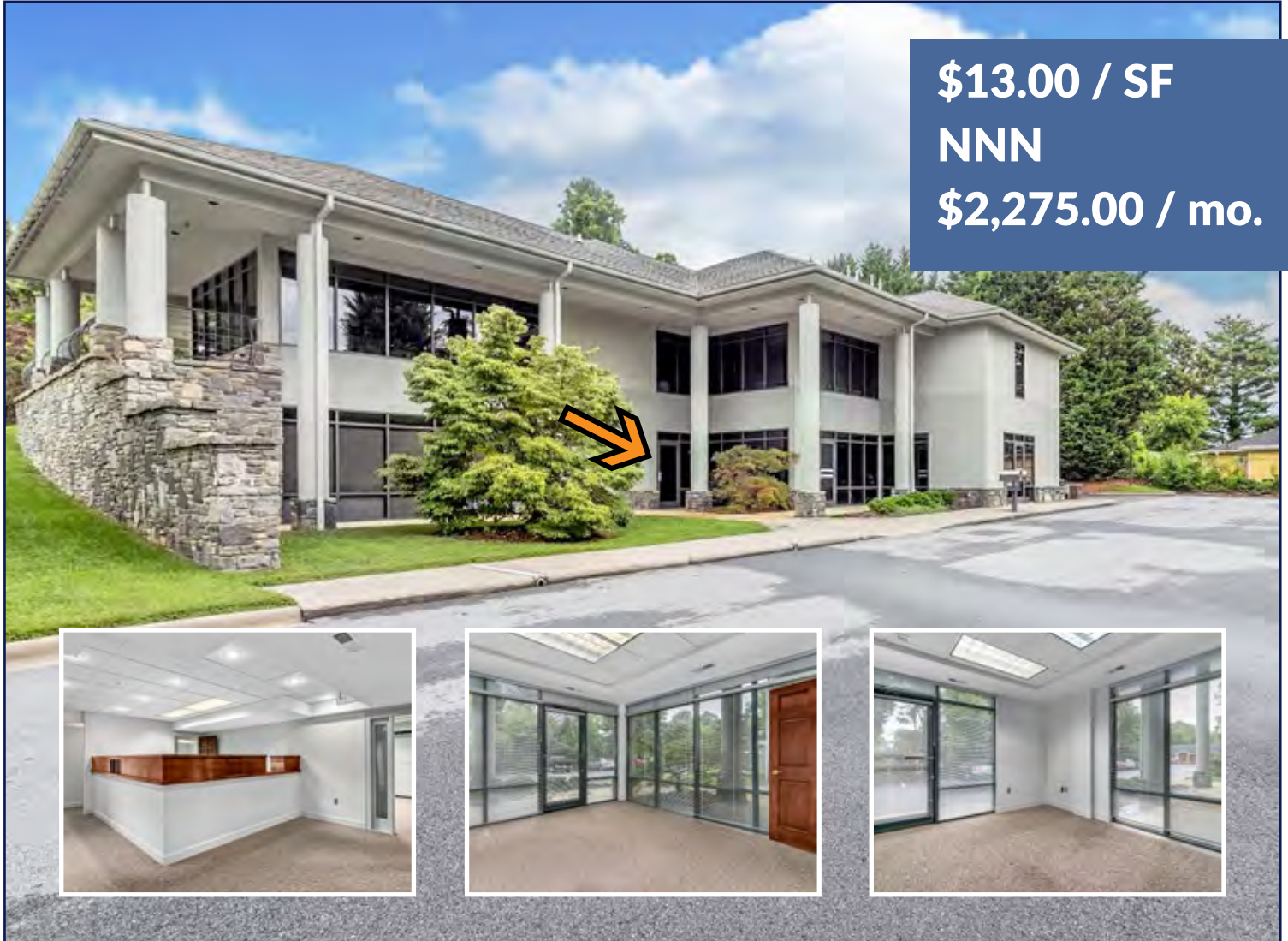


## 2,100 SF Class A Office Lease Near Hospital, High School, Main St.



902 Fleming St., Suite C, Hendersonville, NC 28791

Next to Pardee Hospital, Close to Downtown



**\$13.00 / SF**  
**NNN**  
**\$2,275.00 / mo.**

View of 902 Fleming St from the parking area. Insets: Reception, and two of the 9 offices

- Easy access and parking in contemporary, three suite office building
- 9 Offices, Reception, Conference room, Breakroom, Storage room, 2 Restrooms
- Prime Location near High School, Hospital, and Downtown
- Move-in ready as a professional office, or can be upfitted for medical services
- Wall signage area near door, shared monument sign at street

MLS# 3281566

Karnes/CPE#: 486932

Loopnet#: 20326598

**Stephanie West**  
828.712.2828  
swest@whitneycre.com

**Eric Engstrom**  
336.480.5380  
eengstrom@whitneycre.com



# OVERVIEW: 902 FLEMING, SUITE C

# FLOORPLAN

**BEST USES: OFFICE, MEDICAL**



Reception desk work area



Kitchenette/Breakroom

- 2,100 square feet of office space for any user
- Lower level of a contemporary building
- Adjacent 22-space parking lot through its own entry
- Contemporary layout, owner has kept it updated
- Can be up-fitted to meet for medical.
- 9 offices, conference room, breakroom, storage room, two restrooms (1 ADA). lobby/reception area
- Monument signage on Fleming Street
- Spot for a wall sign next to the main entrance

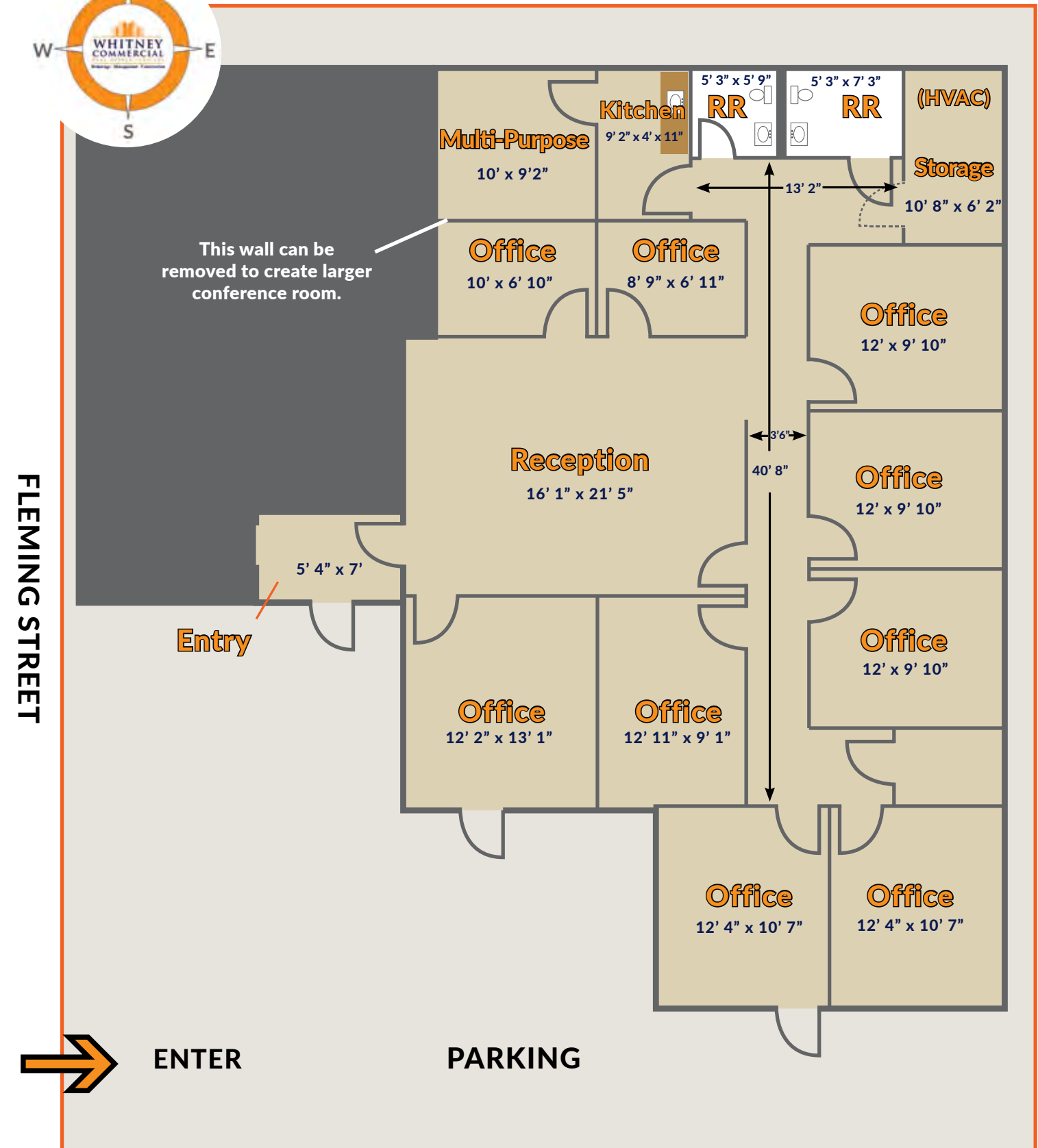
**BUILDING SF:** 8,620 SF  
**SUITE C SF:** 2,100 SF

**YEAR BUILT:** 1995  
**BUILDINGS:** 1  
**FLOORS:** 2 (Suite C lower level)  
**CONSTRUCTION:** MASONRY  
**EXTERIOR:** STONE, STUCCO  
**ROOF:** COMP. SHINGLE  
**FLOORING:** CARPET, TILE

**RESTROOMS:** 2 (ONE ADA)  
**PARKING:** 22 SHARED SPACES

**UTILITIES:** PUBLIC/ON-SITE  
**HEATING:** FORCED AIR ELECTRIC  
**COOLING:** CENTRAL A/C

**MUNICIPALITY:** HENDERSONVILLE  
**COUNTY:** HENDERSON  
**ZONING:** MIC  
**TYPE:** OFFICE  
**DEED BOOK, PAGE:** 647, 27  
**PIN #:** 9569-60-3450



Aerial view of 902 Fleming Street and some surrounding roads and businesses

\*Maps, illustrations and measurements are approximated.



# 2,100 SF Class A Office Lease

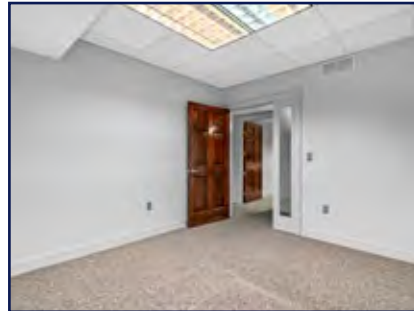
## Near Hospital, High School, Main St.



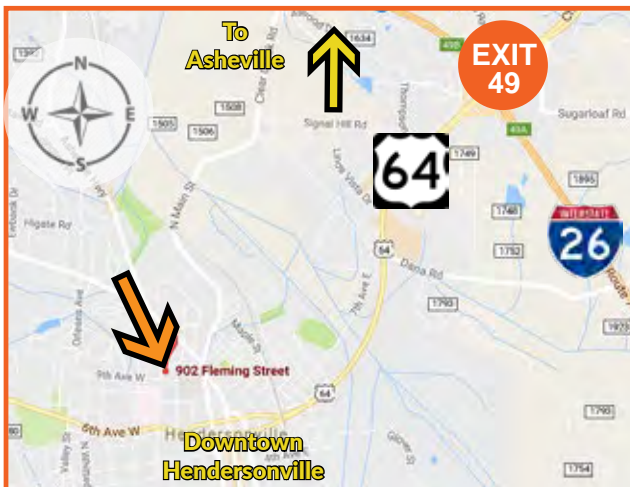
902 Fleming St., Suite C, Hendersonville, NC 28791



Signage is available at street



Interior office



### DIRECTIONS

- Traveling toward Hendersonville from Asheville on I-26E, take Exit 44.
- Turn right onto Asheville Highway. Go approx. 6.2 miles and turn right onto Fleming St.
- Building is on the left about 0.2 miles down the road. The suite is on the lower level on the right hand side as you face the property.
- Traveling from Main Street in downtown Hendersonville, go west on 6th Street four blocks.
- Turn right on Fleming St. - Pass intersections of Bearcat Blvd., and 9th Ave. West.
- 902 is second building on your right after 9th St.

### 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

#### HENDERSONVILLE DATA:

**3 MILE RADIUS:** 12.1%  
 2016 Population: 33,019 Population 20 - 34: 7.4%  
 Average Household Population 65+: 9.6%  
 Income: \$60,580  
**10 MILE RADIUS:**  
 Owner Occupied Housing Units: 9,141 2016 Population: 117,168  
 Population 35 - 64: Average Household Income: \$64,347  
 11.73% Owner Occupied Housing Units: 34,456  
 Population 20 - 34: 7.6%  
 Population 65+: 10%  
**5 MILE RADIUS:** Population 35 - 64: 12.9%  
 2016 Population: 61,425  
 Average Household Population 20 - 34: 7.3%  
 Income: \$64,668 Population 65+: 8.3%  
 Owner Occupied Housing Units: 18,180  
 Population 35 - 64:



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**FOR LEASE: 2,100 SF**  
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