

FOR SALE
375 Long Shoals Road
Arden, NC 28704

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$3,490,000

3,535±/SF ON 1.00± ACRES LOCATED ON POPULAR LONG SHOALS RD.



PROPERTY VIDEO LINK



PROPERTY HIGHLIGHTS

- 1.00±/ac site with 3,535±/sf building with drive-thru
- Great visibility / possible retail, fast food, medical office
- Convenient location between I-26 & Hendersonville Road
- Ample parking on all sides of the building
- Adjacent to Jaguar Land Rover and BMW locations in Arden
- Located across from CVS & Biltmore Towne Square



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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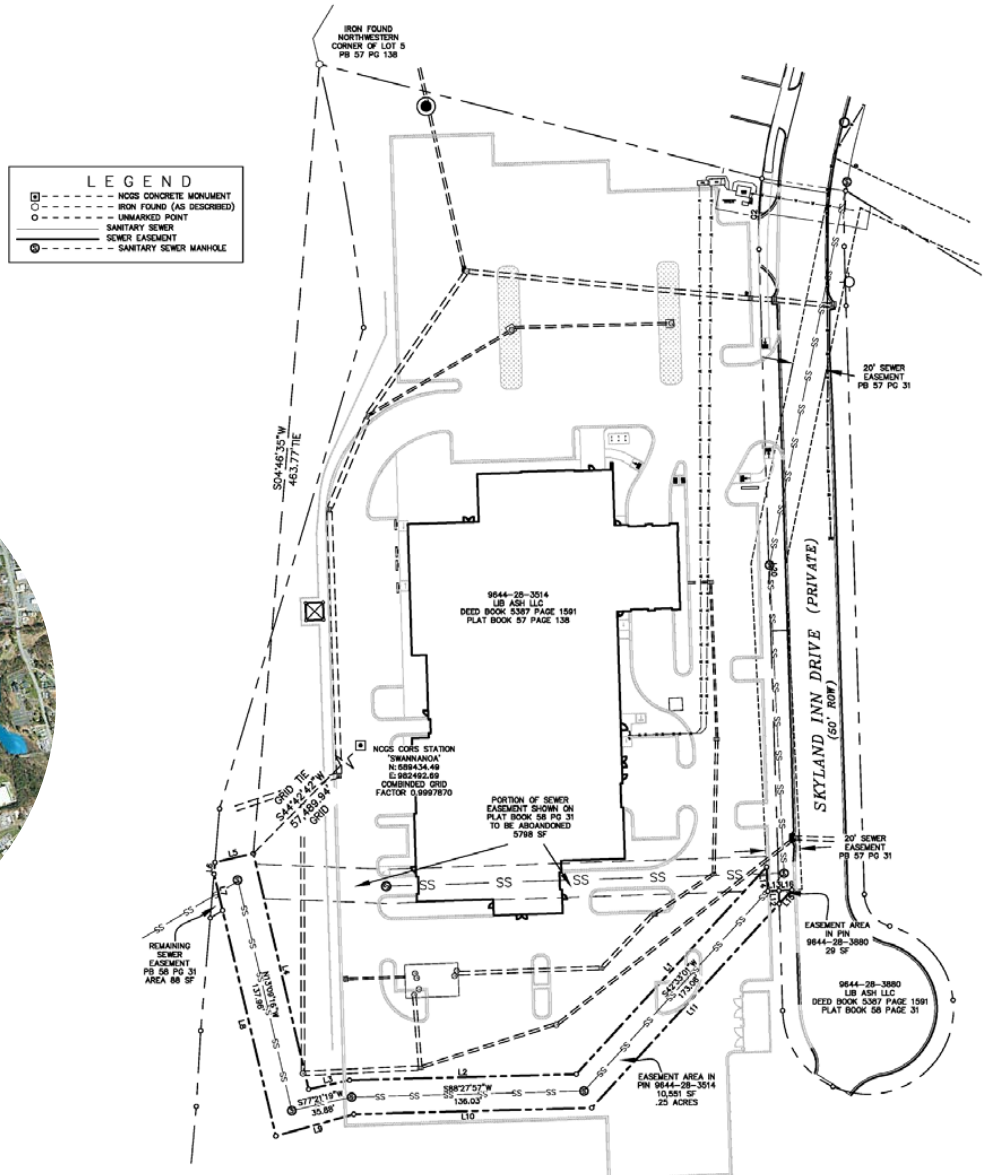


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SITE PLAN



AERIAL VIEW



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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

| Collection Street | Cross Street | Traffic Volume | Distance |
|-------------------|-------------------|----------------|----------|
| Long Shoals Rd | Cp and L Dr SE | 26,856 | 0.08 mi |
| Long Shoals Rd | Skyland Inn Dr E | 21,656 | 0.11 mi |
| NC 146 | Cp and L Dr SE | 26,000 | 0.12 mi |
| Long Shoals Rd | Skyland Inn Dr E | 36,477 | 0.14 mi |
| Long Shoals Rd | Cp and L Dr E | 33,147 | 0.23 mi |
| Long Shoals Rd | I-26E | 14,573 | 0.36 mi |
| Ledbetter Rd | Lark Hill S | 2,702 | 0.37 mi |
| I-26 | Long Shoals Rd SE | 76,620 | 0.65 mi |



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SURROUNDINGS



MAP CREDIT: NOAA

SITE LOCATION

AREA SCHOOLS

- Valley Springs Middle School (VS)
- Charles T. Koontz Intermediate (CTK)
- T.C. Roberson High School (TCR)



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DEMOGRAPHICS

| | 1 mile | 3 miles |
|-----------------------------|----------|----------|
| Population | 4,502 | 31,236 |
| Households | 2,023 | 14,142 |
| Median Age | 42.60 | 41.90 |
| Median Houshold Income | \$95,040 | \$84,439 |
| Daytime Employees | 3,857 | 24,144 |
| Population Growth '25 - '30 | +4.26% | +3.04% |
| Household Growth '25 - '30 | +3.95% | +2.72% |

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