

Likewise



For Lease



**OFFICE/FLEX ON MAJOR
COMMERCIAL CORRIDOR**

2690 Hendersonville Road #1, Arden, NC 28704

Likewise
COMMERCIAL REAL ESTATE

Jessica Auge, CCIM LISTING BROKER

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2690 Hendersonville Road #1, Arden, NC 28704



OFFERING SUMMARY

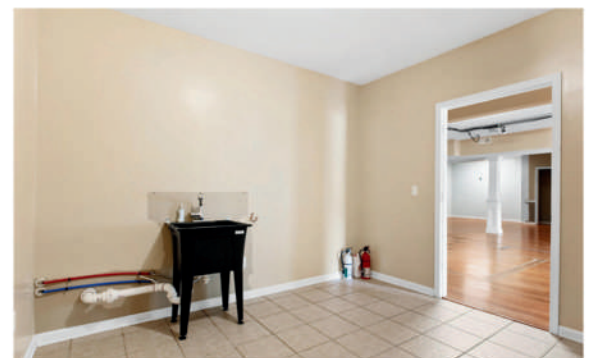
LEASE PRICE $\$18/\text{SF} + \text{NNN}$

UNIT SIZE $\pm 1,803 \text{ SF}$

ZONING C-1

PROPERTY FEATURES

- Versatile open layout
- One private office, one breakroom/office with tub sink, and one ADA-compliant restroom
- C-1 Zoning allows for multiple commercial uses
- Street-level access with stairway to space
- Rear delivery and ADA access ramp with loading dock
- Located on busy Hendersonville Road in South Asheville/Arden ($\pm 29,000$ VPD)
- Ideally positioned with convenient access to I-26 (2 mi.), Airport Road, and Long Shoals Road
- Surrounded by a strong mix of retail, restaurants, medical and other commercial businesses
- MLS# 4414534



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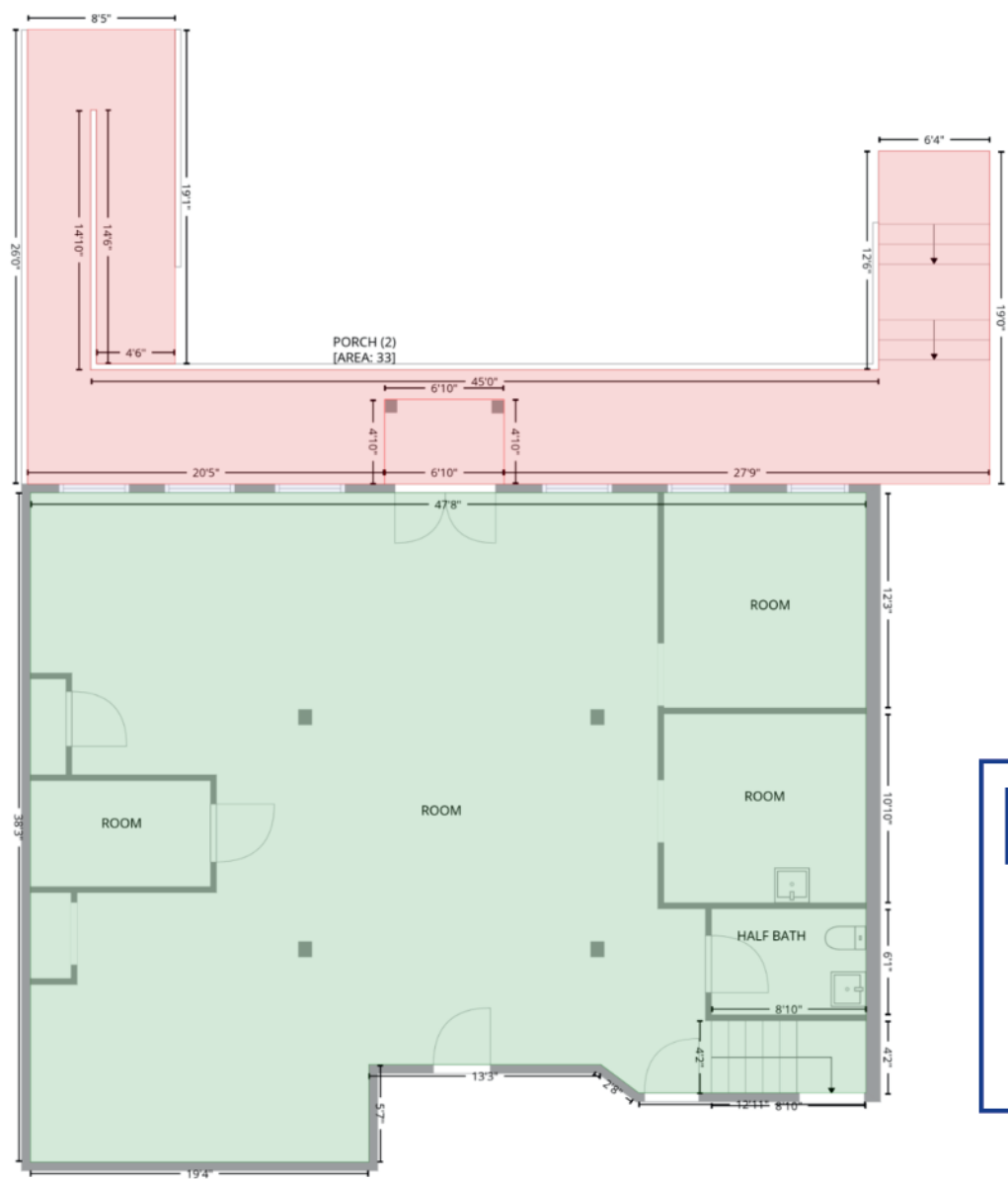
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CCIM

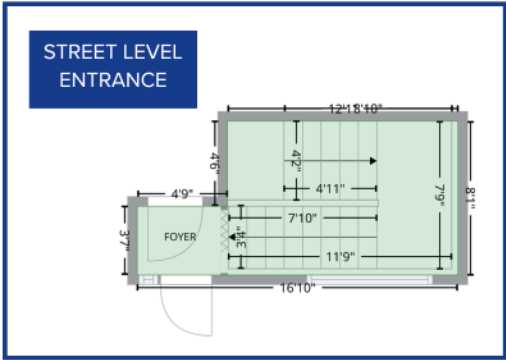
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FLOOR PLAN



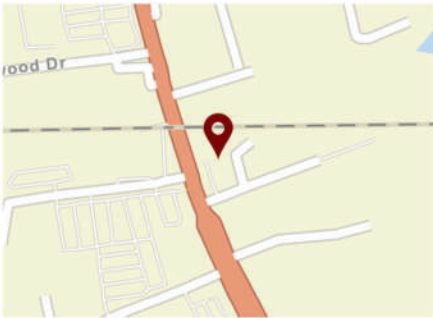
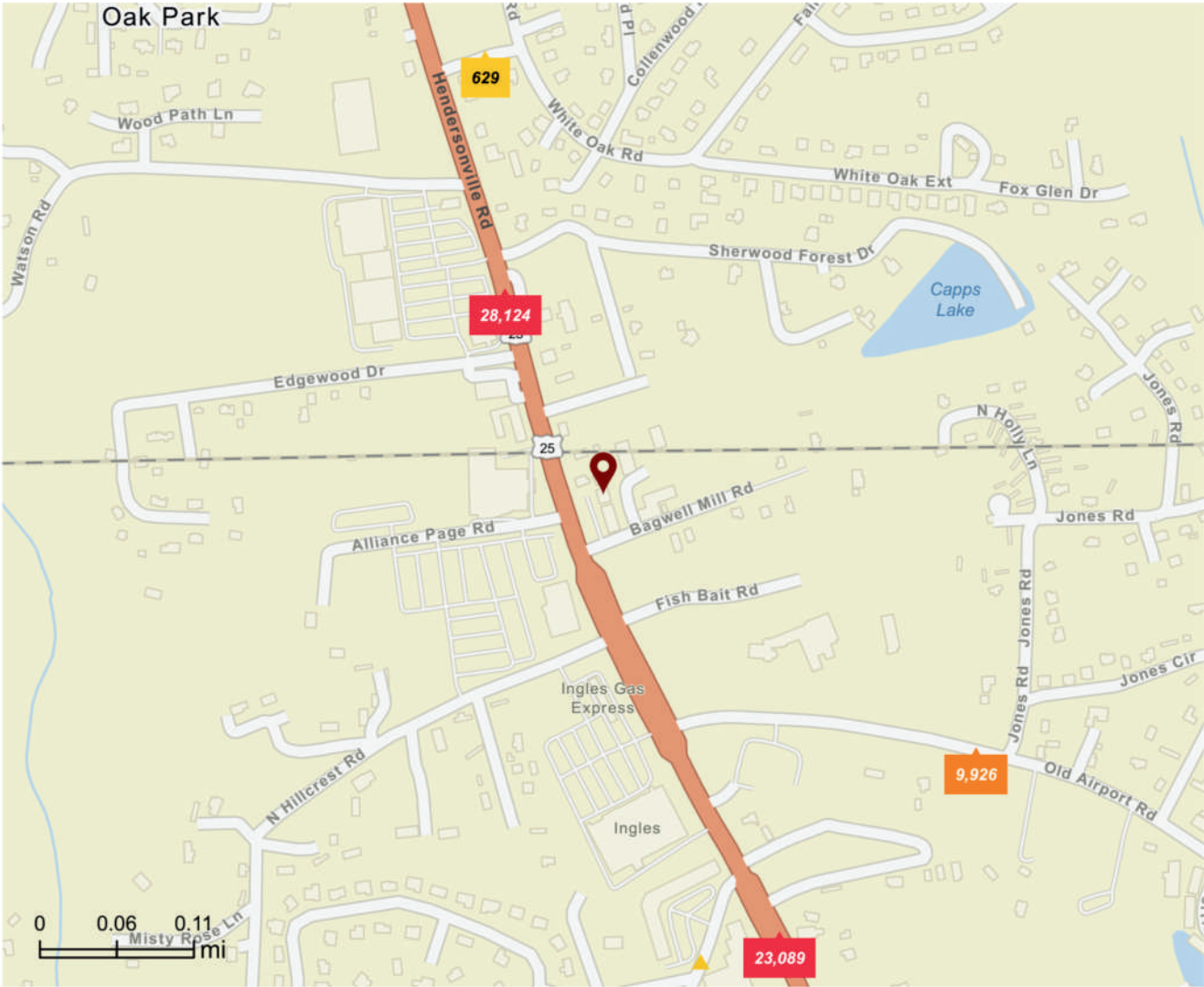
TOTAL FINISHED AREA:
± 1,803 SF





TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

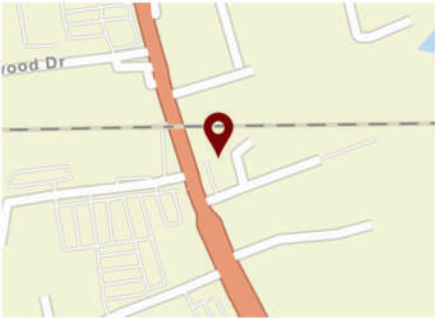
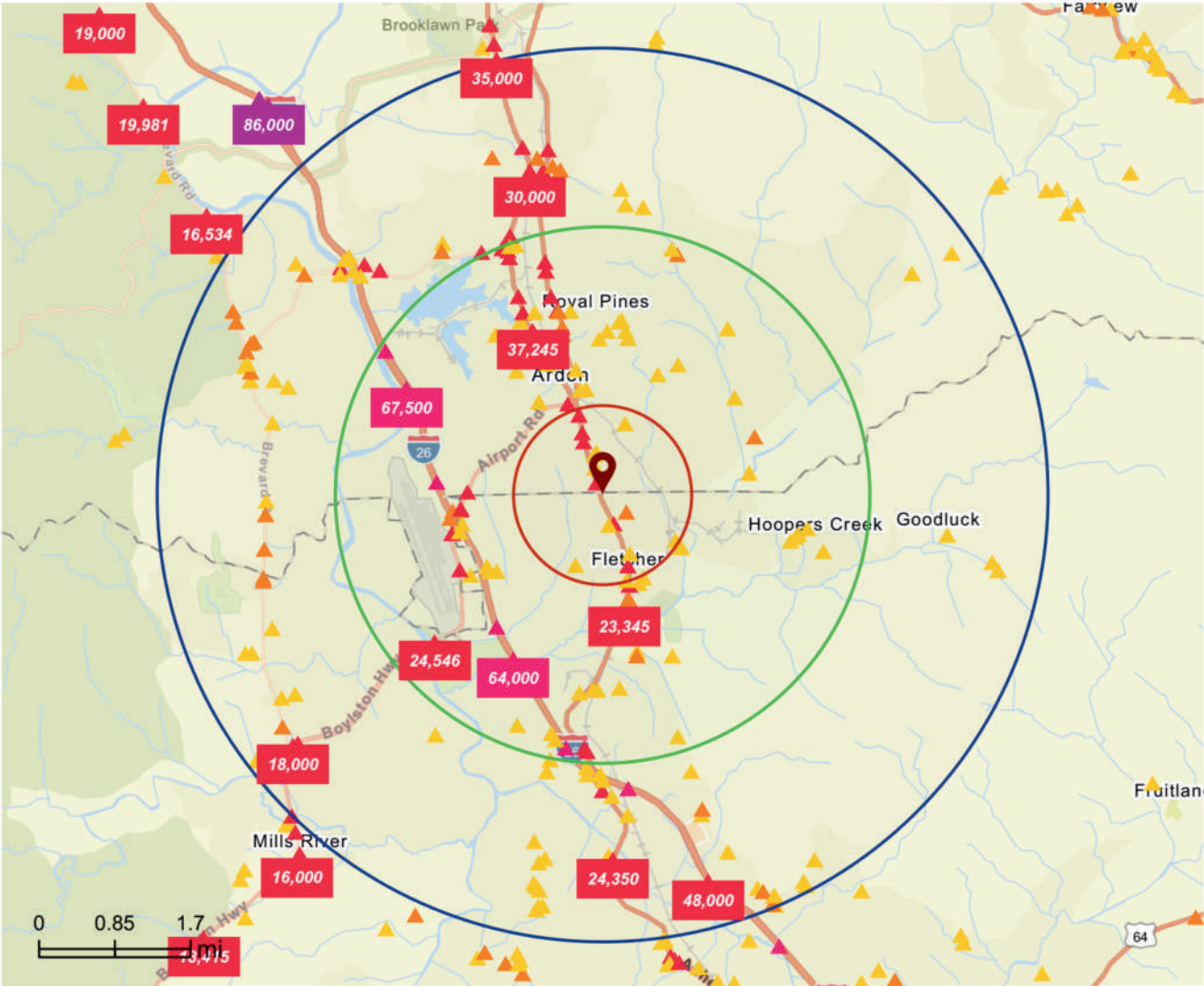
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





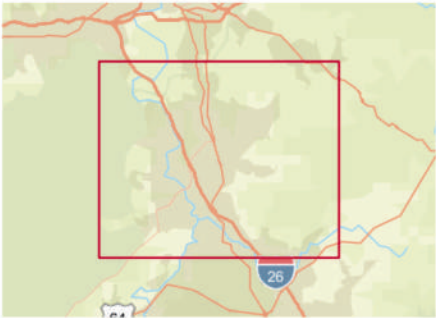
TRAFFIC COUNT MAP

1, 3, & 5 mile radius



Average Daily Traffic Volume

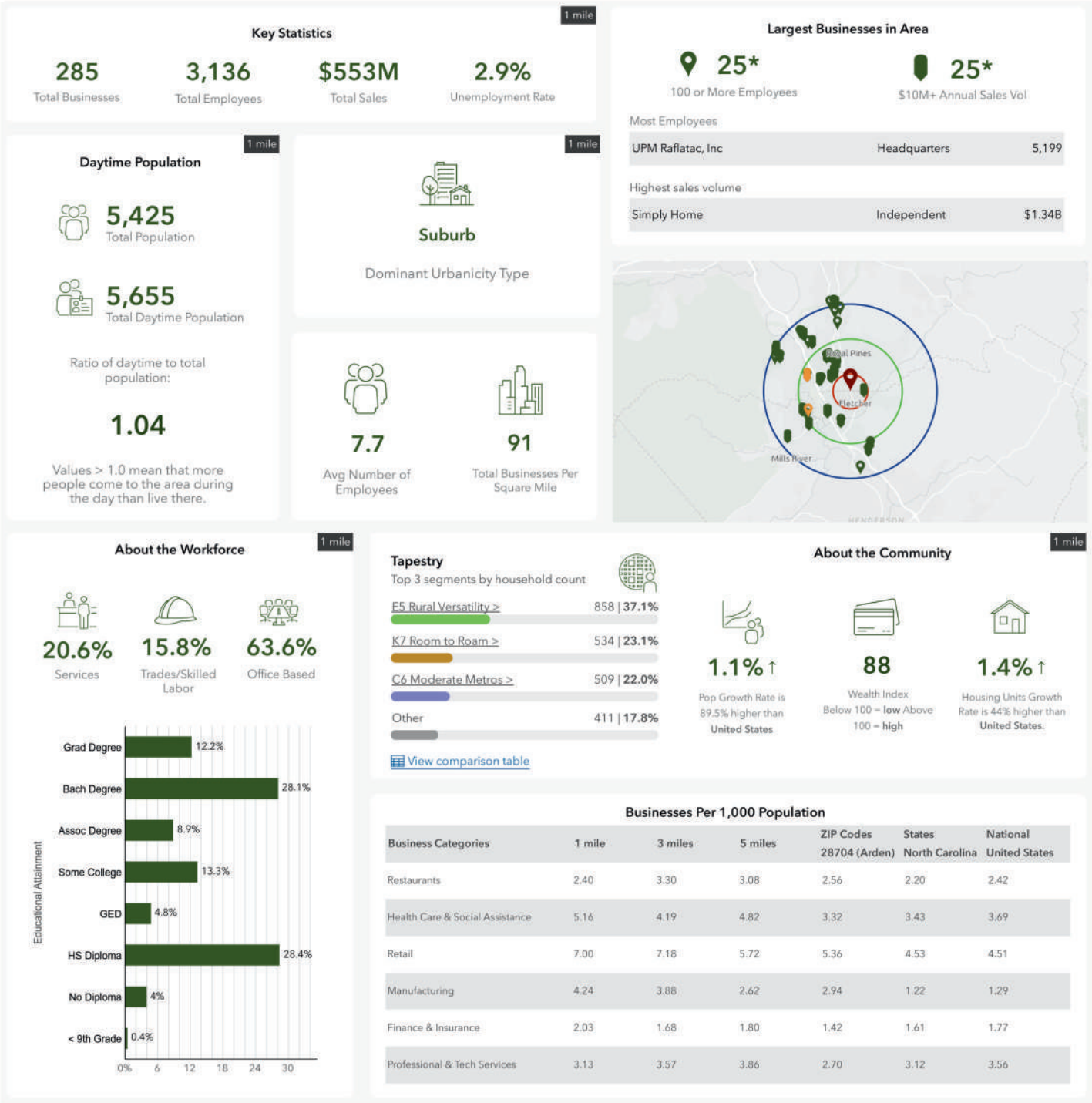
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





BUSINESS KEY FACTS

1, 3, & 5 mile radius





DEMOGRAPHIC PROFILE

1 Mile Radius

2690 Hendersonville Road

KEY FACTS

5,425

Population



2,312

Households

40.3

Median Age

\$67,174

Median Disposable Income

EDUCATION

4.4%

No High School Diploma



33.1%

High School Graduate



22.1%

Some College/
Associate's Degree



40.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$83,303
Median Household Income

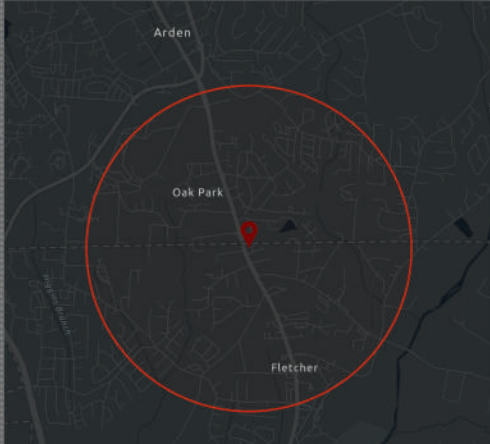


\$46,485
Per Capita Income



\$252,988
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

73.2%



Blue Collar

15.8%



Services

20.6%

2.9%

Unemployment Rate

3 Mile Radius

2690 Hendersonville Road

KEY FACTS

29,124

Population



12,256

Households

41.8

Median Age

\$66,759

Median Disposable Income

EDUCATION

7.3%

No High School Diploma



25.3%

High School Graduate



27.7%

Some College/
Associate's Degree



39.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$83,519
Median Household Income

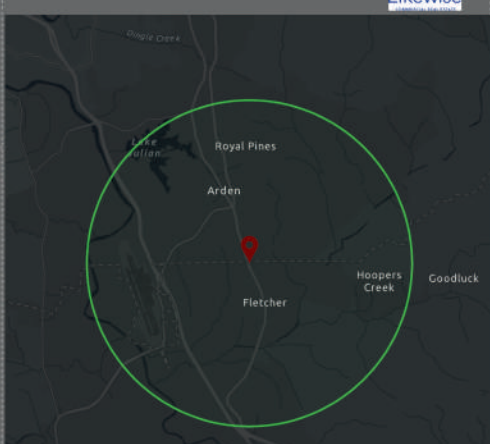


\$45,954
Per Capita Income



\$292,597
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

62.9%



Blue Collar

21.5%



Services

20.0%

3.4%

Unemployment Rate



DEMOGRAPHIC PROFILE

