

FOR LEASE

64 Long Shoals Road, Suite 20
Arden, NC 28704

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$24.00/sf NNN

1,024±/SF RETAIL LOCATION ON POPULAR & CONVENIENT LONG SHOALS ROAD



PROPERTY HIGHLIGHTS

1,024±/sf - perfect for small business, retail or hair salon

Formerly Asheville Herbal, in-line with other retail

Excellent visibility with plenty of parking

Convenient location between I-26 & Hendersonville Rd

Access to I-26 less than a mile / Ingles & restaurants nearby

Adjacent to T.C. Roberson High School



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
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Email:
pellis@pulliamproperties.com



PHOTO CREDIT: NOAA

AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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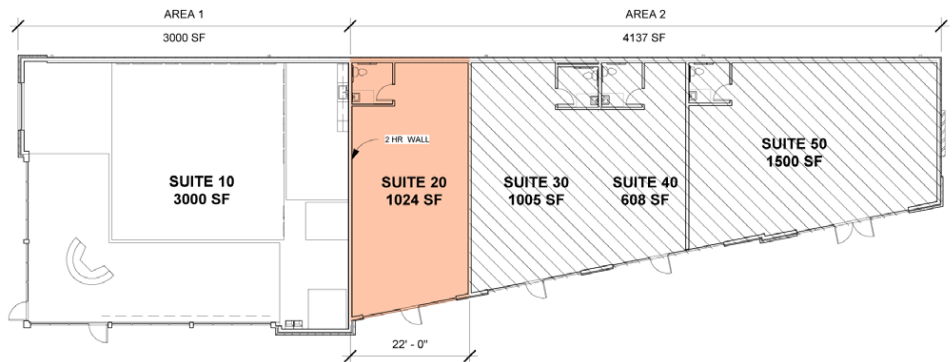
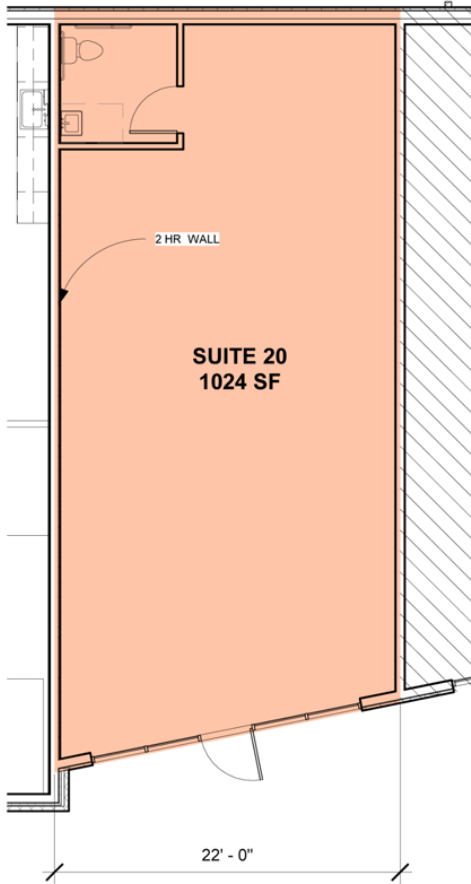
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SITE PLAN



1 Suite 20 - Lease Plan

1/16" = 1'-0"



PHOTO CREDIT: GOOGLE MAPS



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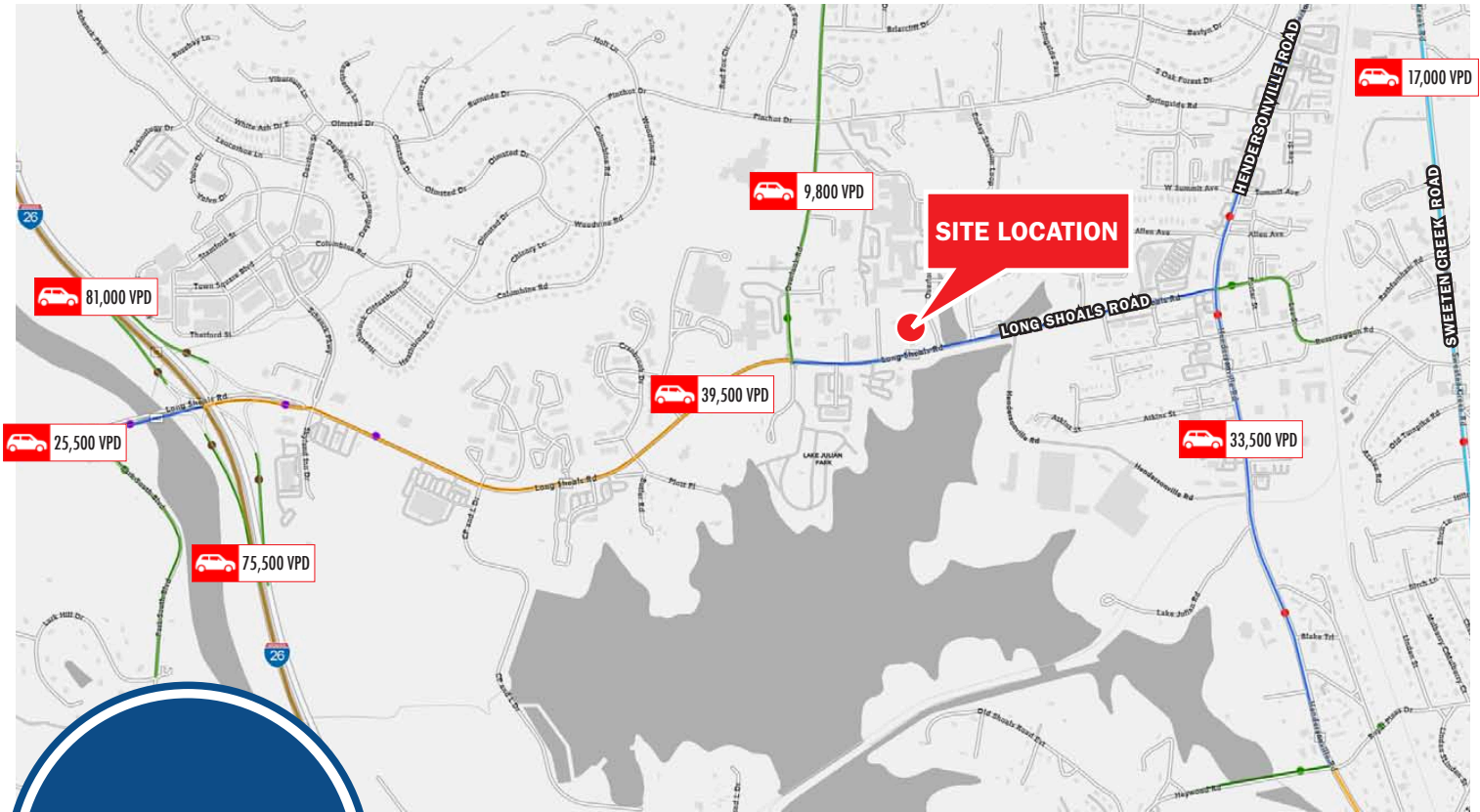
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
SR 3503	Overlook Ct	8,472	0.22 mi
Overlook Rd	Living Savior Way S	7,174	0.24 mi
Long Shoals Rd	Shady Ln W	16,242	0.46 mi
Hendersonville Rd	Pond St S	28,697	0.53 mi
Hendersonville Rd	Allen Ave N	24,507	0.53 mi
Hendersonville Rd	Rosscraggon Rd S	23,987	0.54 mi
Hendersonville Rd	Allen Ave S	33,150	0.58 mi
Miller Rd	Lee St E	5,453	0.62 mi
US 25	Blake Ct	27,853	0.80 mi



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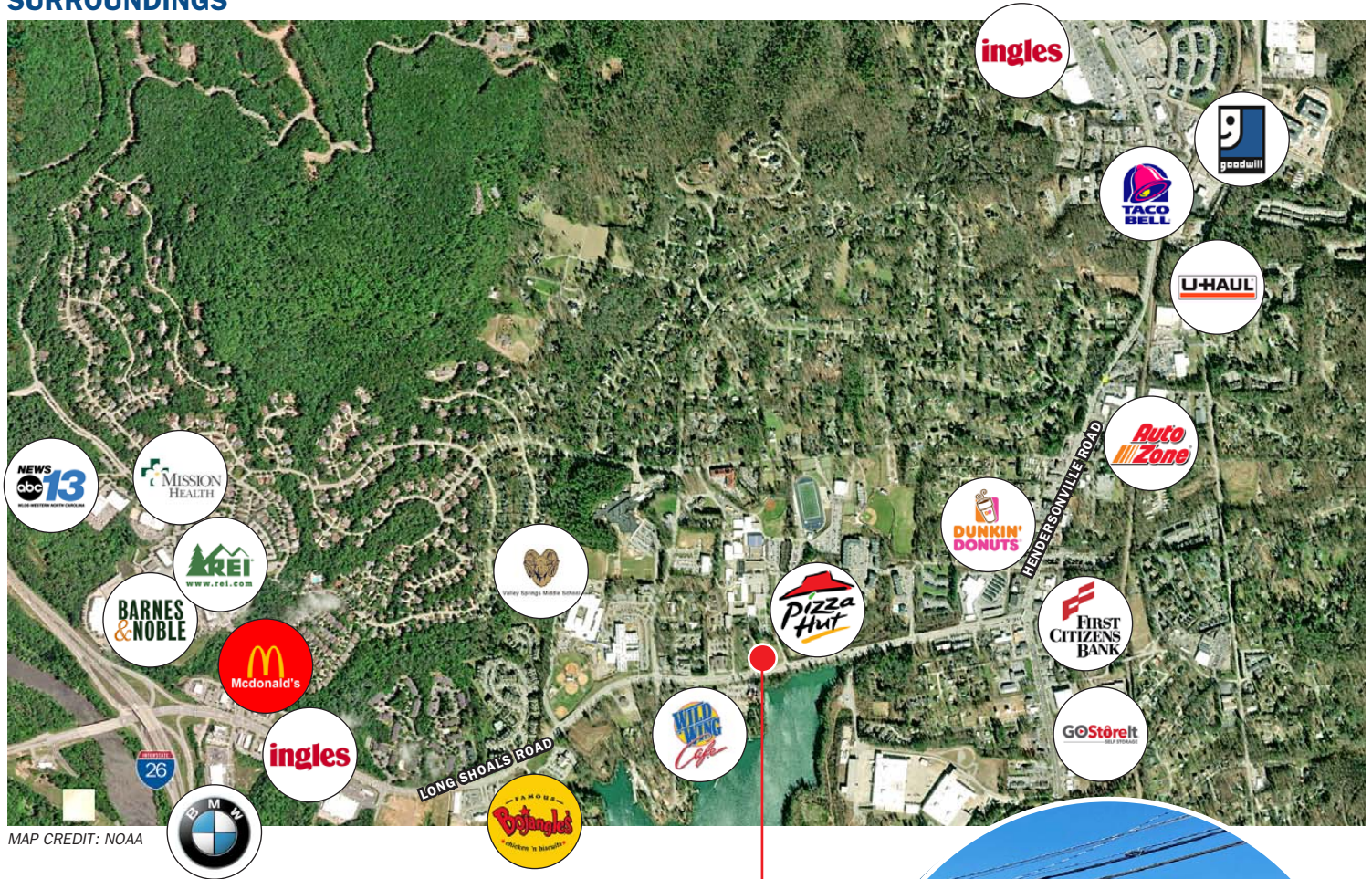
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SURROUNDINGS



MAP CREDIT: NOAA

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