

FOR SALE

**375 Rockwood Road
Arden, NC 28704**

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$1,999,000

20,000±/SF ON 2.33±ACRES NEAR ASHEVILLE REGIONAL AIRPORT



PROPERTY HIGHLIGHTS

10,000±/sf currently a fitness business (lease expires 6/1/33)

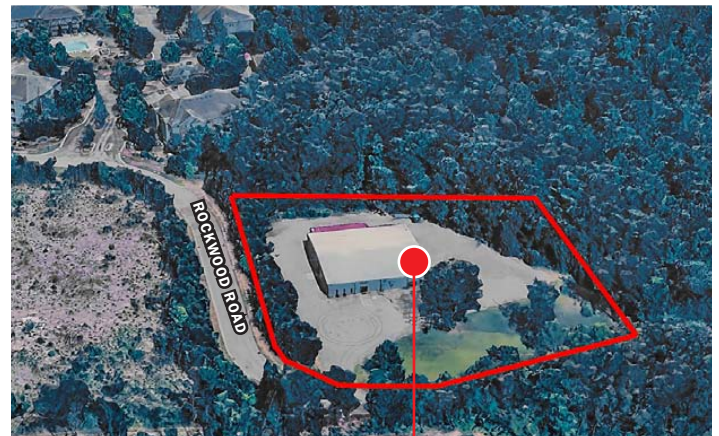
2,000±/sf office space with 8,000±/sf warehouse space

Site includes ample parking and large doors for deliveries

Asheville Regional Airport is just minutes away

CAP Rate: 6.2% | Annual Increases of 3%

Large retail center, interstate access & restaurants nearby



MAP CREDIT: GOOGLE EARTH

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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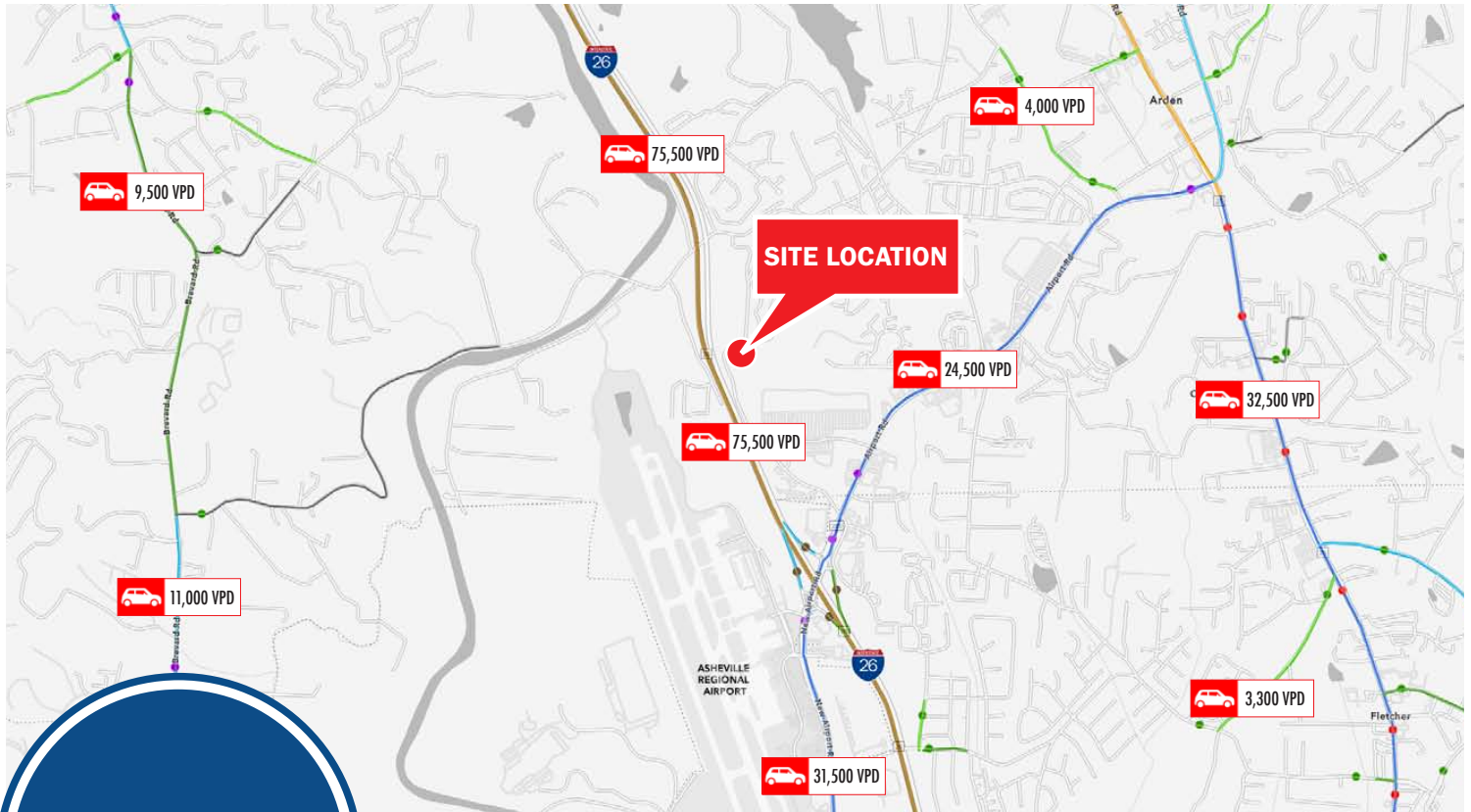
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
I-26	Airport Rd SE	68,657	0.32 mi
New Rockwood Rd	Foxberry Dr SE	1,120	0.53 mi
Airport Rd	McKenna Rd NE	31,938	0.55 mi
NC 280	McKenna Rd NE	30,500	0.57 mi
Airport Rd	McKenna Rd NE	30,800	0.58 mi
Pinner Rd	Glenn Bridge Rd NE	805	0.61 mi
NC 280	Airport Rd SW	32,096	0.70 mi
New Airport Rd	Underwood Rd NE	32,409	0.70 mi
Andrew Jackson Hwy	Winding Oak Dr SE	76,735	0.78 mi



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SURROUNDINGS



MAP CREDIT: NOAA

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DEMOGRAPHICS

	1 mile	3 miles
Population	4,411	31,428
Households	1,844	13,507
Median Age	37.60	40.90
Median Household Income	\$49,738	\$70,631
Daytime Employees	4,349	24,355
Population Growth '24 - '29	+7.87%	+3.90%
Household Growth '24 - '29	+7.54%	+3.51%

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