

FOR SALE
120 South Grove Street
Hendersonville, NC 28792

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$1,200,000

5,520±/SF ON .33±/ACRES IN DOWNTOWN HENDERSONVILLE



PROPERTY VIDEO LINK



PROPERTY HIGHLIGHTS

5,520±/sf business space for sale on .33±/acres

Current tenant will vacate in July of 2026

17± parking spots / roll-up door for deliveries

Prime location in the heart of Downtown Hendersonville

Asheville Regional Airport 17 minute drive (12.1 miles)

Broker requires 48 hour prior notice to show the unit

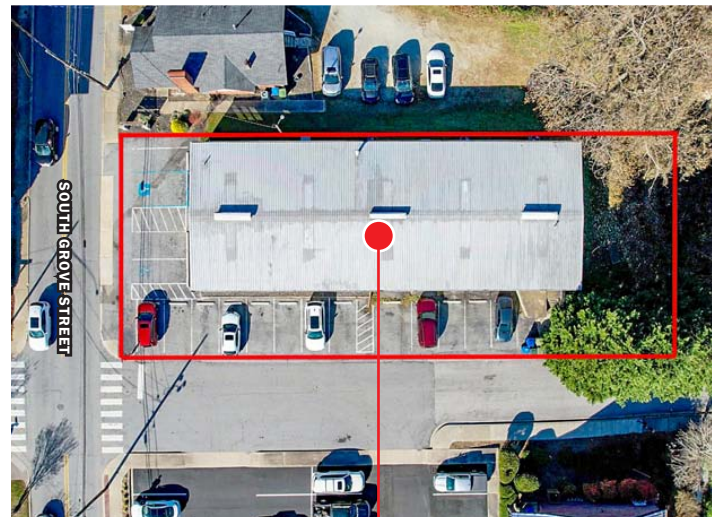


Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com



AERIAL VIEW

SITE LOCATION

EXPERIENCE MAKES THE DIFFERENCE

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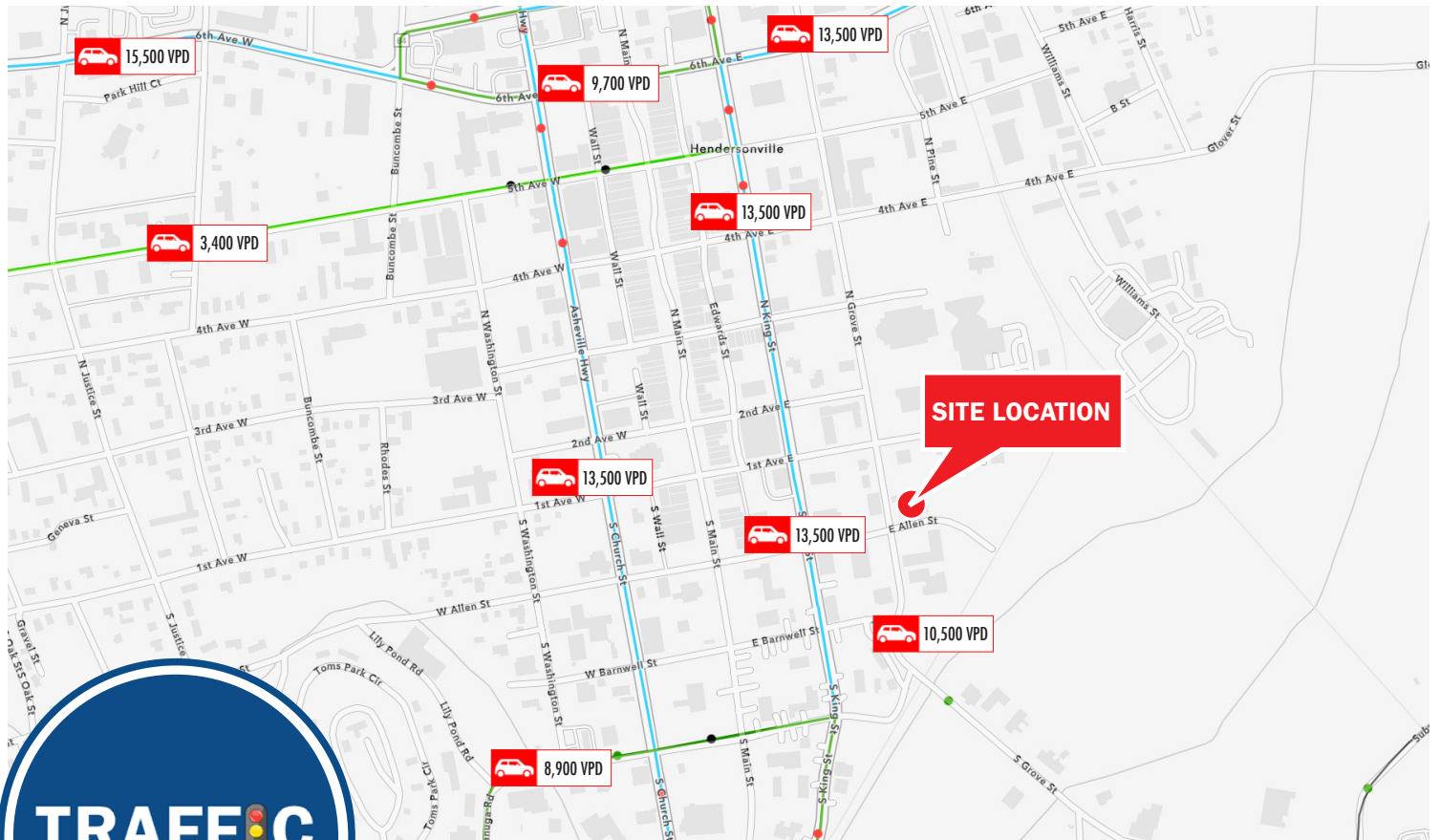
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TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Old Spartanburg Hwy	E Caswell St SE	6,942	0.11 mi
N King St	3rd Ave E S	13,184	0.20 mi
East Caswell St	S Main St E	5,106	0.23 mi
South King St	E Caswell St N	7,618	0.26 mi
North King St	4th Ave E S	12,530	0.28 mi
South Church St	Kanuga Rd N	10,525	0.29 mi
North Church St	3rd Ave W S	14,756	0.29 mi
Kanuga Rd	S Washington St W	8,810	0.29 mi
US 25 BUS	6th Ave E N	12,832	0.33 mi
North King St	6th Ave E N	12,167	0.33 mi



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SURROUNDINGS



MAP CREDIT: NOAA

SITE LOCATION

DEMOGRAPHICS

	1 mile	3 miles
Population	5,712	34,052
Households	2,510	15,184
Median Age	42.90	49.10
Median Household Income	\$46,889	\$53,752
Daytime Employees	10,859	30,200
Population Growth '23 - '28	+5.36%	+4.83%
Household Growth '23 - '28	+5.58%	+4.96%



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