

GROUND LEASE OPPORTUNITY




BUILD-TO-SUIT AVAILABLE

5077 HENDERSONVILLE ROAD, FLETCHER, NC 28732

Presented By

SCOTT RAINES, CCIM

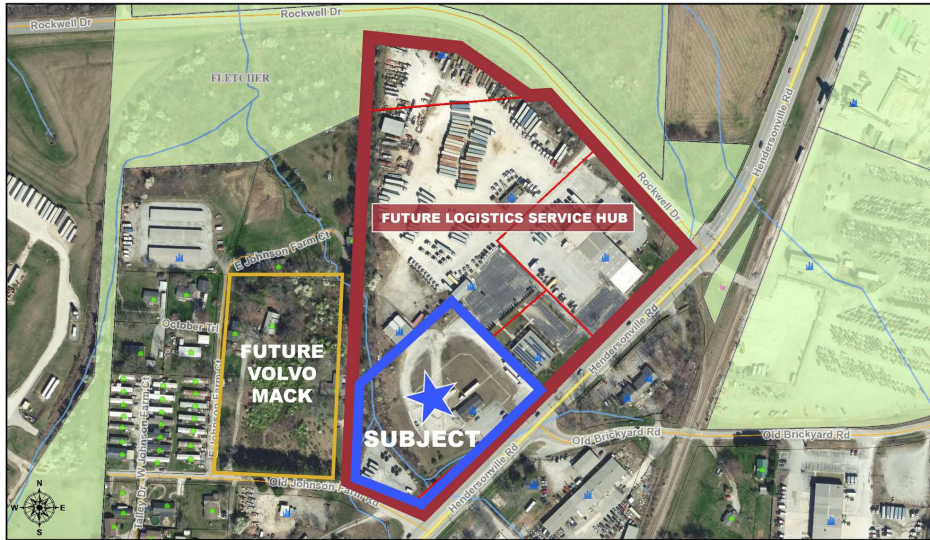
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DEWEY PROPERTY ADVISORS

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GROUND LEASE OR BUILD-TO-SUIT | 5077 HENDERSONVILLE ROAD, FLETCHER, NC 28732

PROPERTY SUMMARY



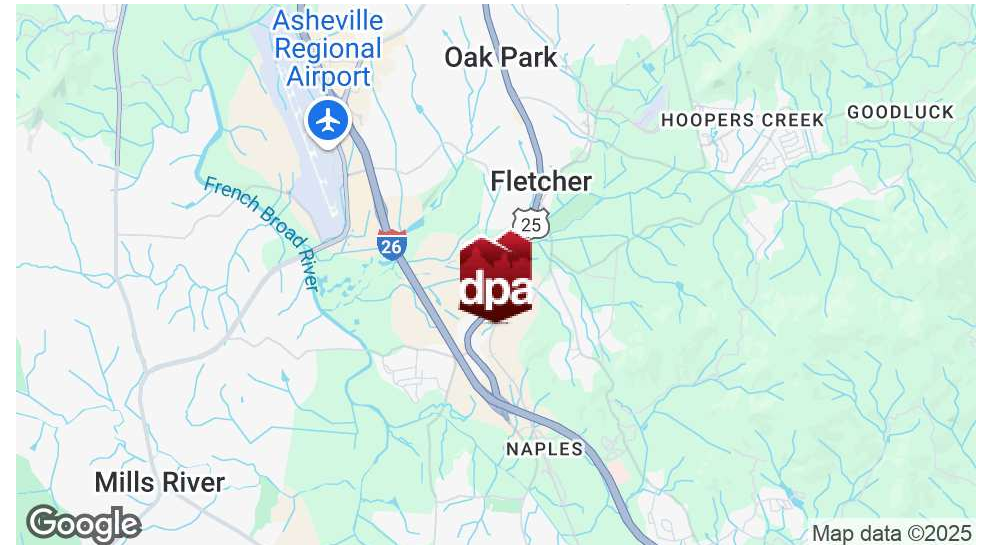
PROPERTY DESCRIPTION

+/- 4.5 acres available for ground lease, or build-to-suit. The site can be subdivided. Flat acreage with all utilities available. Site has existing modular office building that can be removed to accommodate build-to-suit.

The site is adjoining Future Logistics Service Hub site, located 1 mile from I-26 and minutes from the Asheville Airport.

OFFERING SUMMARY

Ground Lease Rate:	Negotiable - Bring all offers
Available Office SF:	1,320 SF
Lot Size:	4.5 Acres, can be subdivided



PROPERTY HIGHLIGHTS

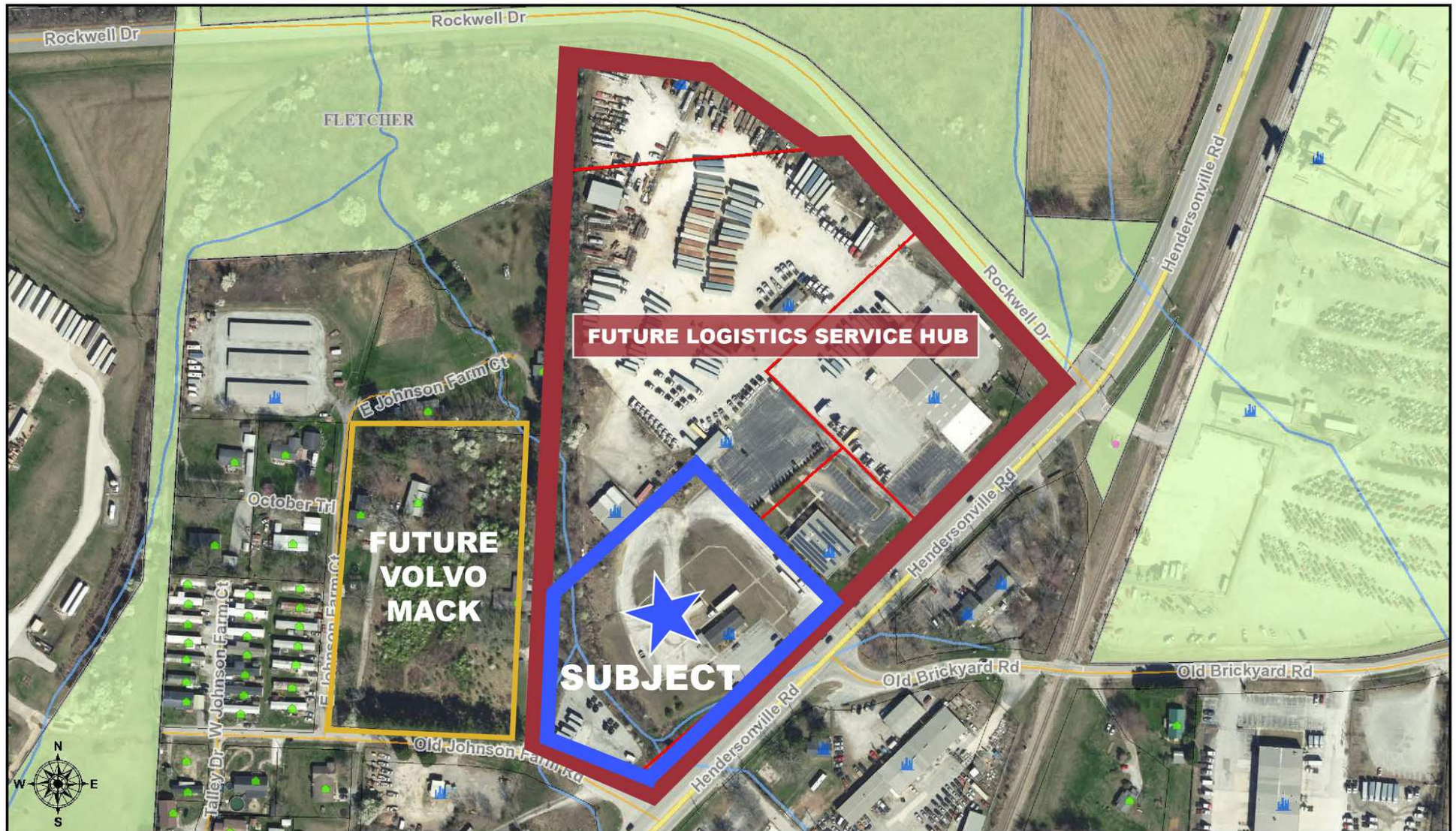
- +/- 4.5 acres available for build-to-suit
- All utilities available
- Can subdivide
- Flat with great access
- 1 mile from I-26



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SITE



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PHOTOS



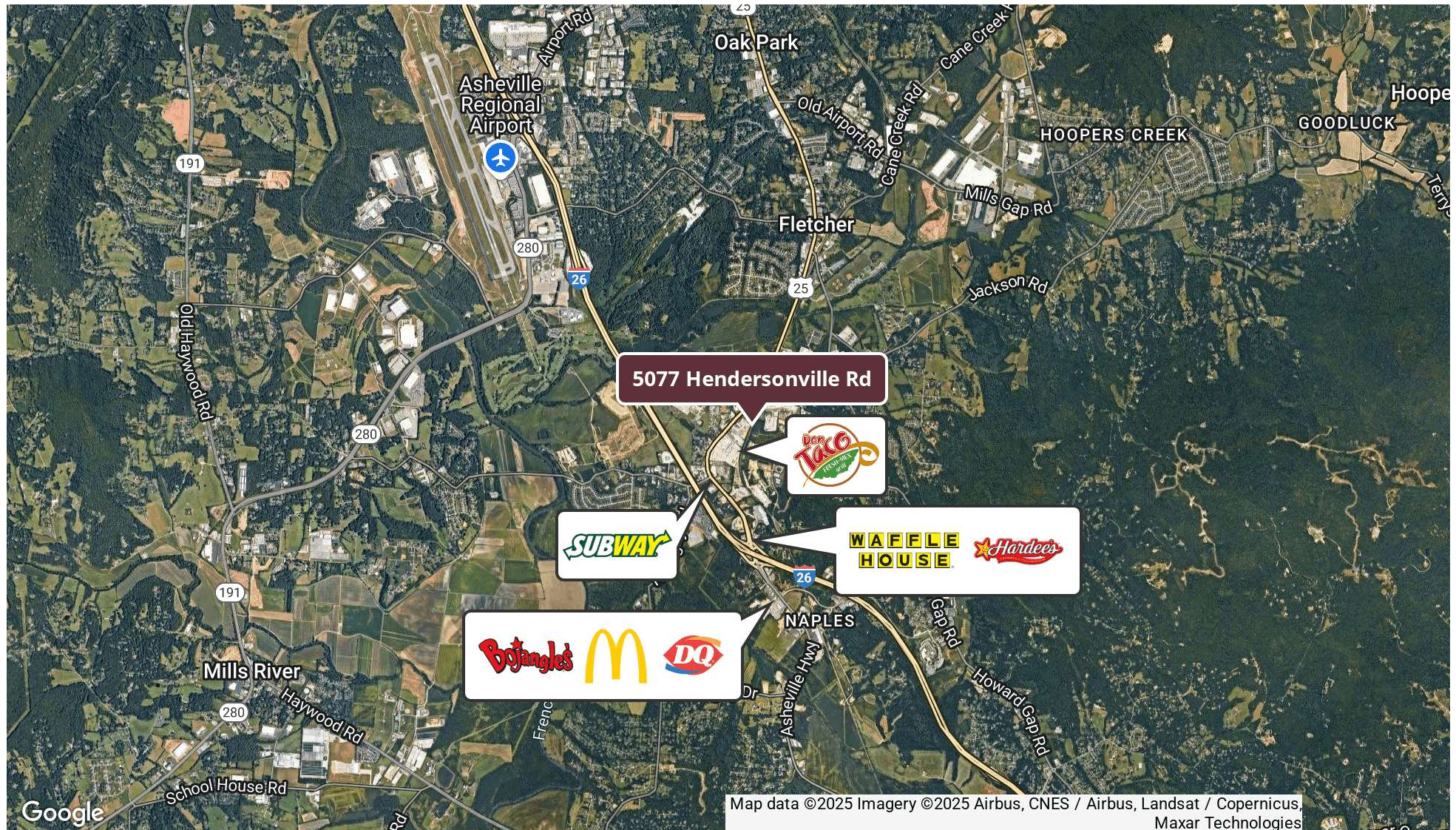
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

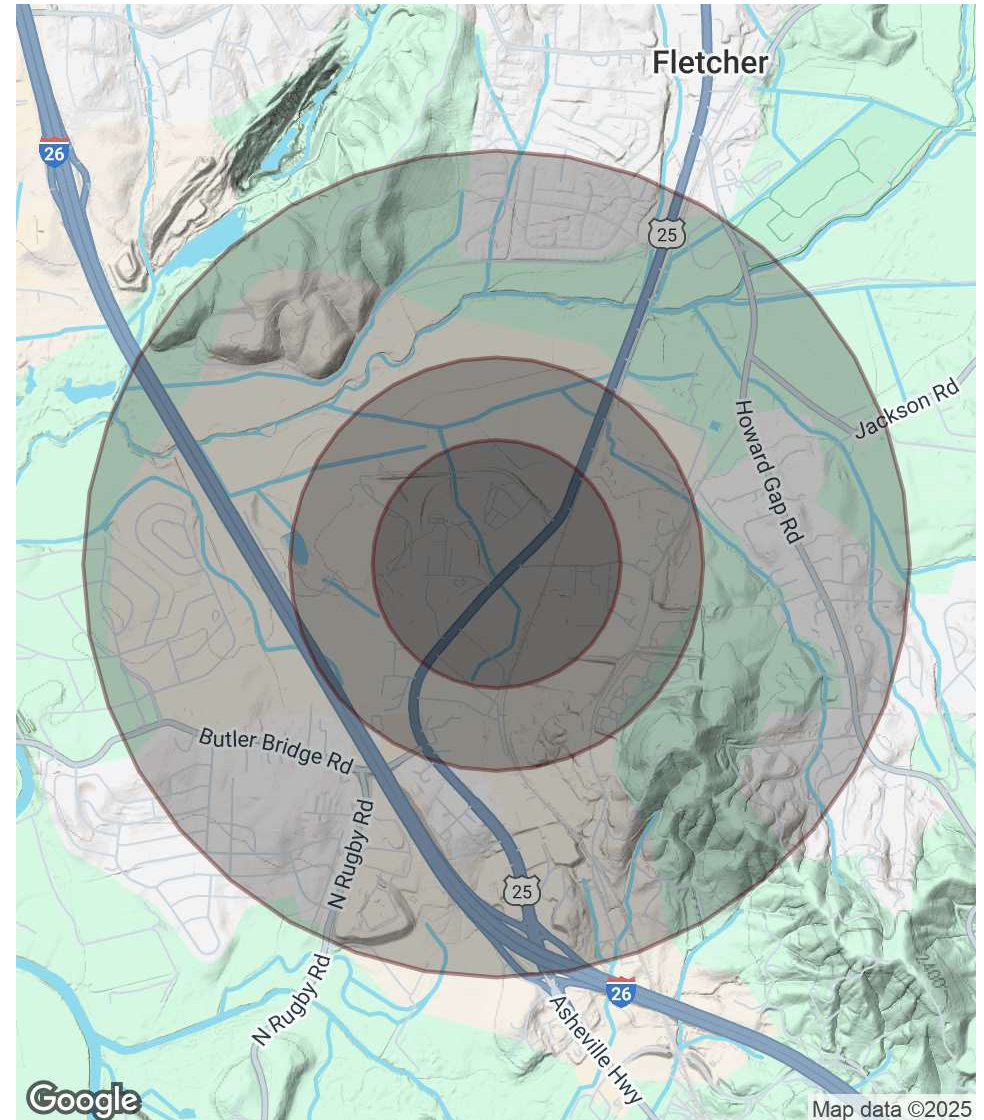
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	134	467	2,950
Average Age	48	48	42
Average Age (Male)	45	45	41
Average Age (Female)	49	49	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	208	1,155
# of Persons per HH	2.2	2.2	2.6
Average HH Income	\$100,752	\$100,752	\$118,229
Average House Value	\$351,471	\$351,471	\$389,543

Demographics data derived from AlphaMap



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