



Commercial Real Estate Services, Worldwide.

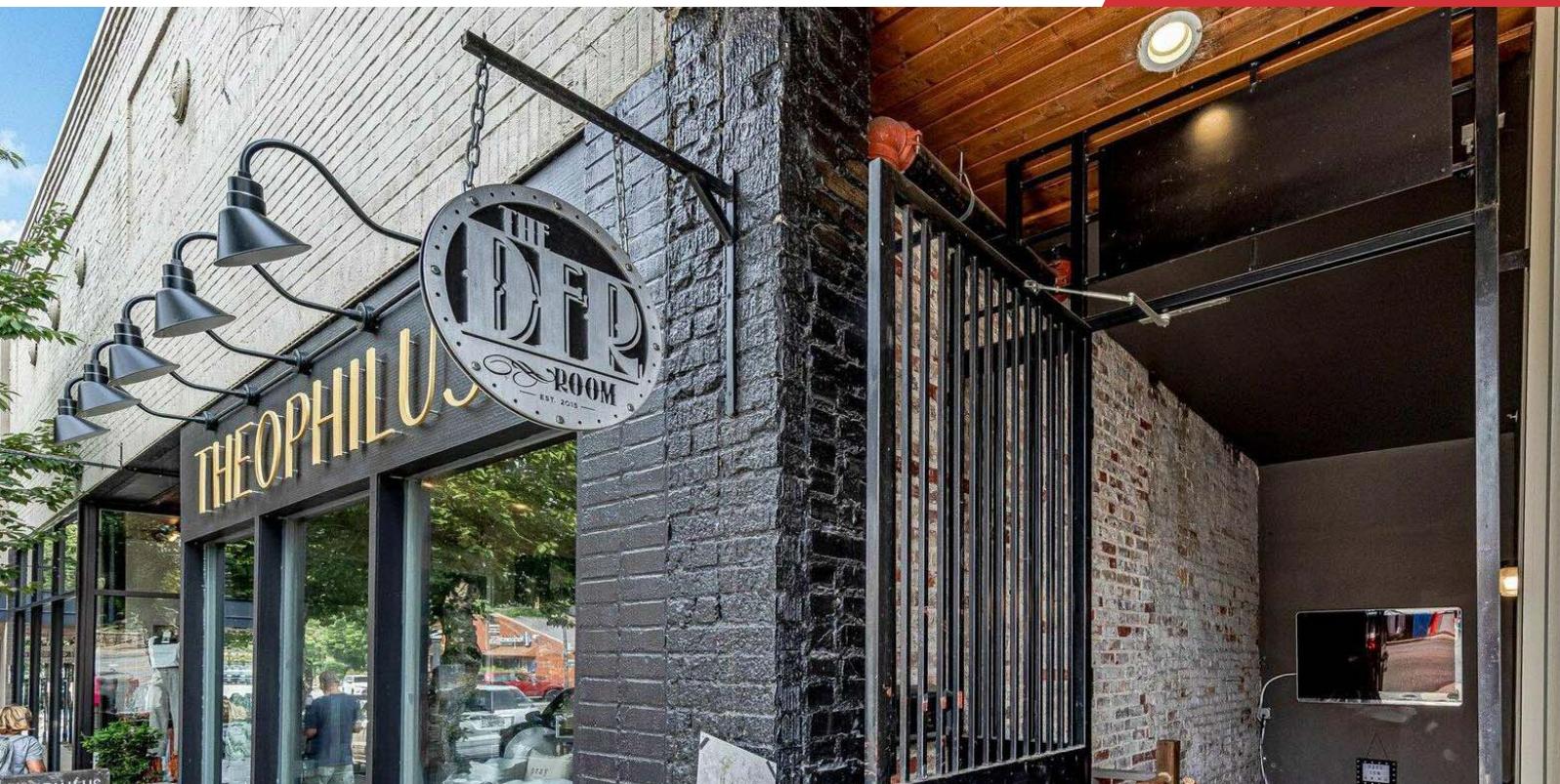
# For Sale

Commercial Portfolio  
36 & 44 E Main Street,  
Brevard, NC 28712



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## 36 & 44 E Main Street

Brevard, North Carolina 28712

### Property Highlights

- 2 Stabilized incoming producing buildings.
- 5 long term tenants in place.
- Mix of retail, foodservice, and event space tenancy.
- Located in highly desirable center of downtown Brevard.
- Excellent main street foot traffic and downtown visibility.
- Fully sprinklered and modernized buildings.
- 2 parking spaces included.
- Demonstrably performing assets.
- Outdoor seating area.

### Offering Summary

Sale Price:	\$2,925,000
Building Size:	Combined 22,683 SF
Occupancy:	100%
Lot Size:	Combined 0.246 Acres

### For More Information

**Chris Mansfield**

O: 845 699 3340

[cmansfield@naibeverly-hanks.com](mailto:cmansfield@naibeverly-hanks.com) | NC #340236

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## Property Description

An exceptional, stabilized investment portfolio opportunity centrally located in the heart of downtown Brevard. This fully occupied building portfolio sale is a rare chance to confidently invest in the core of Brevard's vibrant city center, and take part in its incredible long-term community growth.

The offering consists of two buildings, with 5 long standing stabilized tenants in place, all with main street signage and frontage. Both buildings were renovated and modernized in 2014 for optimal space allocation, aesthetics, improved energy efficiency, and life safety. The diverse group of tenant uses that occupy these properties benefit from high visibility, easy access, and tremendous foot traffic at this location.

The offering boasts an incredible mix of foodservice, retail, and event space tenancies. This investment has been remarkably well managed and cared for over the years, which can be seen in every aspect of both buildings.

Don't miss this rare downtown opportunity.



## Offering Summary

<b>Zoning:</b>	Downtown Mix Use Zoning
<b>Properties Included:</b>	36 E Main Street 44 E Main Street
<b>Building Size:</b>	Combined 22,683 SF
<b>Lot Size:</b>	Combined 0.246 Acres
<b>Year Built:</b>	1920 & 1923
<b>Renovated:</b>	2014
<b>Parking:</b>	2 Spaces (leased to tenants)
<b>Occupancy:</b>	100%
<b>Commercial Tenants:</b>	5
<b>Sprinklered:</b>	Yes
<b>Use Types:</b>	Foodservice / Retail / Event

## Tenant Snapshot

### Lower Level

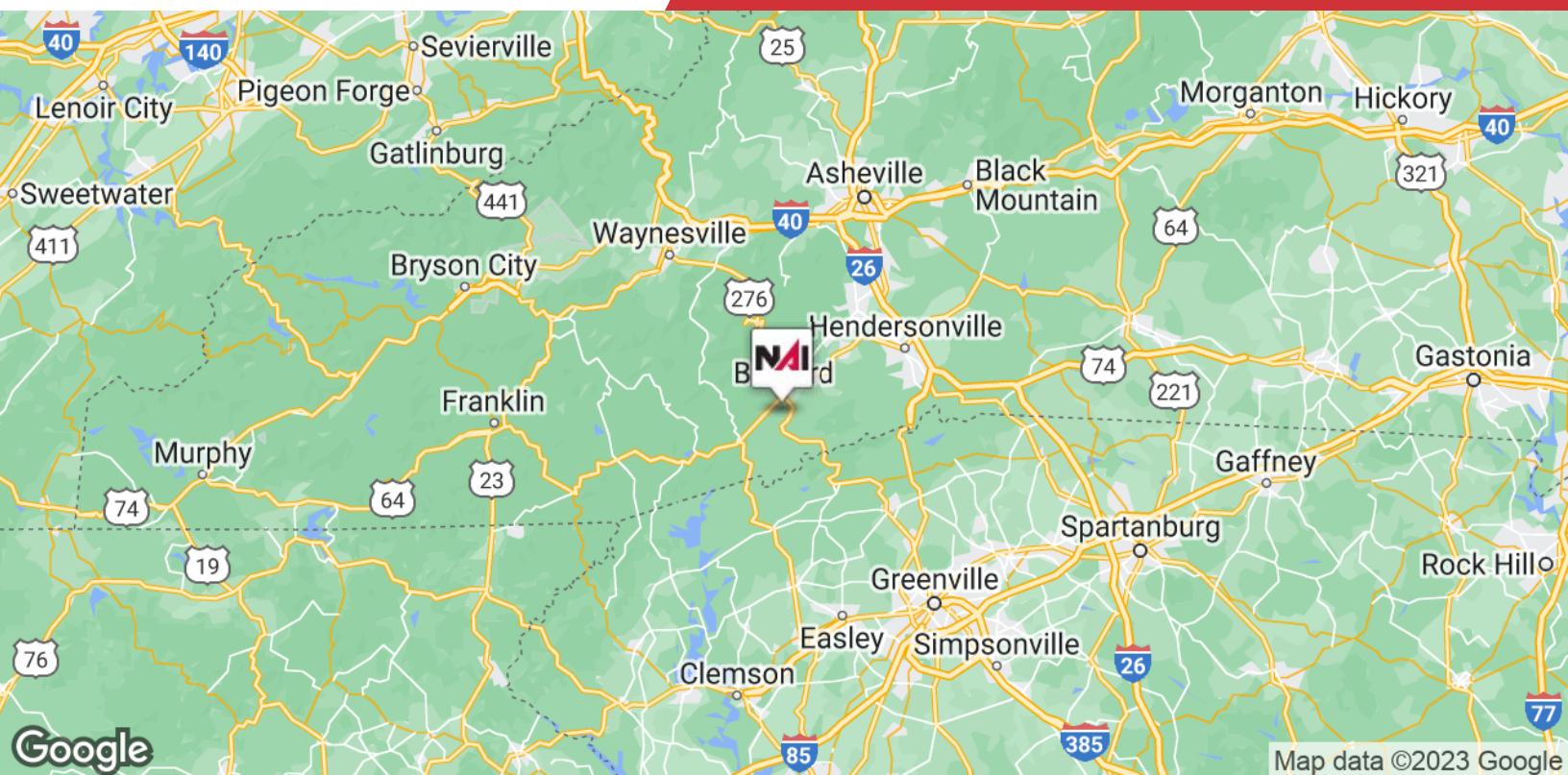
Papa Lew	Restaurant / Foodservice
DFR Room	Event Space / Venue

### Main Floor

Cup and Saucer	Cafe / Foodservice
Brevard Pizza Works	Foodservice
Theophilus	Retail

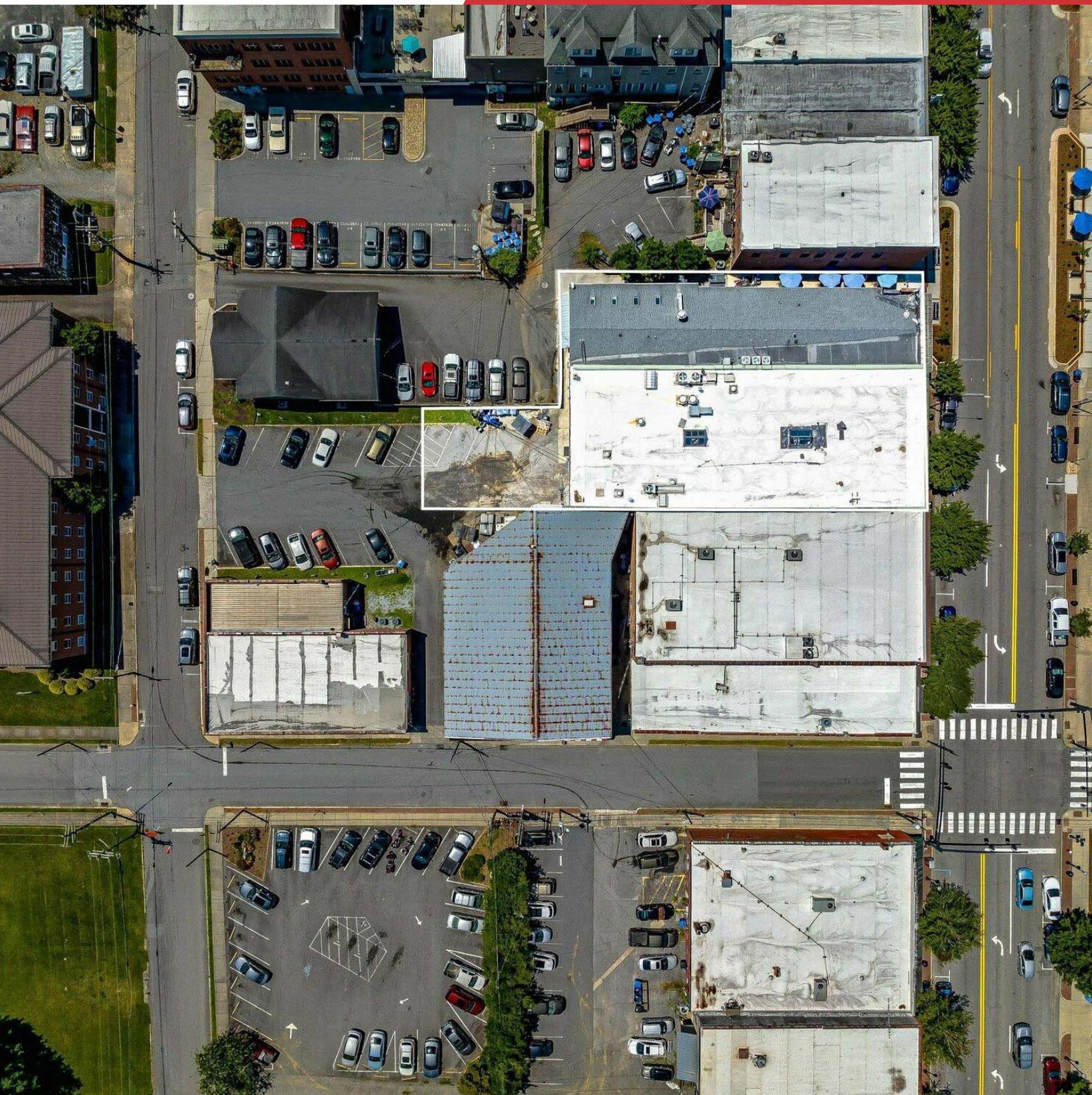
### Mezzanine

Theophilus	Retail
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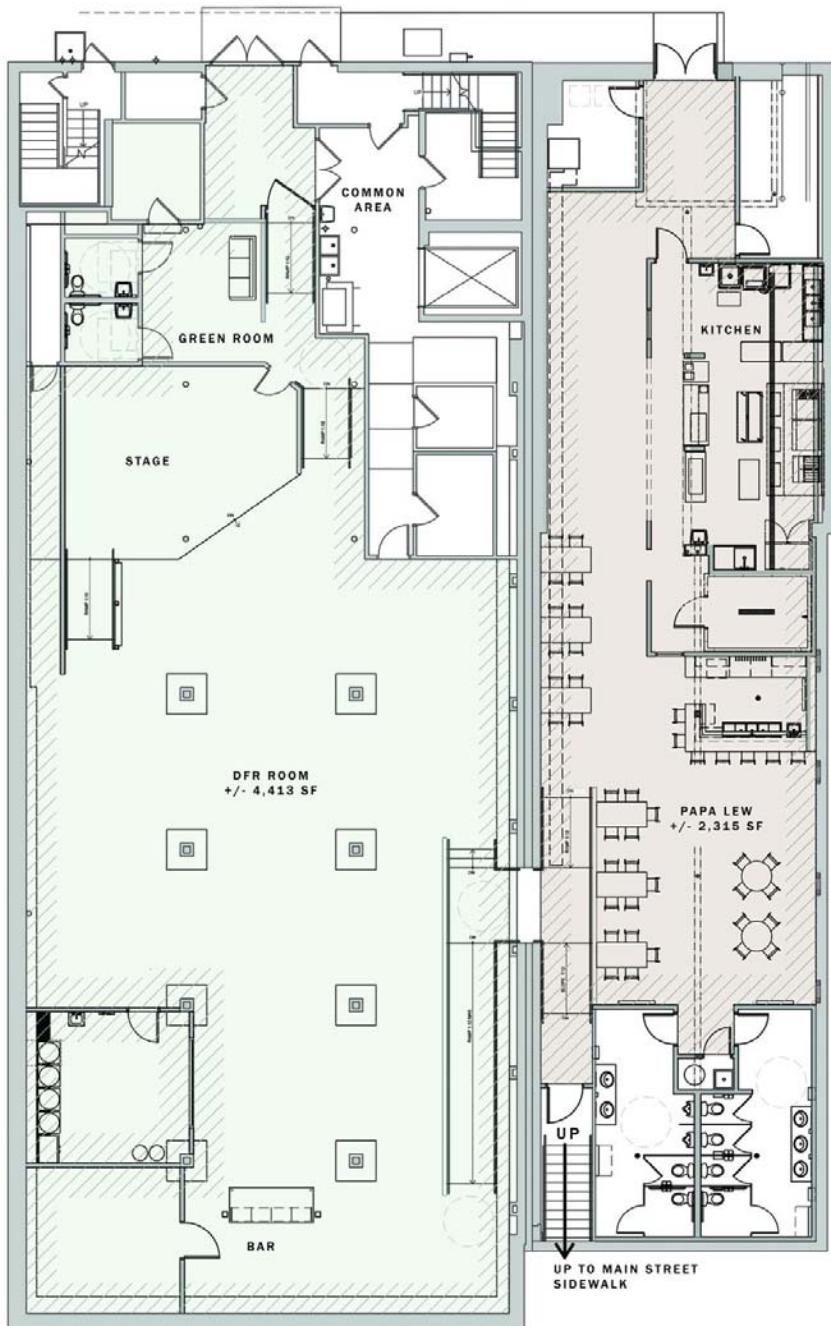
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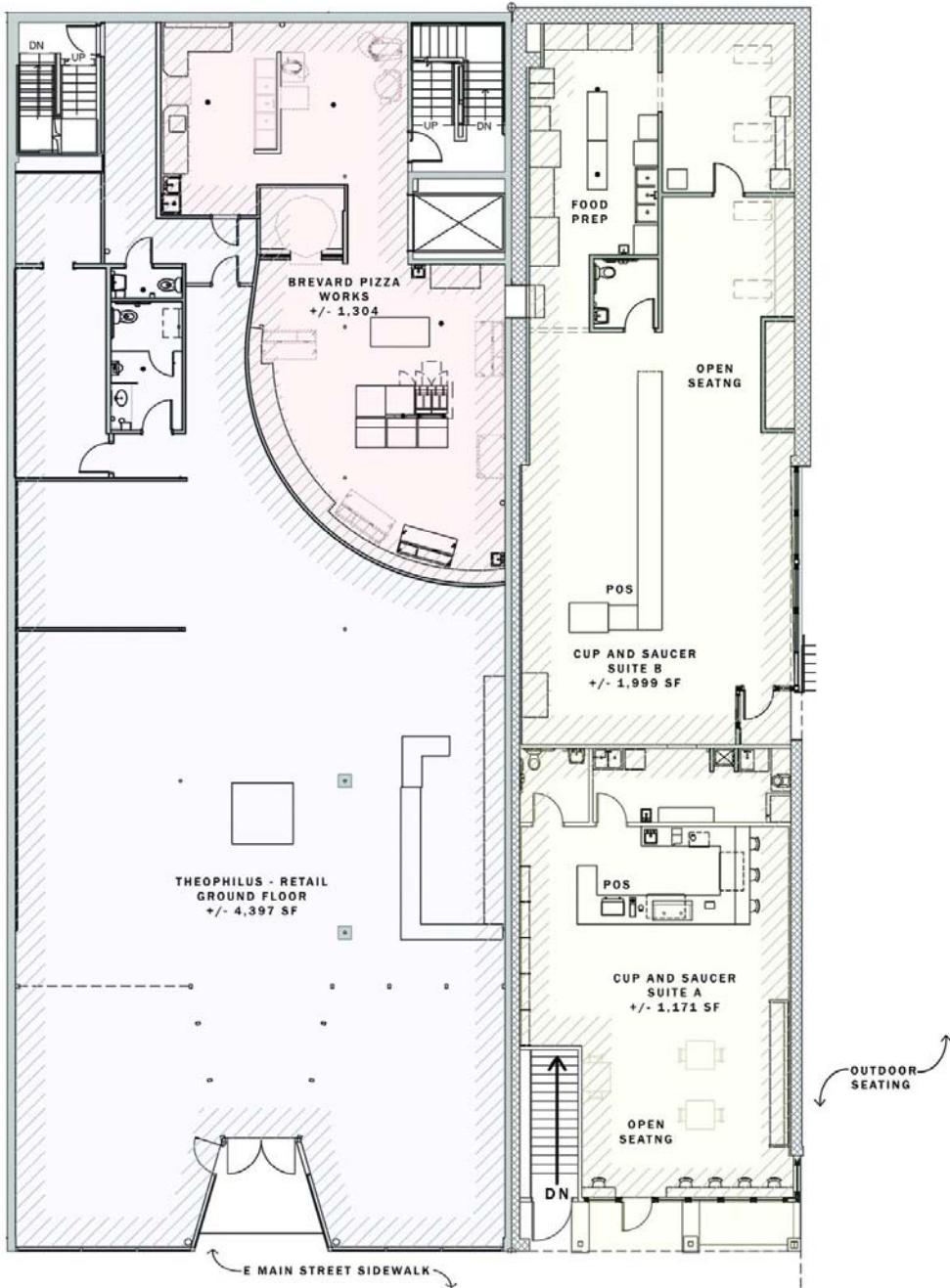


**LOWER LEVEL PLAN**  
SCALE: NTS

NOTE: FLOOR PLAN PROVIDED FOR GRAPHIC REPRESENTATION ONLY. BUYER TO VERIFY ALL AS BUILT CONDITIONS, LEASE LINES, AND ALL OTHER FEATURES SHOWN, AS NEEDED. SELLER AND SELLERS BROKER MAKE NO REPRESENTATIONS REGARDING ACCURACY OF THIS FLOOR PLAN.

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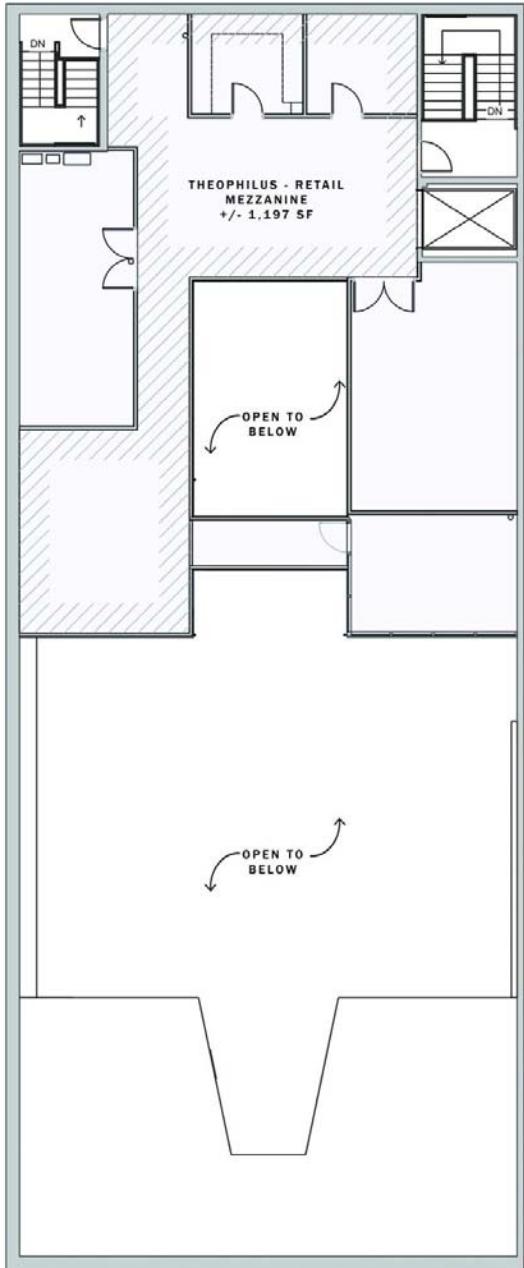


**STREET LEVEL PLAN**  
SCALE: NTS

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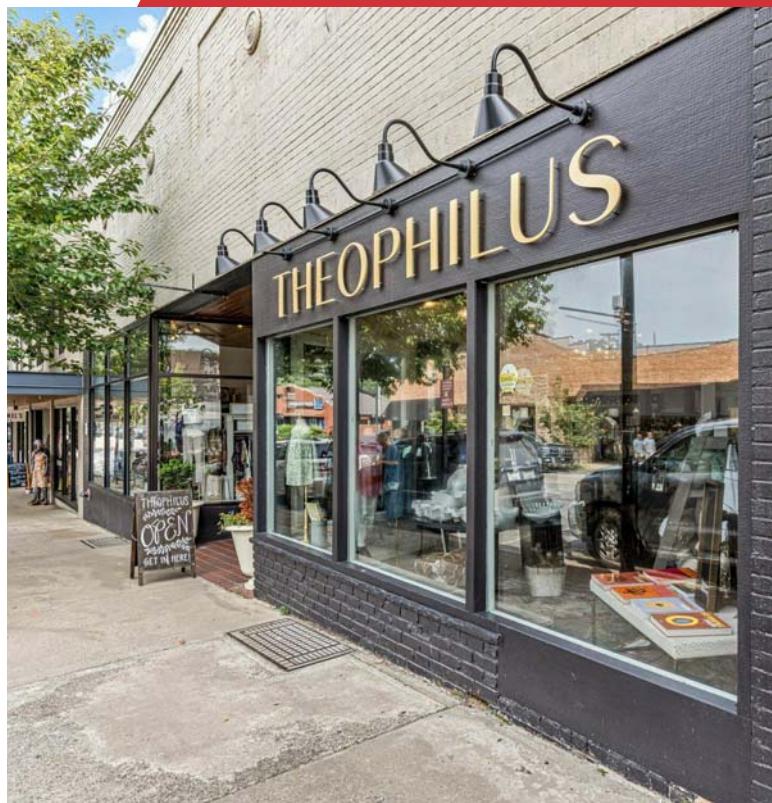


**MEZZANINE PLAN**  
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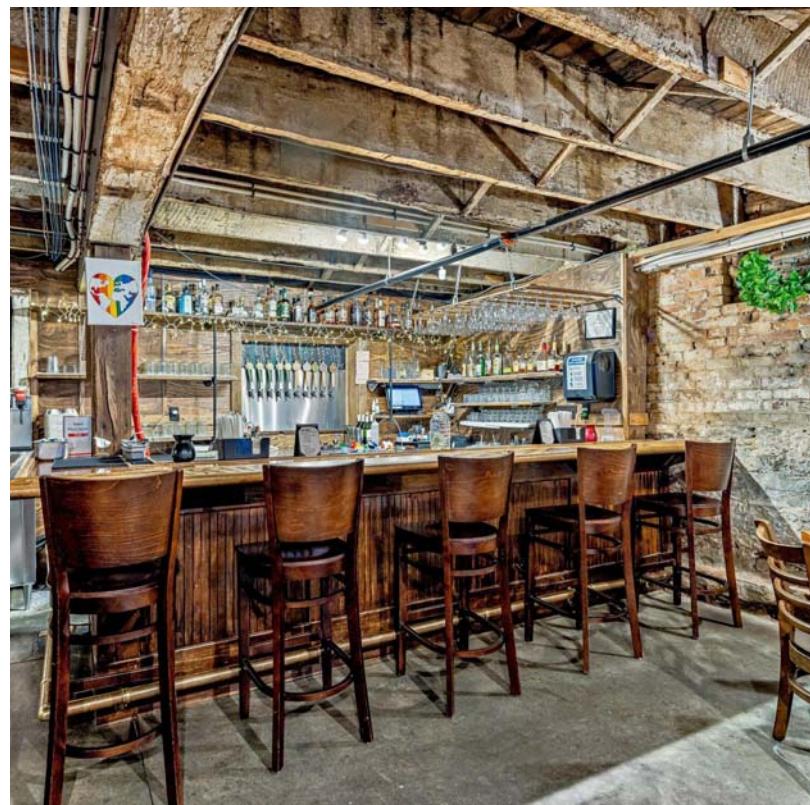
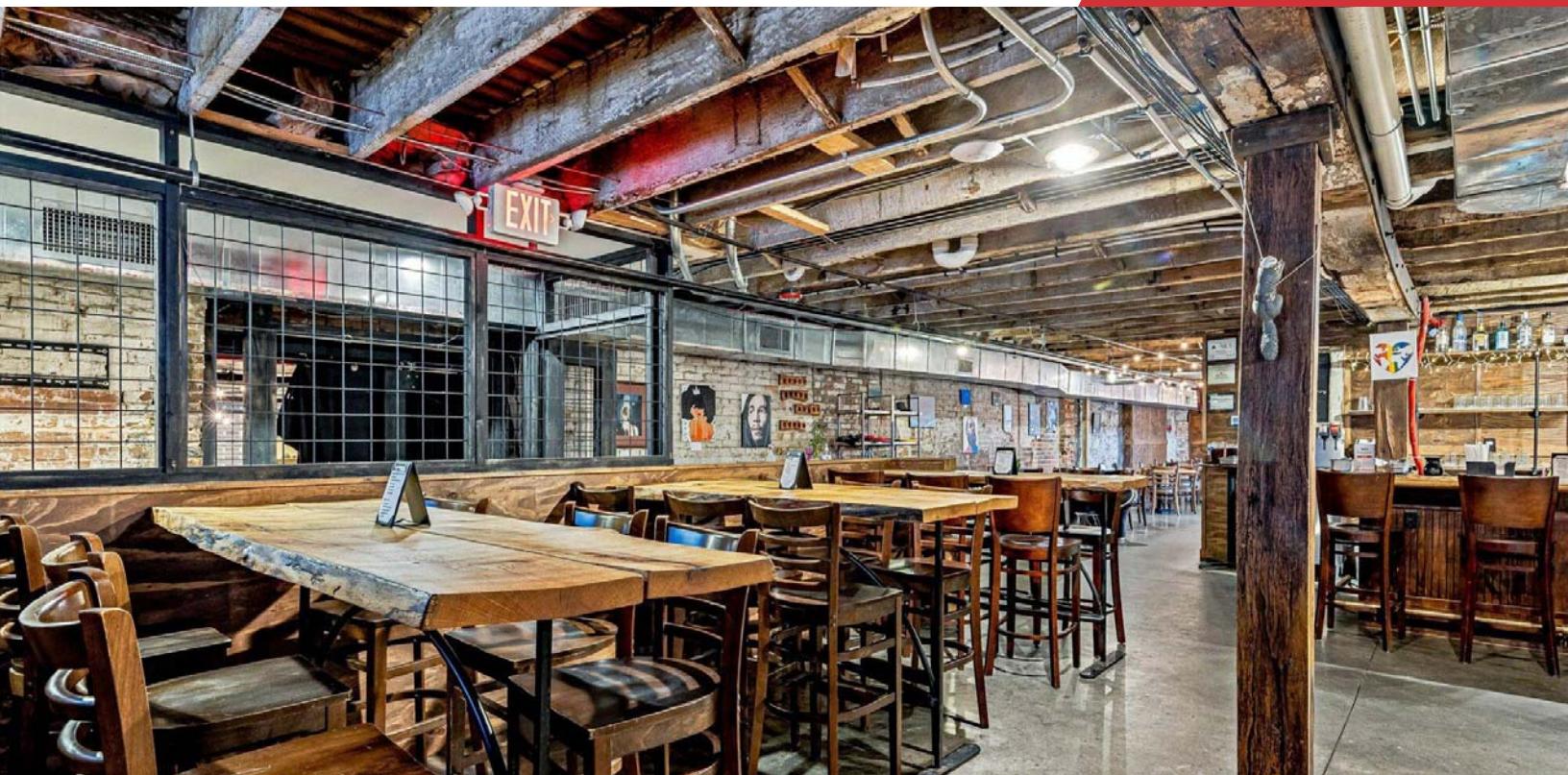
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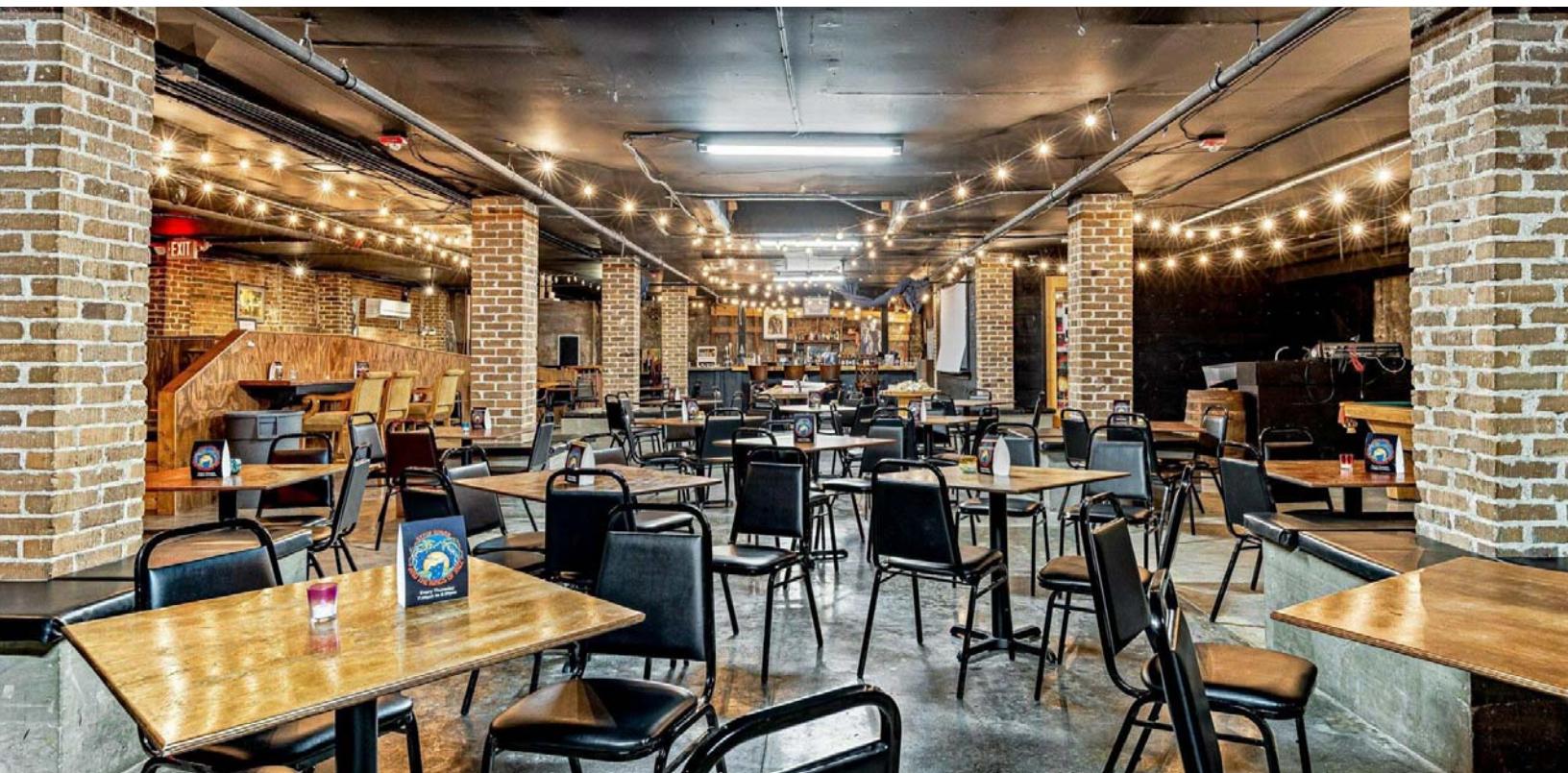
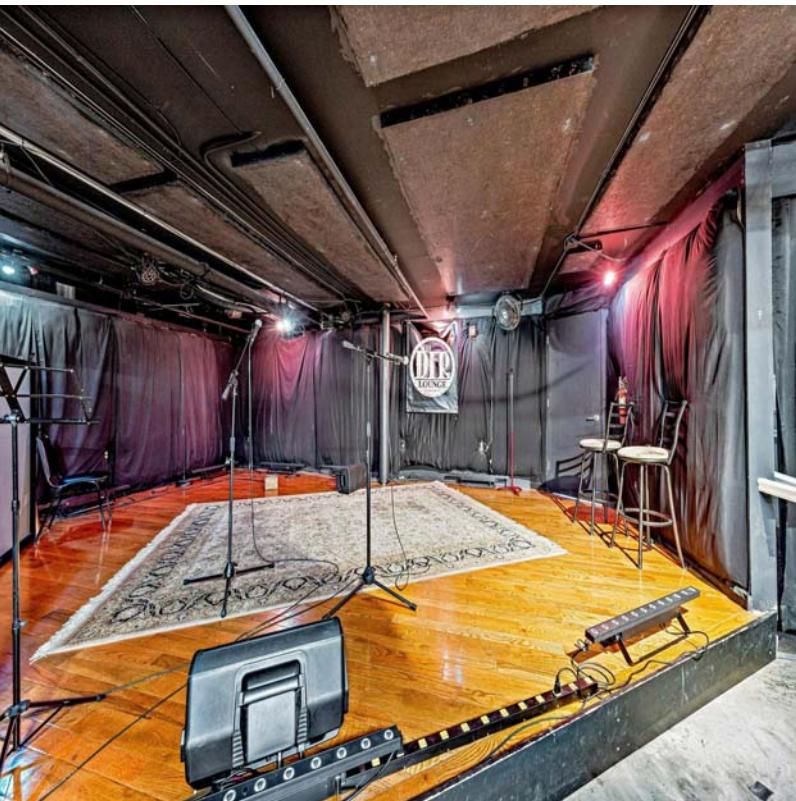
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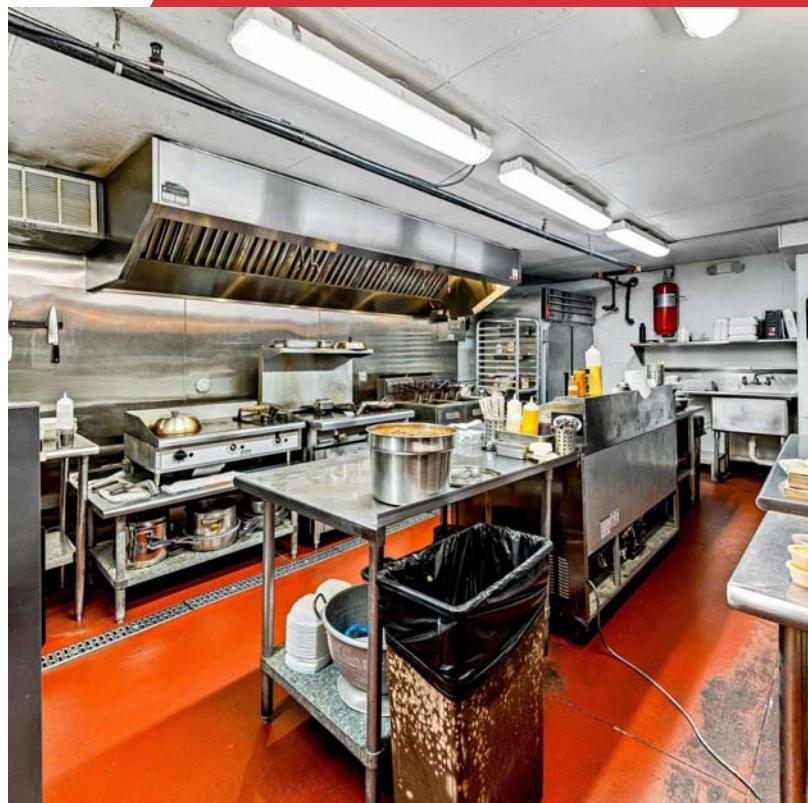
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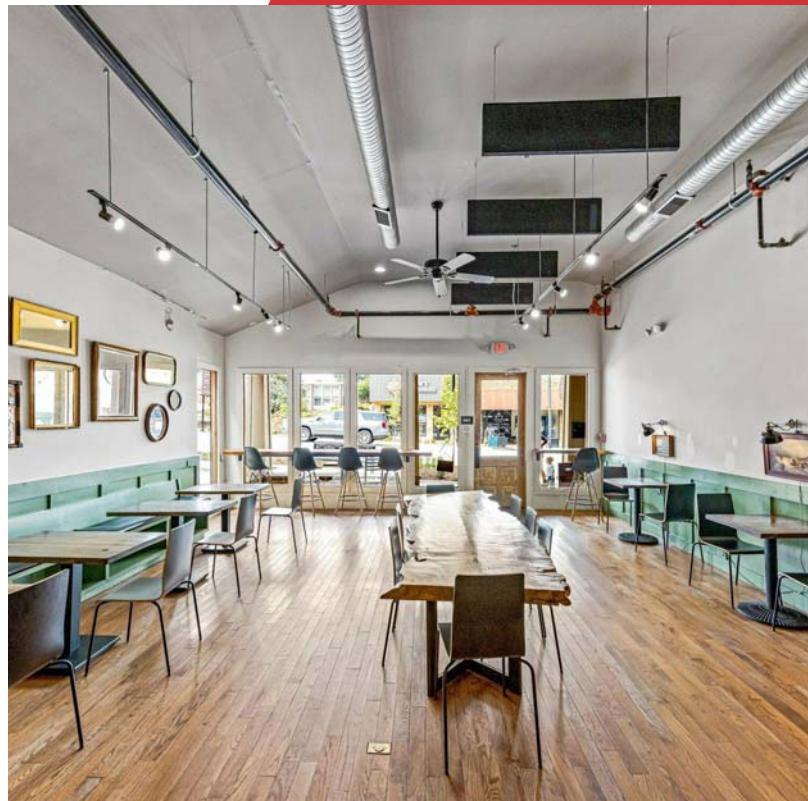
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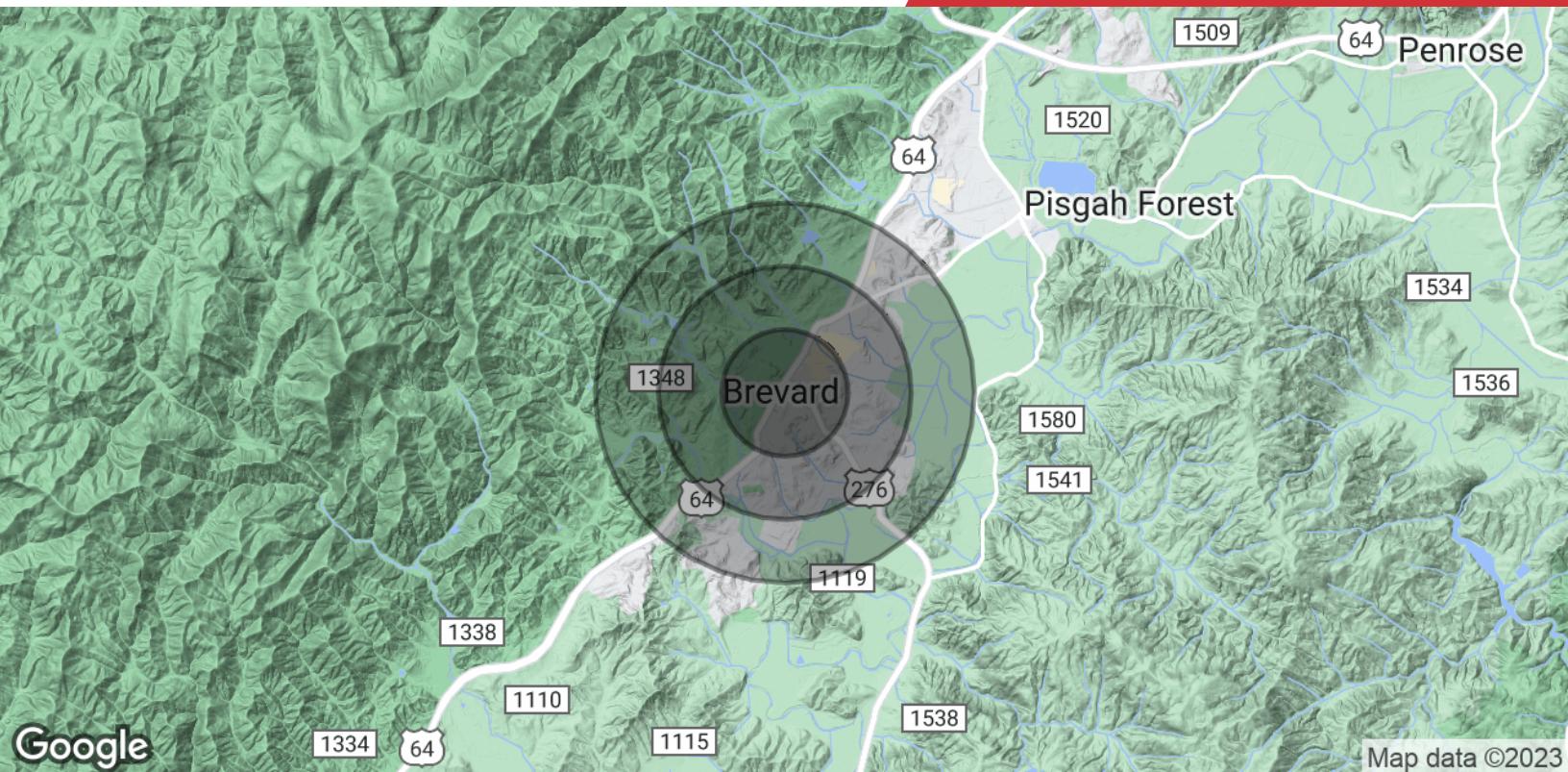
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## Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,242	3,408	5,244
Average Age	44.8	46.5	48.1
Average Age (Male)	41.9	46.9	48.5
Average Age (Female)	47.1	47.4	48.2

## Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	706	1,929	2,850
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$43,748	\$47,498	\$51,747
Average House Value	\$196,022	\$217,024	\$230,574

\* Demographic data derived from 2020 ACS - US Census

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# Our Community

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





## Chris Mansfield

Commercial Broker

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Direct: **845.699.3340** | Cell: **845.699.3340**

NC #340236

### 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 dog Pancho, and riding his motorcycle through the mountains.

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