

## .58 Commercial Site on Hendersonville Rd 100' Frontage, Ready for Development

2317 Hendersonville Road, Arden, NC 28704



For Lease  
\$2,500 / mo.  
NNN

Ideally positioned between Long Shoals Road and Airport Road, and four miles from the Asheville Regional Airport

- Site is level, graded and ready for development
- All utilities available
- Flexible Limestone CS zoning
- 100' frontage, over 258' deep
- High traffic corridor with 24,000 vehicles-per-day
- 3.8 miles to I-26/Asheville Regional Airport

MLS: 3361192 Loopnet: 7992301

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# 2317 Hendersonville Rd, Arden

**BEST USE:** Bank, Commercial, Medical, Office, Retail

**PERMITTED USE:** Needs to fit requirements of CS Zoning in Buncombe County

## SUMMARY

### OVERALL

MUNICIPALITY: ARDEN  
 COUNTY: BUNCOMBE  
 COMMUNITY: SOUTH  
 ZONING: CS  
 TYPE: LAND  
 DEED BOOK, PAGE: 4914, 1265  
 PIN #: 9654-24-3284

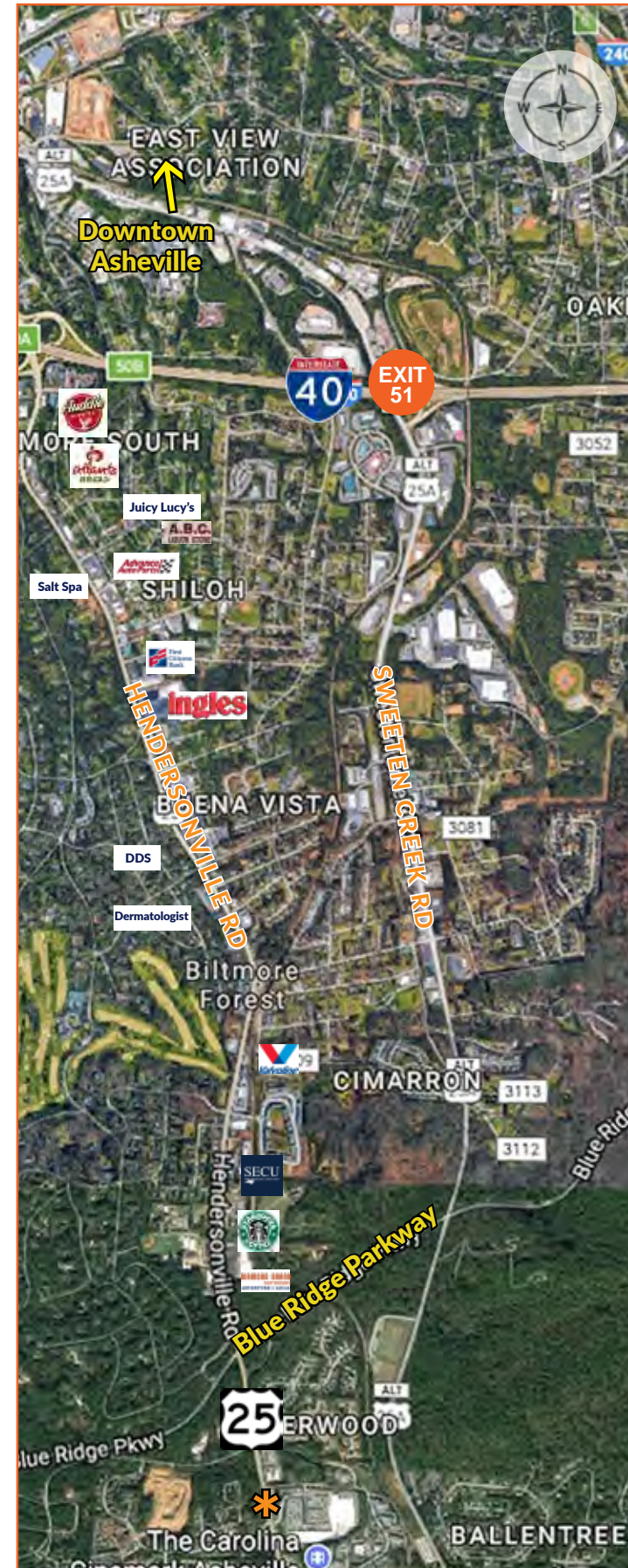
**TOTAL ACRES:** 0.58  
**DIMENSIONS:** 100' X 258' X 98' X 256'  
**ROAD FRONTAGE:** 100'  
**CURB CUTS:** 1  
**TOPOGRAPHY:** LEVEL  
**WATER:** PUBLIC  
**SEWER:** PUBLIC  
**GAS:** PUBLIC  
**ELECTRIC:** PUBLIC  
**TRAFFIC COUNTS:** 24,000 Vehicles-Per-Day



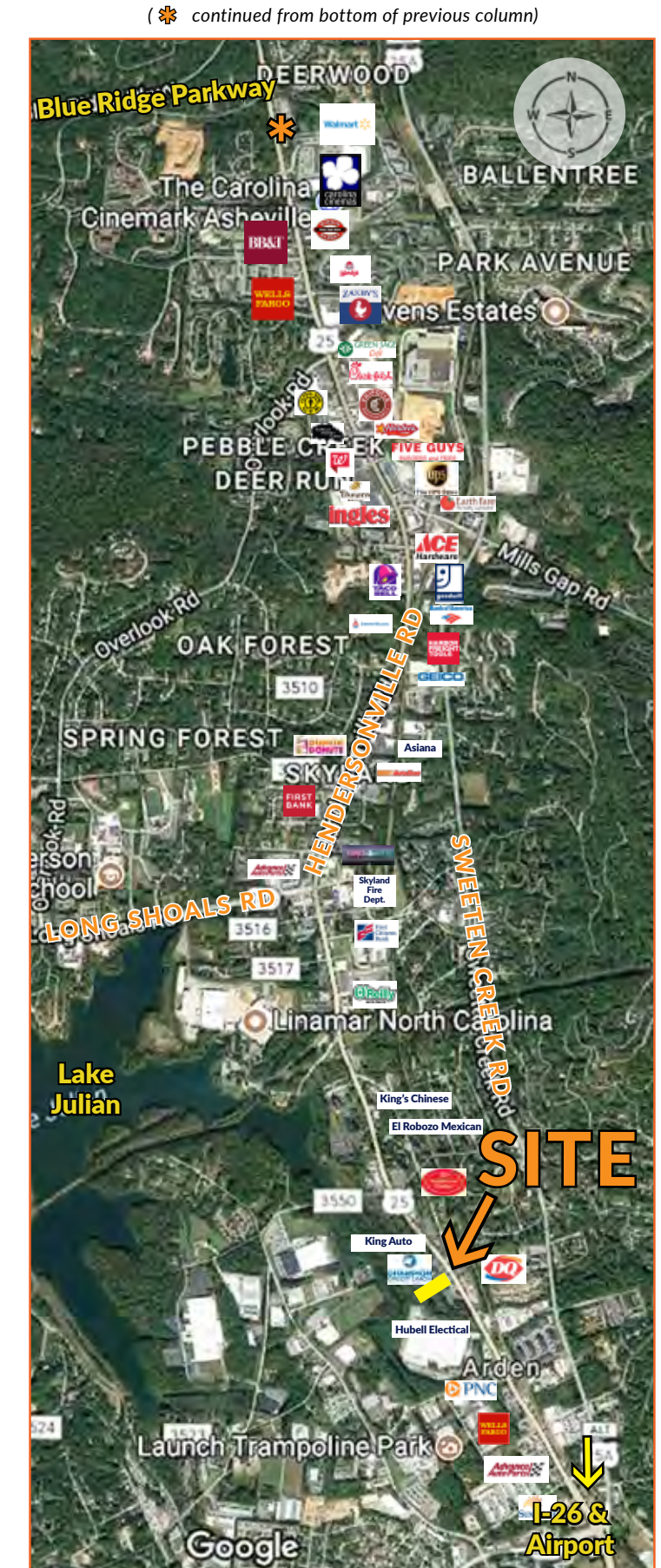
This 100' wide property has an existing curb cut



Aerial view looking West



The Hendersonville Road corridor. Left: From Biltmore Village/I-40 to the Blue Ridge Parkway. Right: From the Blue Ridge Parkway down to Arden.



I-26 & Airport

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Aerial view from the north

## DIRECTIONS

### FROM LONG SHOALS RD:

- Drive South on Hendersonville Rd (US Hwy 25)
- Property is 1.1 miles on right, just past Champion Credit Union

### FROM AIRPORT RD:

- Drive North on Hendersonville Rd (US Hwy 25)
- Property is 0.75 miles on left, just past Denny's Jewelry & Pawn

## market | >>>intel

### GREATER AVL MSA - 4 COUNTIES:

**Buncombe, Haywood, Henderson & Madison**

Population: 443,890

Projected 2020 Population: 468,146

Households: 179,606

Average Household Size: 2.28

Median Home Value: \$207,170

Average Family Income: \$73,638

Median Age: 44.2

Private Industries: 12,881

Service Providing Industries: 10,793

Federal, State & Local Industries: 12,235

### 3 MILE RADIUS:

12.93%

2016 Population: 52,400

Population 20 - 34:

Average Household

6.35%

Income: \$57,279

Population 65+: 5.83%

Owner Occupied

### 10 MILE RADIUS:

Housing Units: 10,828

2016 Population:

Population 35 - 64:

187,500

12.53%

Average Household

Population 20 - 34:

Income: \$67,735

12.55%

Owner Occupied

Population 65+: 5.47%

Housing Units: 52,076

### 5 MILE RADIUS:

Population 35 - 64:

2016 Population: 98,400

13.7%

Average Household

Population 20 - 34:

Income: \$59,228

9.45%

Owner Occupied

Population 65+: 6.07%

Housing Units: 22,539

Population 35 - 64:



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\*All maps, aerials, illustrations, and measurements are approximated.

2/27/18

**Whitney Commercial Real Estate Services 828.665.9085 WhitneyCRE.com Commercial Brokerage | Property Management | General Contracting**

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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends Purchaser's or Tenant's personal investigation.