

**FOR SALE**  
**3008 Hendersonville Road**  
**Fletcher, NC 28732**

contact: 828.545.9002 • [pellis@pulliamproperties.com](mailto:pellis@pulliamproperties.com)



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

# \$895,000 or Ground Lease for \$4,500/mo

**1.66± ACRE LOT ACROSS FROM ST. JOHN'S MARKETPLACE**



## PROPERTY HIGHLIGHTS

- 1.66±/acre lot across from St. John's Marketplace
- Great location for food, medical offices, business, etc.
- Heavy daytime traffic in popular Fletcher location
- Ground Lease Available for \$4,500/mo
- Close proximity to Ingles, Starbuck's & First Citizens Bank



SITE LOCATION



**Paul Ellis**  
Commercial Broker  
Main Office:  
828.684.4344  
Mobile:  
828.545.9002  
Email:  
[pellis@pulliamproperties.com](mailto:pellis@pulliamproperties.com)

EXPERIENCE MAKES THE DIFFERENCE

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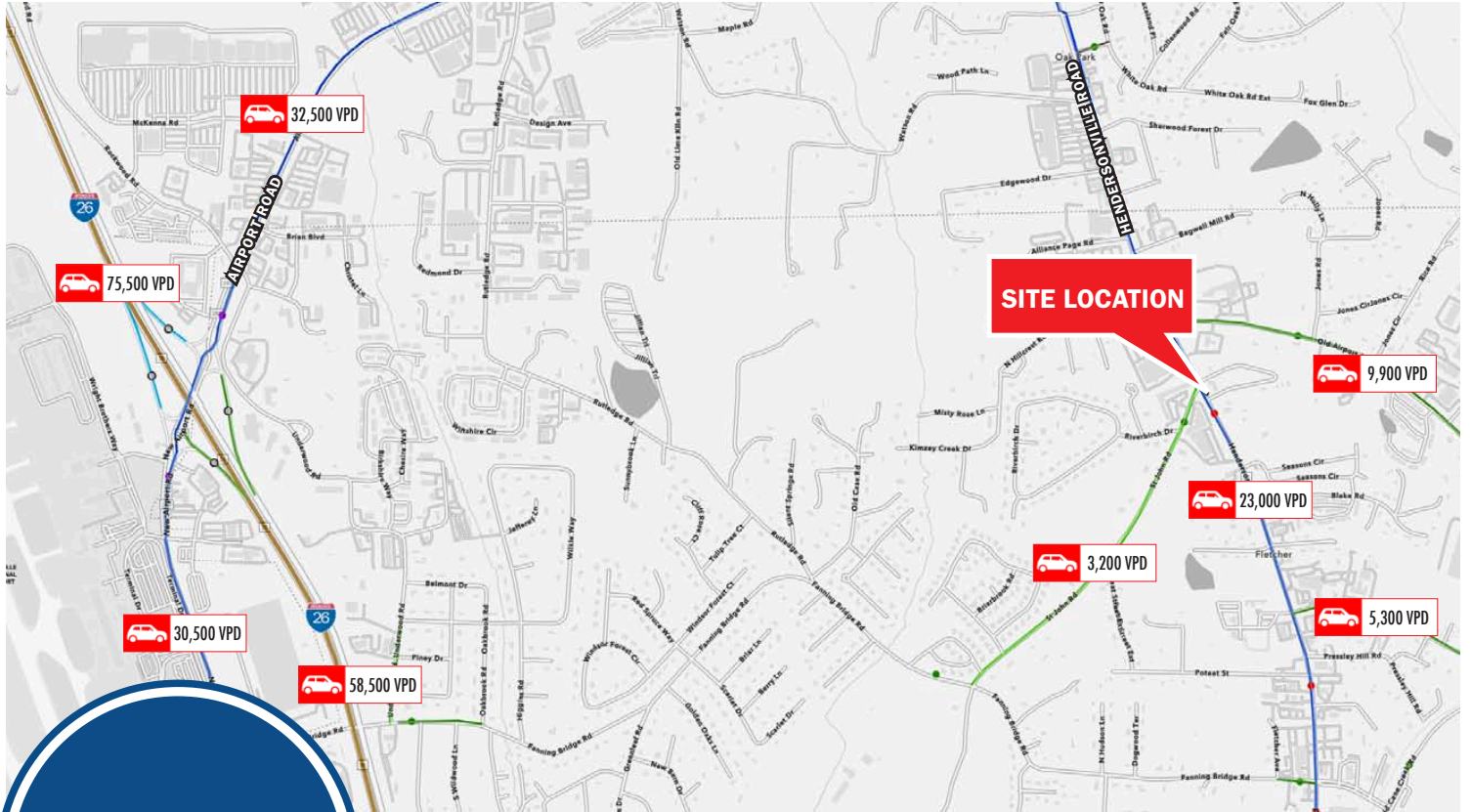
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MAP CREDIT: NC DOT



**TRAFFIC INFORMATION**

Collection Street	Cross Street	Traffic Volume	Distance
Baldwin Cir	Hendersonville Rd SW	70	0.04 mi
St. John Rd	Riverbirch Dr SW	3,494	0.09 mi
Old Airport Rd	Hendersonville Rd W	10,854	0.11 mi
Hendersonville Rd	Blake Rd SE	20,3203	0.14 mi
Rice Rd	Jones Cir SW	1,152	0.40 mi
Cane Creek Rd	Library Rd W	5,538	0.43 mi
Hendersonville Rd	Sherwood Forest Dr N	25,907	0.45 mi



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**SURROUNDINGS**



MAP CREDIT: NOAA

SITE LOCATION

**DEMOGRAPHICS**

	1 mile	3 miles
Population	4,898	26,683
Households	2,023	10,839
Median Age	43.20	43.10
Median Household Income	\$70,885	\$68,496
Daytime Employees	2,620	17,095
Population Growth '21 – '26	+2.47%	+2.96%
Household Growth '21 – '26	+2.27%	+2.74%



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