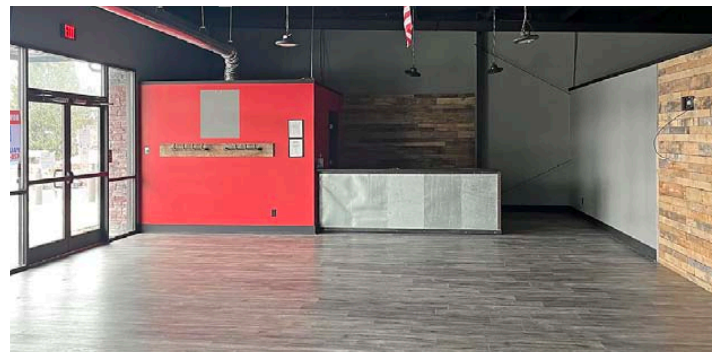
FINANCIALS & INTERIORS

Monthly Base Rent: \$6,250.00 per month
 Monthly Operating Expenses: \$1,002.10 per month
 Total Monthly Rent ("**Rent**"): \$7,252.10 per month

<u>Months of Term</u>	<u>Annual Rate Per Square Foot</u>	<u>Annual Base Rent</u>	<u>Monthly Base Rent</u>
1-12	\$10.00	\$75,000.00	\$6,250.00
13-24	\$10.30	\$77,250.00	\$6,437.50
25-36	\$10.61	\$79,567.50	\$6,630.63
37-48	\$10.93	\$81,954.53	\$6,829.54
49-60	\$11.26	\$84,413.16	\$7,034.43



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TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
N Broad St	Jackson Ct S	27,271	0.10 mi
Asheville Hwy	Jackson Ct S	28,000	0.10 mi
Osborne Rd	Oakdale Rd E	1,891	0.15 mi
Oakdale Rd	Azalea Ave N	350	0.19 mi
Chestnut St	N Broad St NW	4,073	0.19 mi
Old Hendersonville Hwy	Old 64 NE	5,860	0.34 mi
Asheville Hwy	Owen St SW	24,987	0.36 mi



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SURROUNDINGS

SITE LOCATION



MAP CREDIT: NOAA



Travel Time

Mode of Travel:

Route: via Asheville Highway

Time: Estimated 28 Minutes

Distance: 18.1 Miles

Fuel Cost: Estimated \$3.27



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