

HIGHLY VISIBLE HISTORIC RETAIL PROPERTY FOR SALE



104

CLAIRMONT DRIVE

HENDERSONVILLE, NC

\$ 838,000.00

2,599 SF

ANDREW RIDDLE
COMMERCIAL BROKER
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All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

PROPERTY SUMMARY

ANDREW RIDDLE
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Prime investment opportunity! Built in 1926, this highly visible retail space is located on a corner lot just off of Asheville Highway. Ideally situated in the bustling Hendersonville area, this property offers endless potential for retail investors seeking a desirable location.

With its rich history and versatile layout, this property presents a unique opportunity to create a captivating retail space in a vibrant commercial hub. Don't miss out on the chance to bring your retail vision to life at this exceptional property.

HIGHLIGHTS

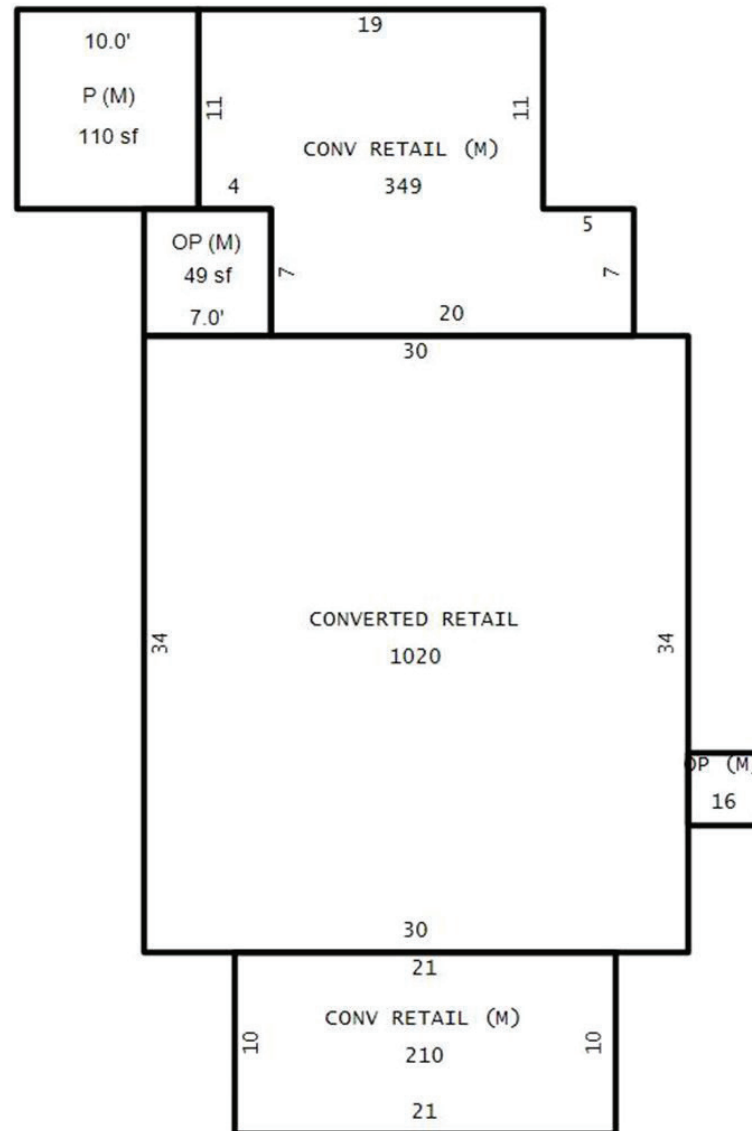
- ◇ ZONED C-3
- ◇ HISTORIC BUILDING BUILT IN 1926
- ◇ CORNER LOT
- ◇ DESIGNATED PARKING
- ◇ PRIME HENDERSONVILLE LOCATION
- ◇ 29,500 AVERAGE CARS PER DAY "TRAFFIC COUNT"



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FLOORPLAN

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GALLERY

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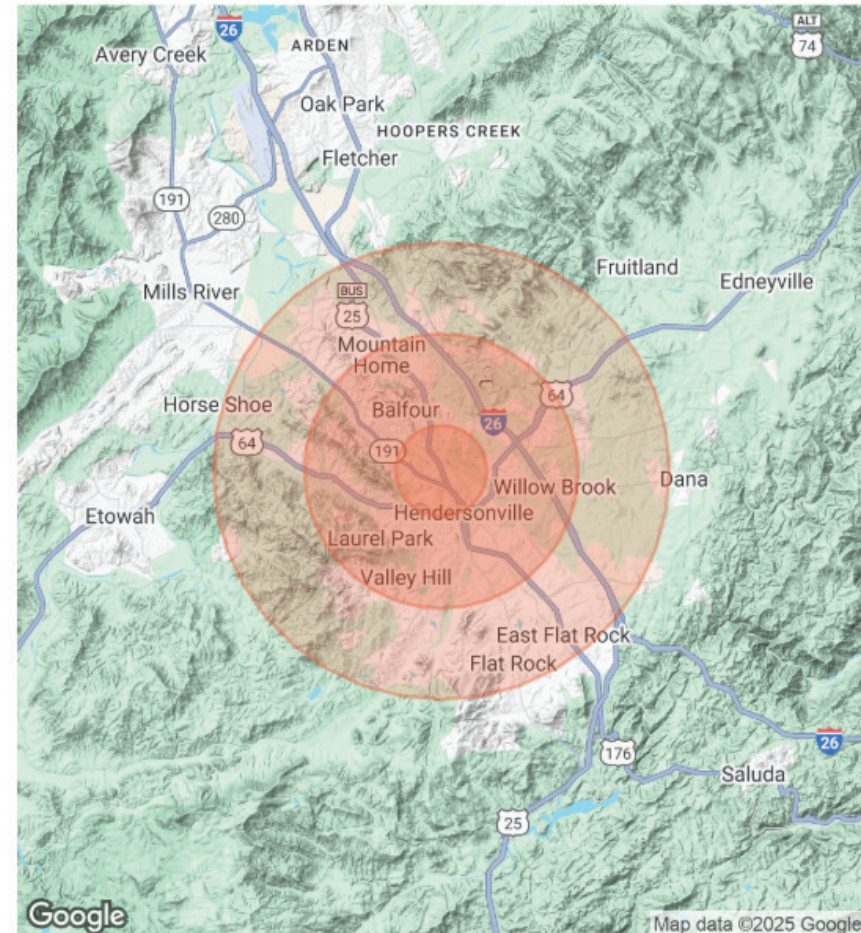
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,564	32,708	63,193
Average Age	48	49	48
Average Age (Male)	46	47	47
Average Age (Female)	50	50	50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,562	14,679	27,556
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$95,277	\$83,955	\$87,693
Average House Value	\$369,975	\$360,899	\$392,834

Demographics data derived from AlphaMap



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andrew riddle

Commercial Real Estate Broker
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Andrew Riddle has served as a broker for Whitney Commercial since 2017, focusing his efforts in his hometown of Henderson County.

Obtaining a degree in Construction Management from East Carolina University, Andrew worked for Hensel Phelps Construction as a field superintendent at the Carolina Hurricane Hockey Arena in Raleigh North Carolina. He has also worked abroad in Moscow and Croatia and performed renovations on historic commercial buildings in Denver, Colorado for three years before returning to his native home of Hendersonville, North Carolina.

Andrew joined Whitney Commercial to learn from the best and work with the best in the commercial brokerage business. In addition to commercial brokerage, Andrew is a licensed General Contractor, and managing director of Riddle Development, Allen Street Partners, and Fortis Properties. He serves as Chairman of the Henderson County Zoning Board of Adjustments and Advisory Board Member to the Water and Sewer Advisory Council. His local market knowledge of construction, renovating, and leasing commercial properties is a lifestyle. These skill sets help bring value to the client when deciding where and how to invest. Most importantly, Andrew is a Real Estate problem-solver and always ready for a challenge.

A native of Western North Carolina, Andrew takes pride in the beautiful surroundings of lush forests and clean water while balancing development, growth, and expansion.

His leisure activities include enjoying time with his wife and his four daughters, home school, politics, hiking, and the pursuit of community enhancement.