





## 37 N. Broad Street.

Brevard, North Carolina 28712

### Property Highlights

- Recently renovated in 2022 with new HVAC, new roof, and new interior finishes.
- Highly desirable private parking lot included in sale under separate parcel number.
- Anchor corner building situated at the gateway to downtown Brevard.
- High Ceilings. Wide open, flexible floor plan.
- Garage doors allow ample natural light.
- Multi-level access to Broad Street with ample impressive outdoor space.

### Offering Summary

<b>Sale Price:</b>	\$1,450,000
<b>Building Size:</b>	8,832 SF
<b>Lot Size:</b>	0.38 Acres

### Demographics 0.5 Miles 1 Mile 1.5 Miles

<b>Total Households</b>	646	1,820	2,833
<b>Total Population</b>	1,149	3,236	5,204
<b>Average HH Income</b>	\$43,517	\$47,596	\$51,517

### For More Information

**Chris Mansfield**

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### Property Description:

Now offered for sale! Rare purchase opportunity at the gateway to the City of Brevard's historic downtown. This corner lot building anchors the walkable downtown district as you approach from N Broad Street. Over 8,800 SF of ready to go, prime space available. Garage doors and high ceilings allow for ample natural light and indoor/outdoor connectivity. Wide open interior offers versatility for a wide variety of potential uses including brewery, cidery, food service, office, fitness and more. Building sale comes with dedicated off-street parking lot in the back with rear entrance. Lower level has street facing garage door access, plenty of natural light and fantastic sidewalk presence. Directly across the street from city approved downtown hotel, spa, and restaurant. Priced to sell. Don't miss this unique opportunity in the center of Brevard's thriving downtown.

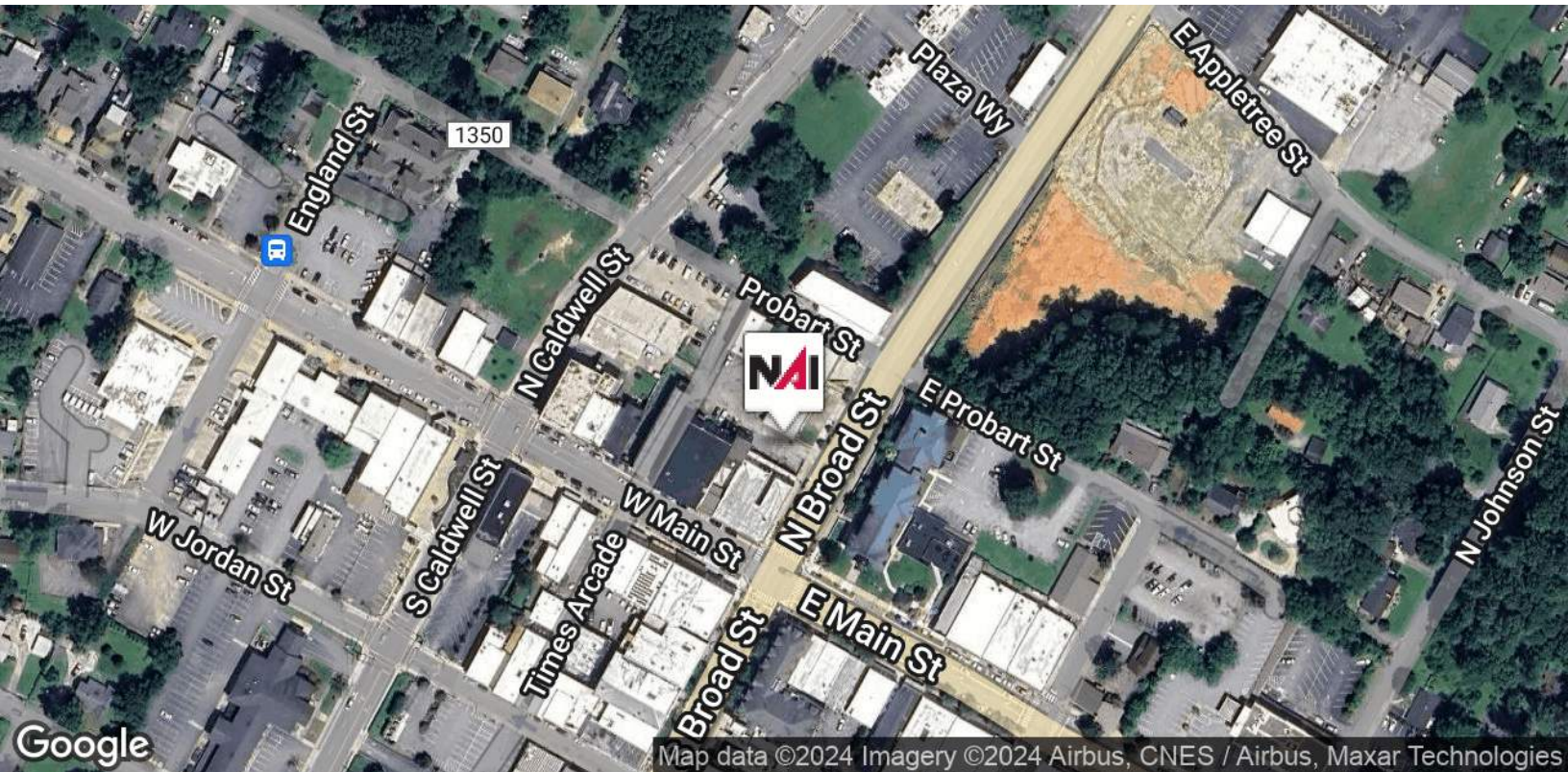
### Expanded Offering Summary

<b>Sale Price:</b>	\$1,450,000
<b>Building Size:</b>	8,832 SF
<b>Lot Size:</b>	0.38 Acres
<b>Year Built:</b>	1932
<b>Construction:</b>	Masonry
<b>Parking:</b>	On Site Lot Included
<b>Zoning:</b>	Downtown Mixed Use
<b>Substantial Renovation:</b>	2022
<b>Occupancy:</b>	Unoccupied (0%)
<b>Occupancy Classification:</b>	Type M - Mercantile

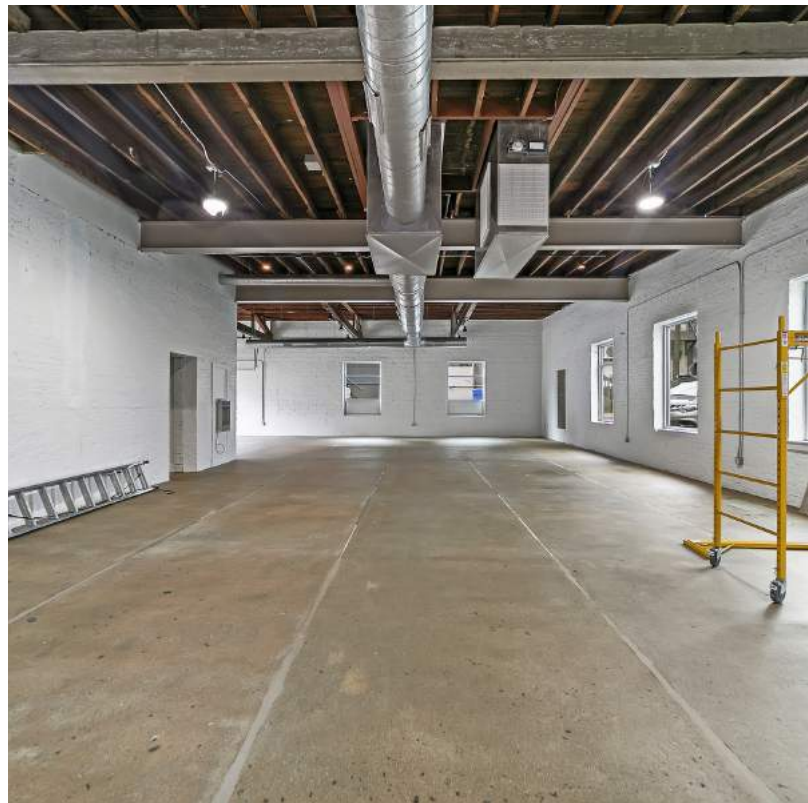


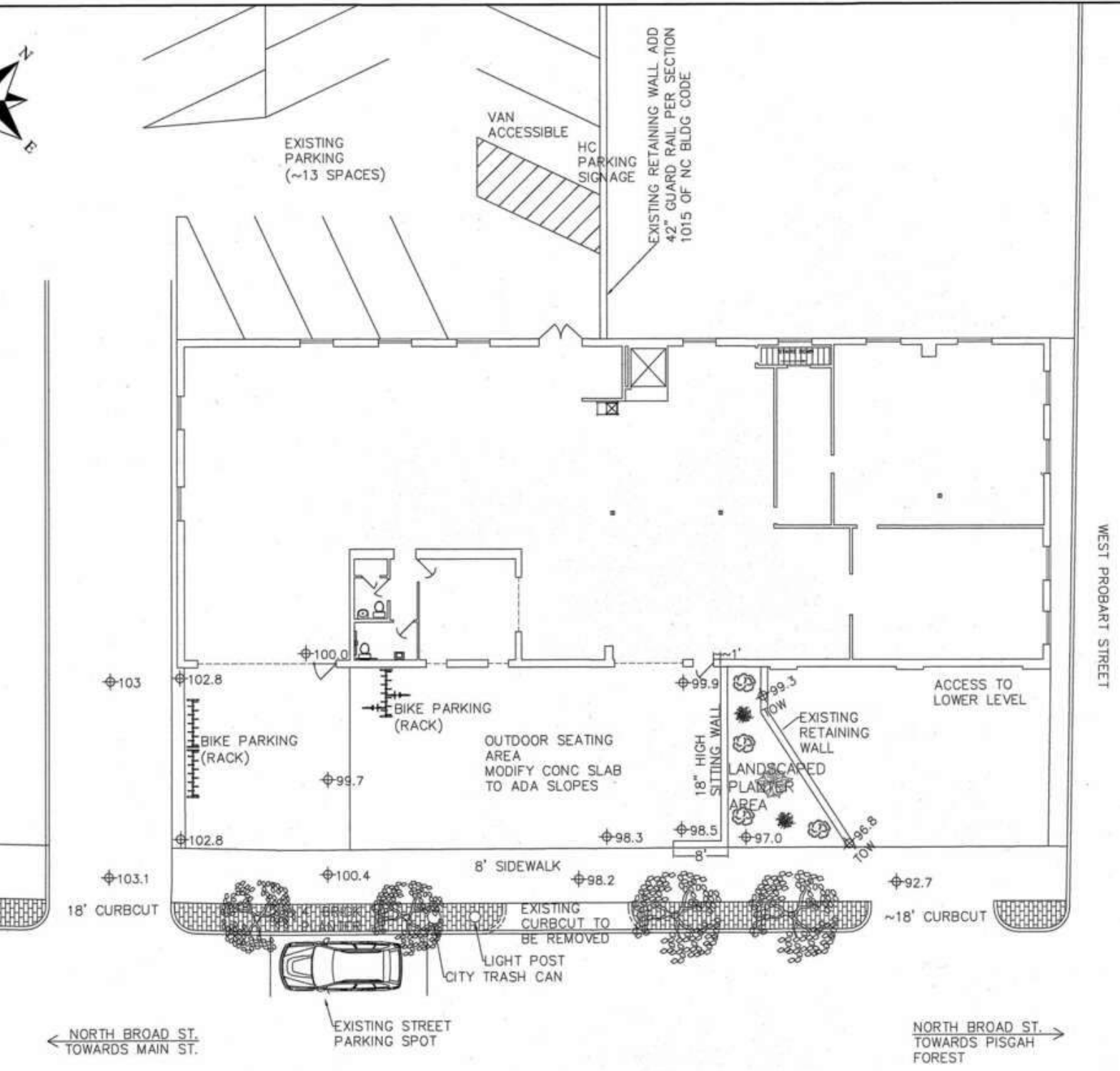
### Building Snapshot

<b>Lower Level</b>	
<b>Area:</b>	2,663 SF
<b>Access:</b>	Broad Street Walk Out Access.
<b>Upper Level</b>	
<b>Area:</b>	6,169 SF
<b>Access:</b>	Broad Street Walk Out Access.

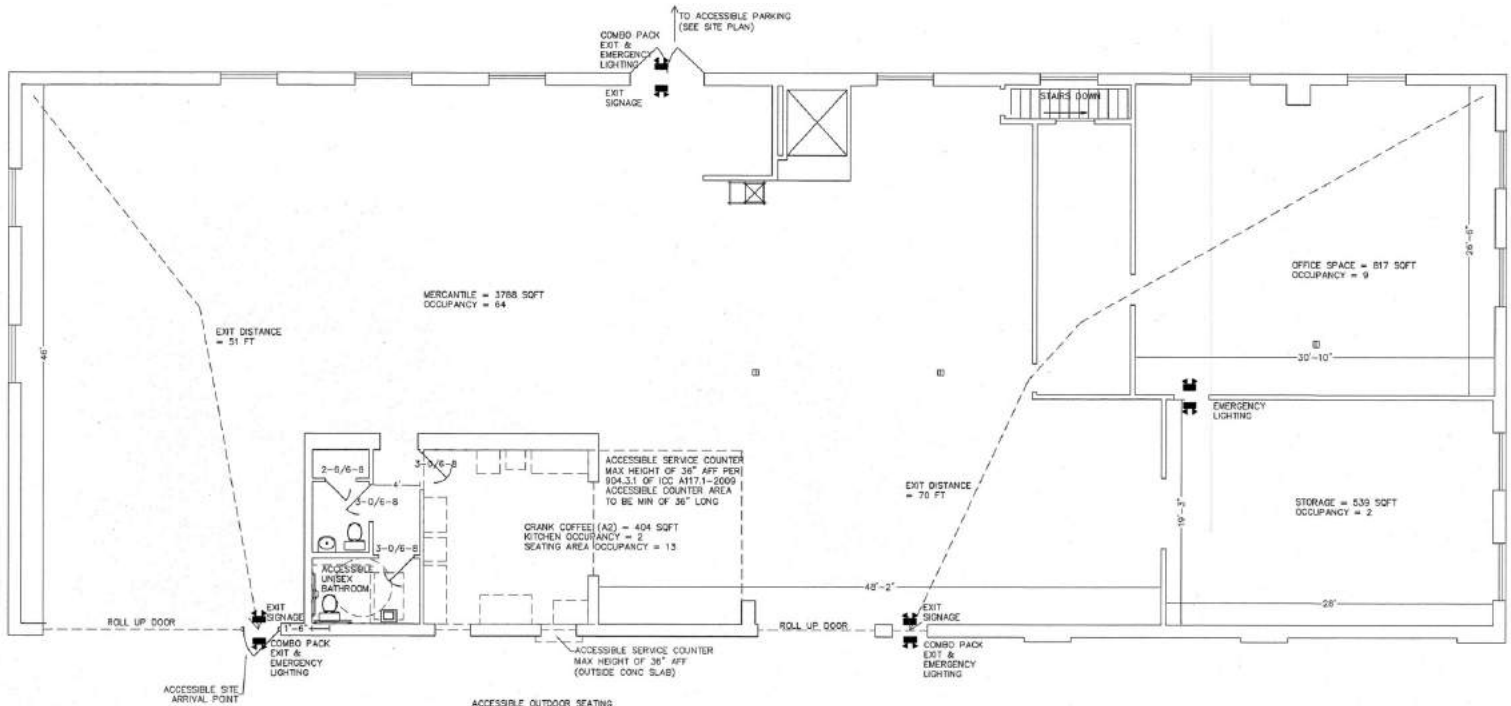






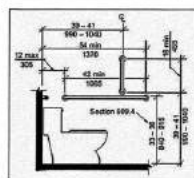
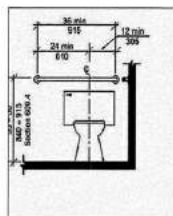


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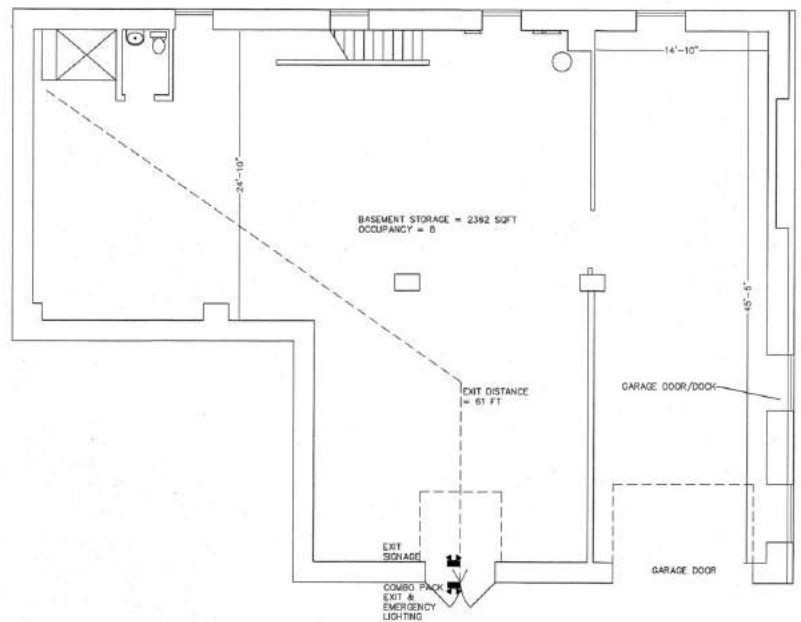


ACCESSIBLE OUTDOOR SEATING  
(SEE SITE PLAN)  
SLOPES TO BE < 1:20  
(SEE ELEVATIONS ON SHEET 21-575-002)

- ACCESSIBILITY NOTES (TOILET, EXPRESS, SIGNAGE, PARKING)**
- RESTROOMS & PLUMBING
    - AS SHOWN, (1) NEW ACCESSIBLE RESTROOM.
  - ACCESSIBLE ROUTE PER 1104.
    - WILL PROVIDE ACCESSIBILITY (HC PARKING TO DOOR, RESTROOMS, SERVICE COUNTER, SEATING)
    - ACCESSIBLE ROUTE PROVIDED WITHIN THE STORE TO ALL ACCESSIBLE FEATURES
  - EXITS AND TOILET FACILITIES WILL BE IDENTIFIED WITH SIGNAGE INCLUDING INTERNATIONAL SYMBOL OF ACCESSIBILITY (PER SECTION 1111) AND TACTILE ELEMENTS.
  - PARKING: (1) VAN ACCESSIBLE TO BE PROVIDED



GRAB BARS DETAIL



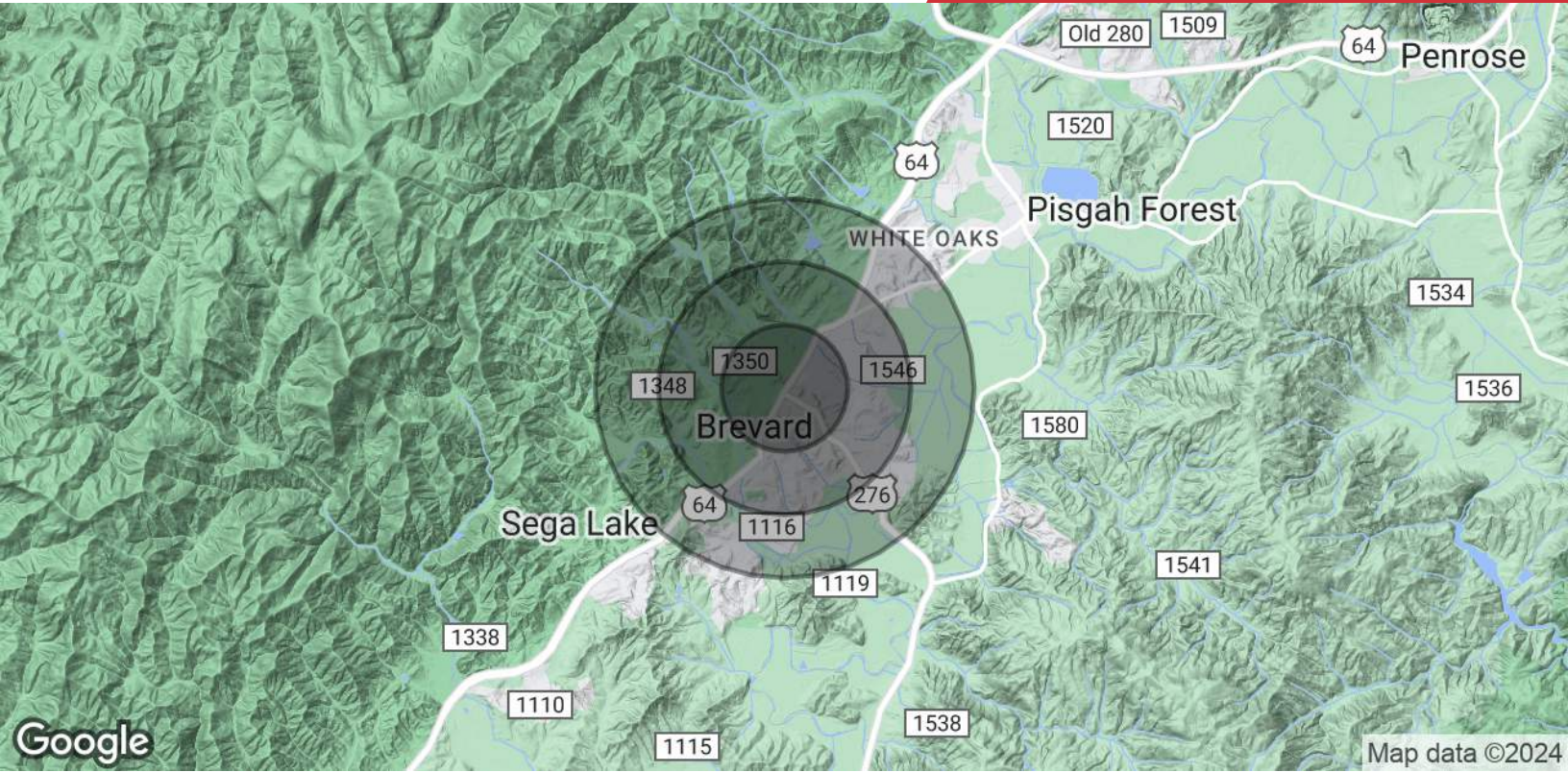




## Off Street Parking Lot

- Off Street parking lot included in sale, currently under separate PIN.
- Highly desirable private lot in downtown, with direct access to the upper building level, and easy access from Broad Street.
- Additional on street parking located on Broad Street.
- Buyer to verify final parking space count.





	0.5 Miles	1 Mile	1.5 Miles
<b>Population</b>			
<b>Total Population</b>	1,149	3,236	5,204
<b>Average Age</b>	44.5	46.3	48.0
<b>Average Age (Male)</b>	40.3	46.3	48.4
<b>Average Age (Female)</b>	47.1	47.2	48.1
<b>Households &amp; Income</b>			
<b>Total Households</b>	646	1,820	2,833
<b># of Persons per HH</b>	1.8	1.8	1.8
<b>Average HH Income</b>	\$43,517	\$47,596	\$51,517
<b>Average House Value</b>	\$188,712	\$214,622	\$228,793

2020 American Community Survey (ACS)



# 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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## 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 Belgian Sheepdog Pancho, and riding his motorcycle through the mountains.

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