

FOR LEASE (UPSTAIRS & DOWNSTAIRS TO BE LEASED TOGETHER)

**582 Hendersonville Road
Asheville, NC 28803**

contact: 828.545.9002 • pellis@pulliamproperties.com

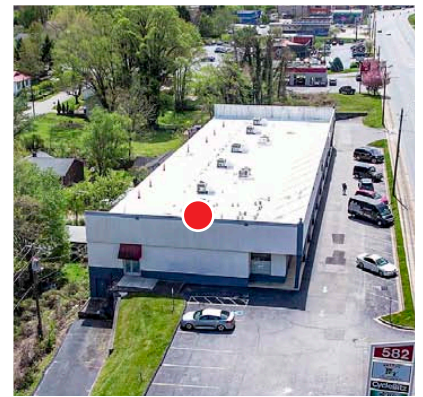


WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

LEASING PRIME RETAIL SPACE NOW

Upstairs: **\$18.00/sf NNN / 5,040 sq ft (+/-)**

Downstairs: **\$8.00/sf NNN / 2,750 sq ft (+/-)**



PROPERTY HIGHLIGHTS

- Upstairs & downstairs **must be leased together**
- Upstairs perfect for retail business / downstairs for inventory
- Easy access with tons of road frontage & two entrances
- Great location for a furniture or similar store
- Road front signage with ample parking
- Next to CycleBitz location on Hendersonville Road
- South Asheville locale Near Juicy Lucy and Biltmore Village



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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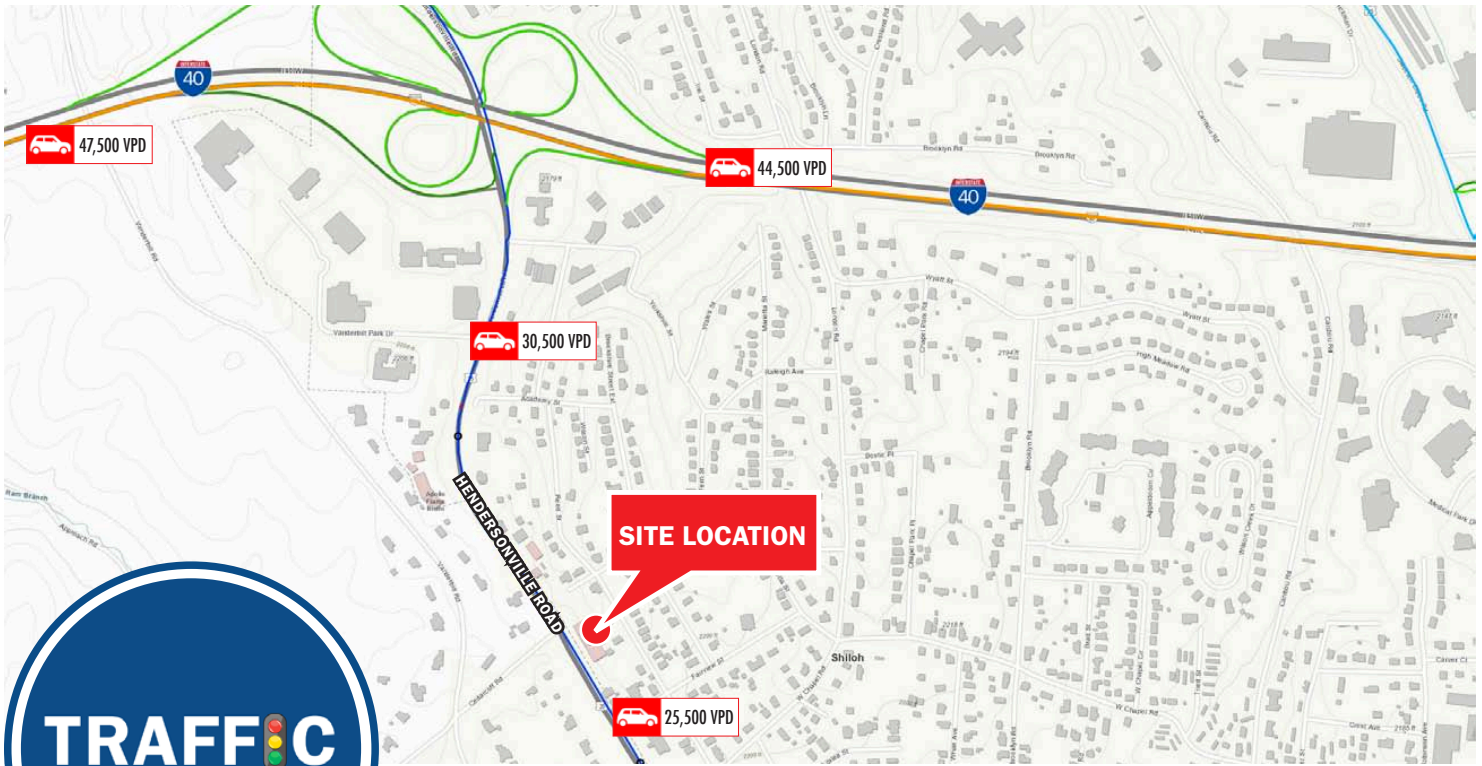
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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Hendersonville Rd	Fairview St NW	27,764	0.12 mi
Hendersonville Rd	Academy St N	32,222	0.26 mi
Hendersonville Rd	Busbe Rd S	27,475	0.47 mi
I-40	Caribou Rd E	47,000	0.61 mi
Hendersonville Rd	Irwin St NW	30,155	0.79 mi
Hendersonville Rd	Irwin St SE	33,426	0.87 mi
Sweeten Creek Rd	Sweeten Creek Indust.	25,233	0.90 mi



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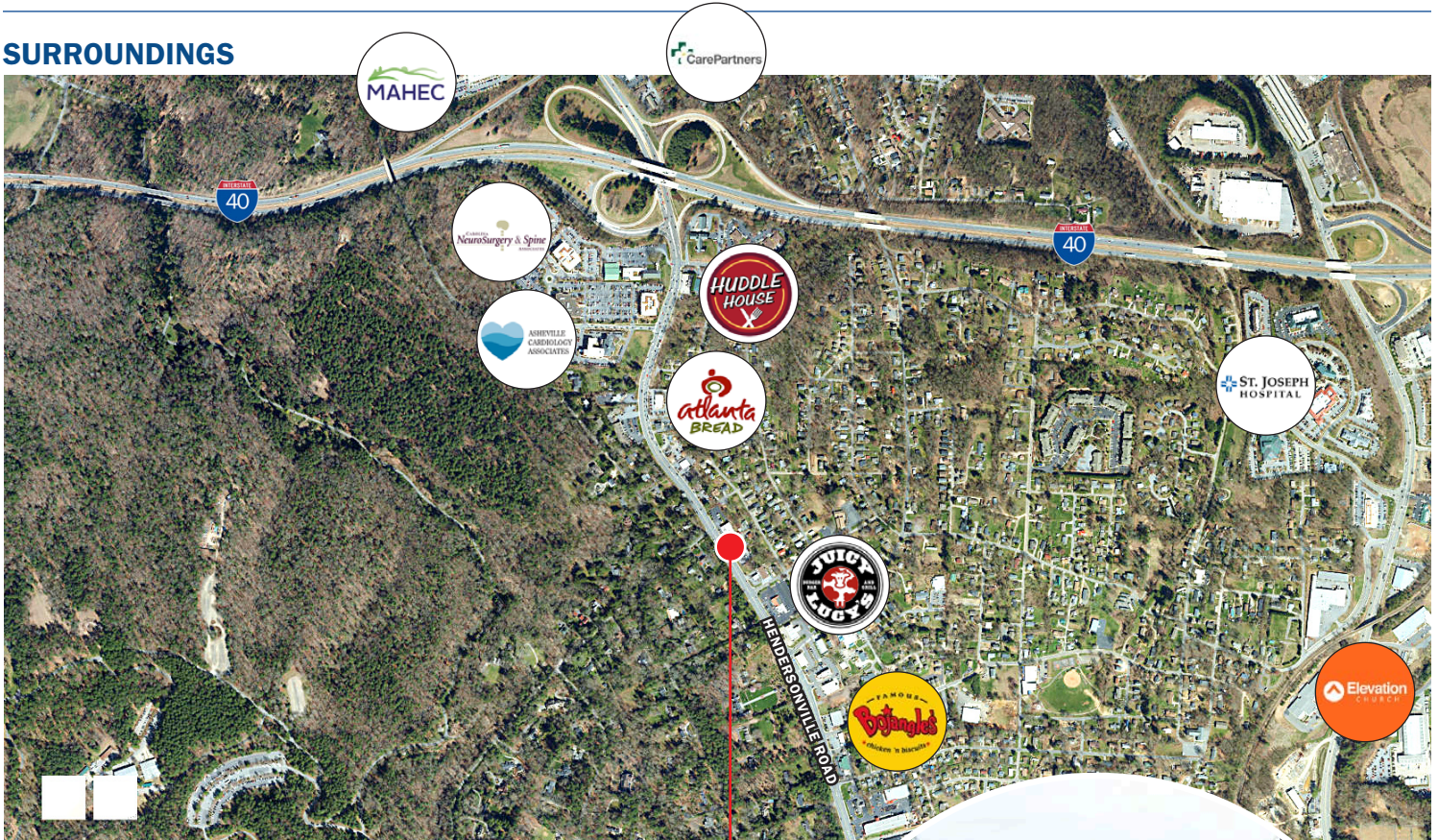
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SURROUNDINGS



MAP CREDIT: NOAA

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