

FOR LEASE

**1985 Hendersonville Road
Asheville, NC 28803**

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$25.00/sf NNN

4,727±/SF OFFICE SPACE ON .98± ACRES ON POPULAR HENDERSONVILLE ROAD



PROPERTY VIDEO LINK

FRONT



PROPERTY HIGHLIGHTS

\$25.00/sf NNN (CAM = \$4.61/sf)

2-story brick office building directly on Hendersonville Rd
1st floor only for lease

Nicely landscaped around the building

10 minute drive to Asheville Regional Airport (5 miles)

Large monument sign / 50± parking spaces



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com



MAP CREDIT: NOAA

AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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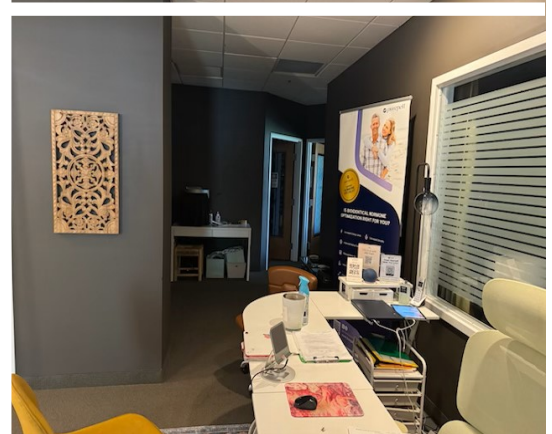
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INTERIOR



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INTERIOR IMAGES CREDIT:



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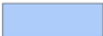


W E S T E R N N O R T H C A R O L I N A ' S T O P C O M M E R C I A L R E A L E S T A T E F I R M

LEASE PLAN



Main Level - Rentable Area = 4,727 SF

-  Main Level - Net Leaseable Area
-  Floor Common Area - Assigned to Upper Level
-  Major Vertical Penetration
-  Building Common Area



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E X P E R I E N C E M A K E S T H E D I F F E R E N C E

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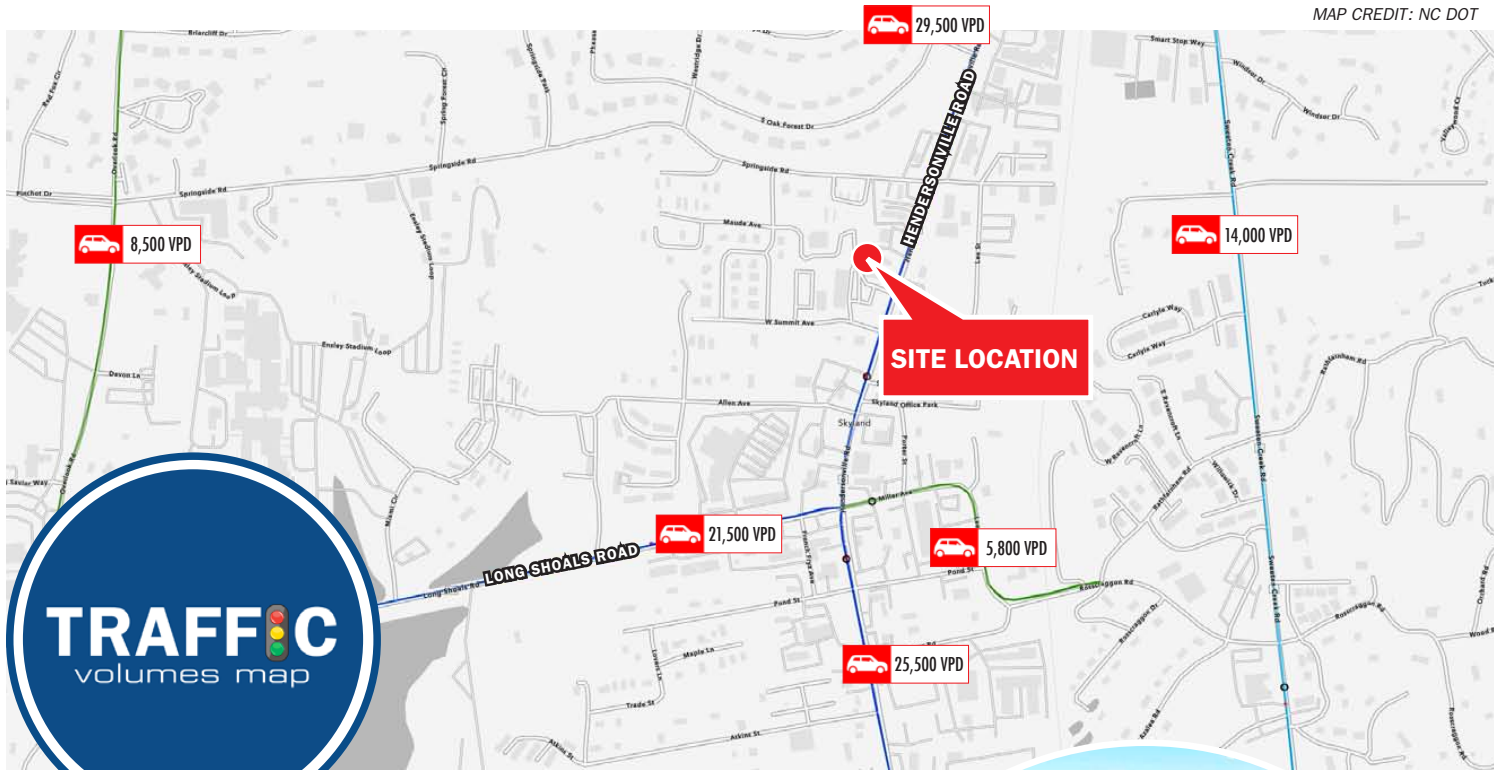
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Collection Street	Cross Street	Traffic Volume	Distance
Hendersonville Rd	Allen Ave S	33,150	0.10 mi
Hendersonville Rd	Allen Ave N	24,507	0.19 mi
Miller Rd	Lee St E	5,453	0.21 mi
Long Shoals Rd	Shady Ln W	23,500	0.26 mi
Hendersonville Rd	Pond St S	28,697	0.27 mi
Hendersonville Rd	Roscraggon Rd S	23,987	0.34 mi
Rathfarnham Rd	Laurel Pl SW	1,184	0.42 mi
Dogwood Dr	Mountain Rd S	30	0.51 mi
Roscraggon Rd	Mountain Rd E	592	0.54 mi



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SURROUNDINGS



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SITE LOCATION



DEMOGRAPHICS

	1 mile	3 miles
Population	6,018	33,916
Households	2,807	14,890
Median Age	42.80	43
Median Household Income	\$55,238	\$65,456
Daytime Employees	4,259	23,369
Population Growth '22 - '27	+5.70%	+6.15%
Household Growth '22 - '27	+5.56%	+6.10%



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