



90 S Caldwell Street

Brevard, North Carolina 28712

Property Highlights

- Anchored by Hendersonville Pediatrics.
- Class A office opportunity.
- Ample on-site parking.
- Flexible suite sizes.

Property Overview

Premier medical office space opportunity in downtown Brevard. Formerly known as PNC Bank, this property is undergoing conversion into a medical-centric multitenant office building. Anchored by Hendersonville Pediatrics, this property offers a unique opportunity for medically related office users to be a part of a new office hub in the center of downtown. Multiple suite sizes and configurations can be achieved at this location.

Offering Summary

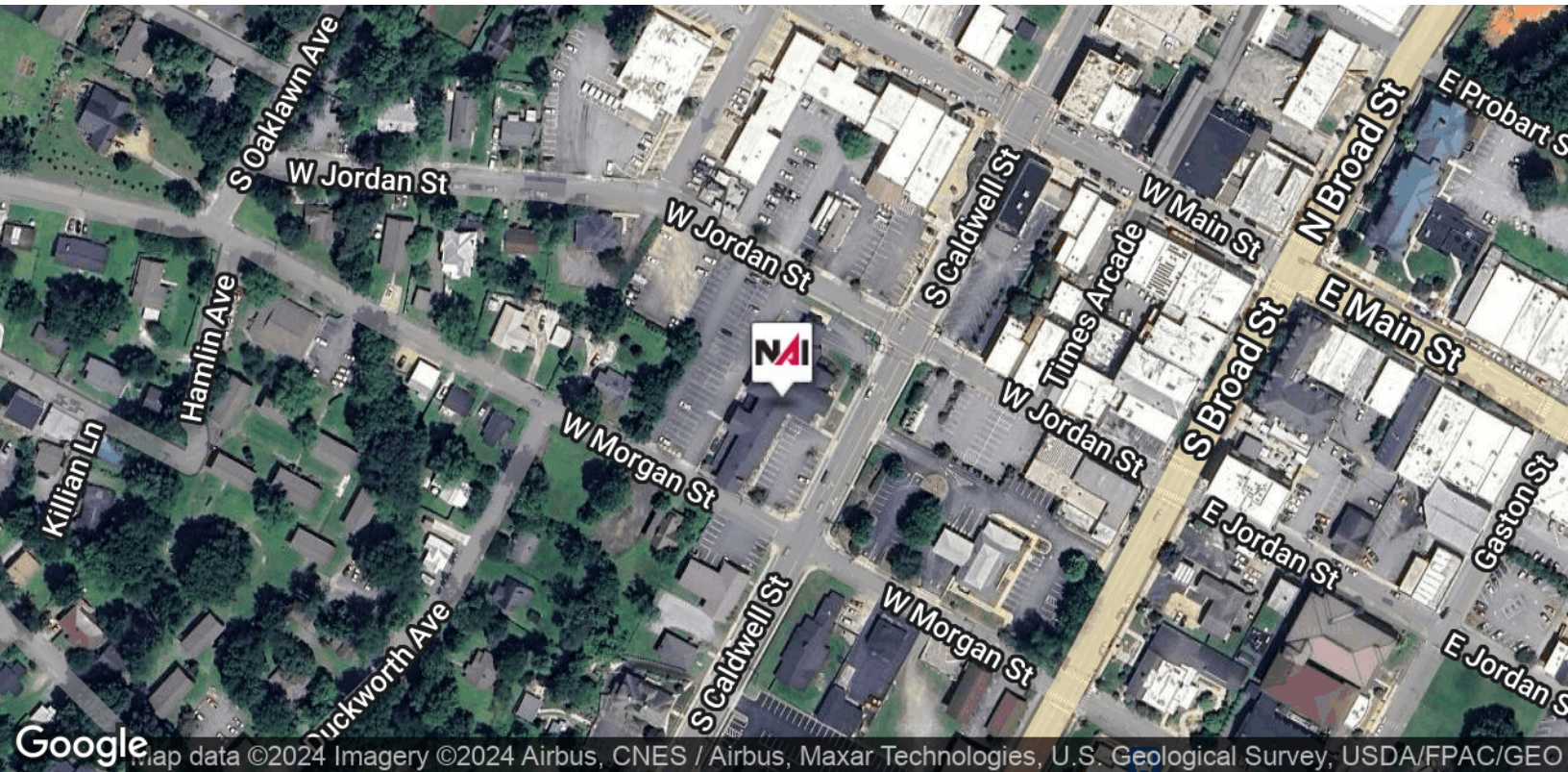
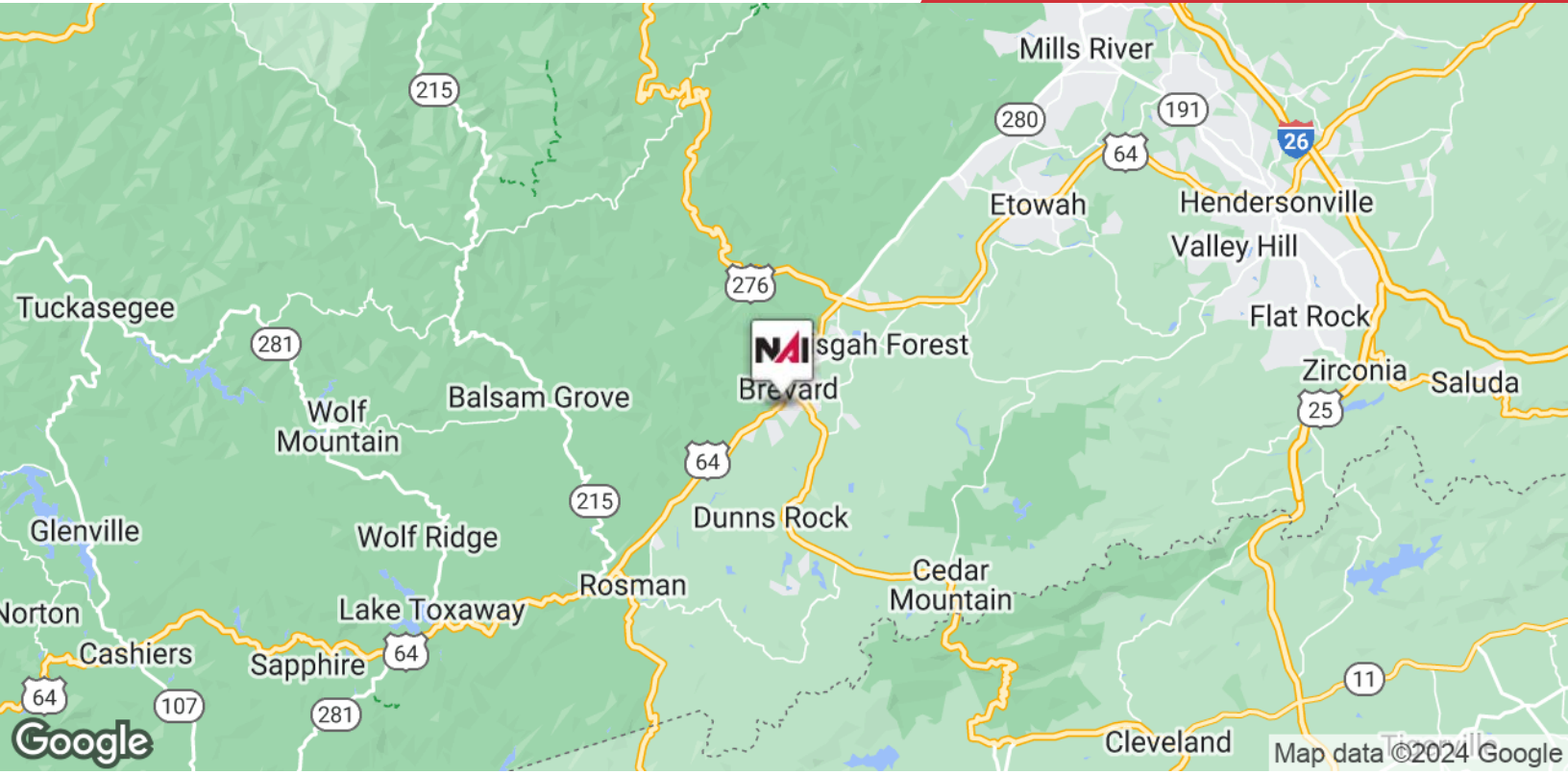
Lease Rate:	\$17/SF (MG)
Building Size:	26,110 SF
Available SF:	1,817 SF Min - 10,369 Max SF
Accepted Uses:	Medical Office and Related Practice Groups.
Year Built	1960
Tenancy	Multi-Tenant
Zoning	C1

For More Information

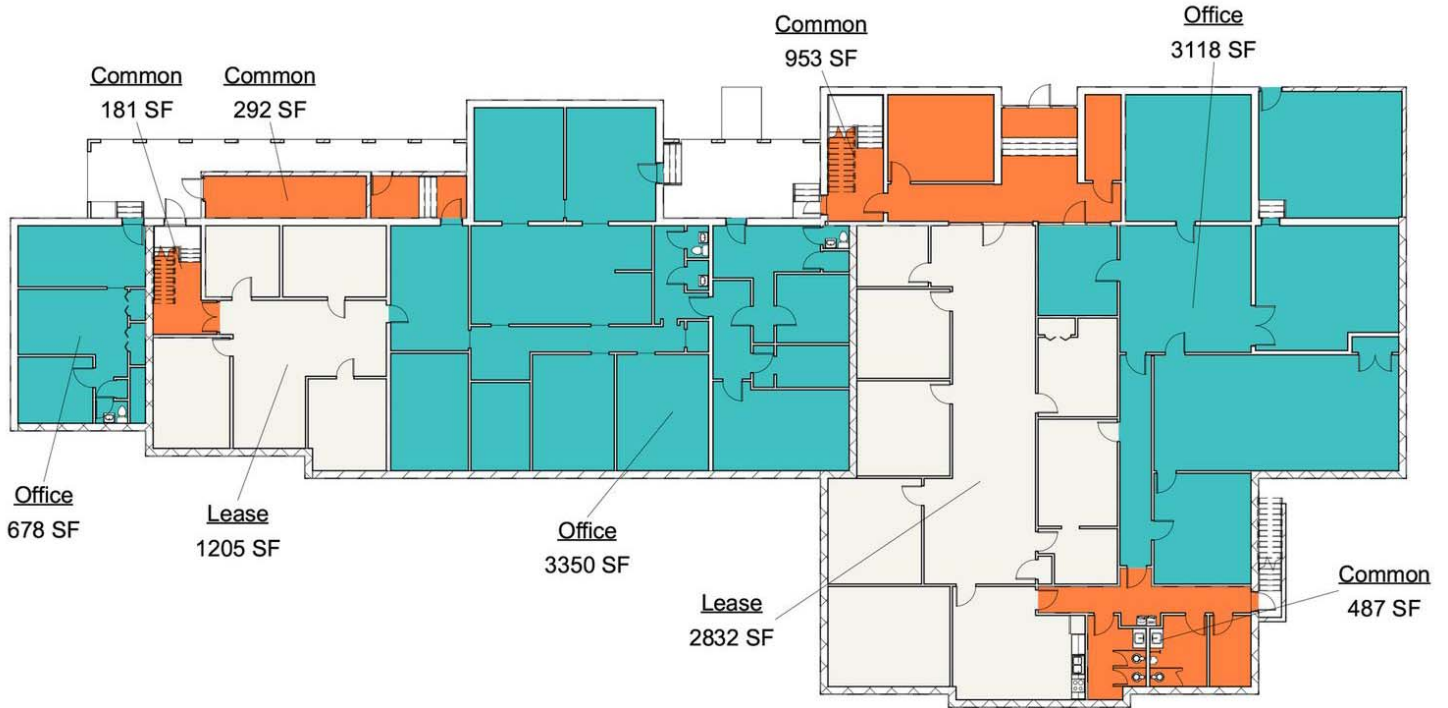
Chris Mansfield

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② 0.5 Existing Basement
1" = 20'-0"

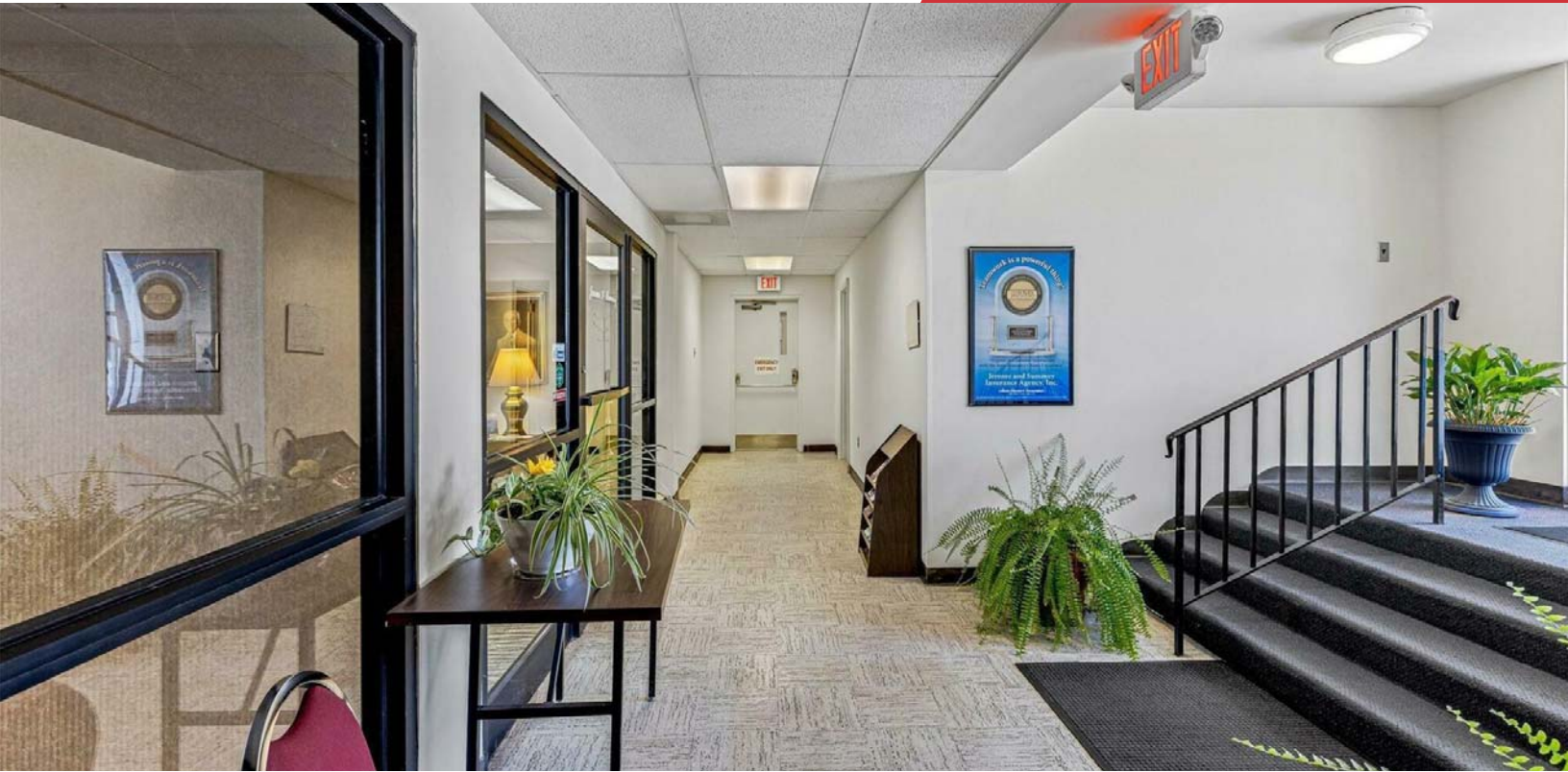


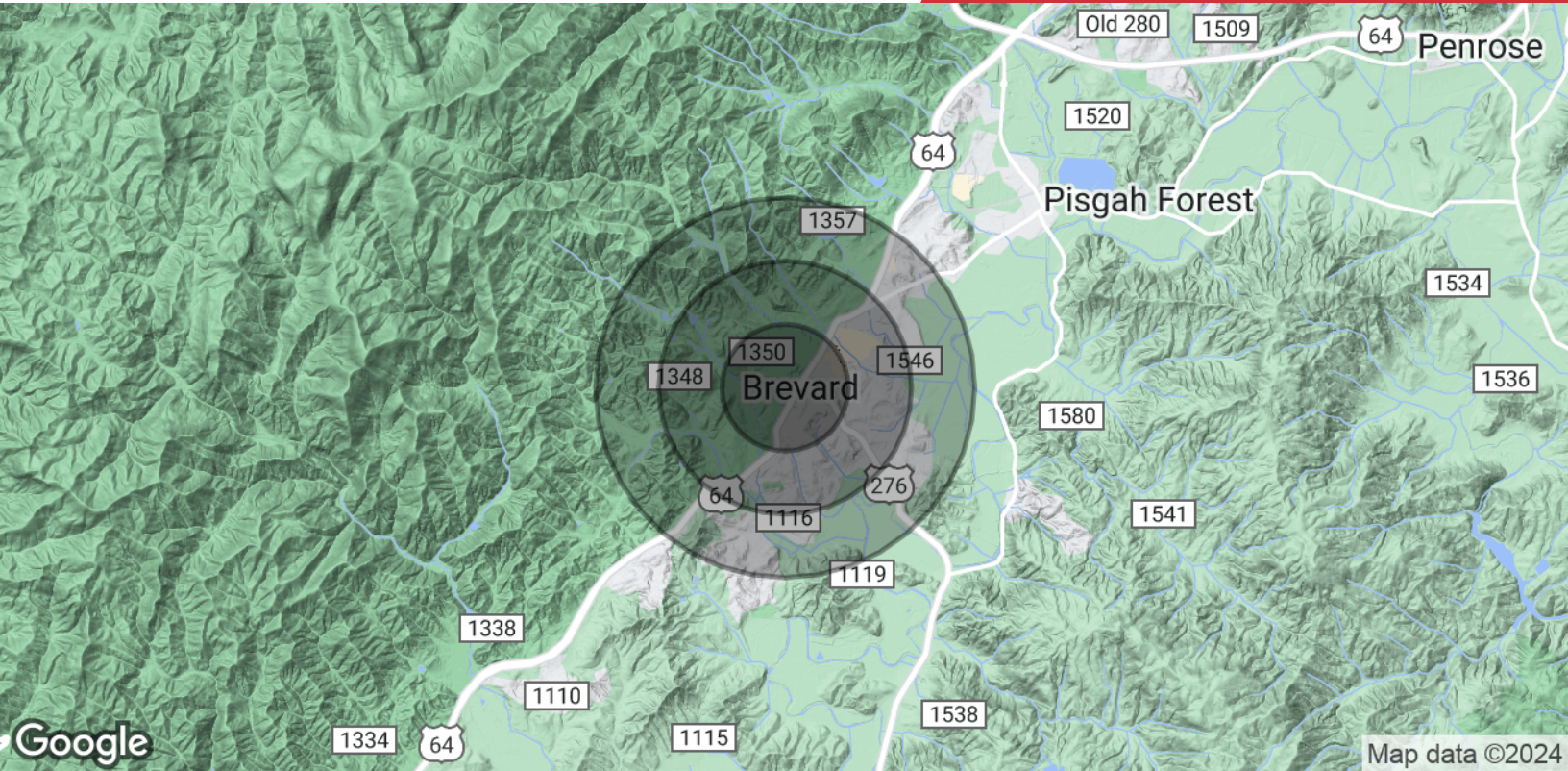
① 01 First Area Plan
1" = 20'-0"



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	0.5 Miles	1 Mile	1.5 Miles
Population			
Total Population	1,168	3,160	5,026
Average Age	44.3	46.5	48.0
Average Age (Male)	39.2	46.3	48.5
Average Age (Female)	47.1	47.6	48.2
Households & Income			
Total Households	666	1,801	2,749
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$42,219	\$46,578	\$51,233
Average House Value	\$182,933	\$214,822	\$231,126

2020 American Community Survey (ACS)

Transylvania County can justly claim to be “The Land of Waterfalls,” as some 250 waterfalls exist in the county.

Some are relatively small and gentle. Others take big, breathtaking plunges into mountain pools. No matter what outdoor experience you’re looking for, you can find it in Brevard.

The community of Brevard has a rich history of valuing public events, festivals, and arts, as well as boasting a variety of restaurants. It has a true small-town feel with community events taking over the downtown area during holidays and summertime evenings.

Remarkably, more than half of the land in Transylvania County is publicly owned and protected. This includes 88,000 acres of Pisgah National Forest, the 10,000-acre DuPont State Park, the 7,600-acre Gorges State Park, and the new 6,700-acre Headwaters State Forest. Together, these lands offer a myriad of opportunities for biking, camping, climbing, hiking, horseback riding, paddling, and sightseeing.

Community Highlights

- Publicly owned land for exploration
- Public events and festivals
- Walkable downtown
- River activities
- Local art galleries
- Higher education
- Live music
- Proximity to Asheville



BREVERLY HANKS



Chris Mansfield

Commercial Broker

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Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Belgian Sheepdog Pancho, and riding his Harley Davidson motorcycle through the mountains.

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