

2,583 SF Office Condo in Chadwick Square Turnkey Medical or Professional Office

120 Chadwick Square Court, Suite A, Hendersonville, NC

FOR SALE
\$400,000

FOR LEASE
\$14.00/SF NNN
CAM \$3.00/SF



Stately brick at one end of Chadwick Square; Insets: offices

- Class B+, Built in 2004, adaptable main-level suite
- Waiting room, reception with pass-through window, 6 exam rooms, physician's office, lab, staff lounge, 2 restrooms
- Chadwick Square complex well-known, serves desirable market segment
- Neighbors include medical, business, and professional services, and a set of residential apartments at the rear
- South Hendersonville/Flat Rock neighbors include Publix, CVS, Steinmart, Fresh Market, TD Bank, Walgreen's, Dollar Tree, ACE, Pet Smart, and more

SALE: MLS: 3583985 Catylist: 24132371 Loopnet: 18243951
LEASE: MLS: 3583987 Catylist: 24132367 Loopnet: 18244027

Andrew Riddle
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SUMMARY: 120 Chadwick Square Ct, Suite A, Hendersonville, NC

BEST USE: Medical, Professional Office **PERMITTED USES:** Planned Commercial District

MUNICIPALITY: HENDERSONVILLE	TOTAL SQUARE FEET: 2,583	GAS: PUBLIC
COUNTY: HENDERSON	YEAR BUILT: 2004	ELECTRIC: PUBLIC
AREA: SOUTH	CONSTRUCTION: WOOD	HEATING: FORCED AIR DUCTED HEAT PUMP
ZONING: PLANNED COMMERCIAL DISTRICT	EXTERIOR: BRICK	COOLING: CENTRAL A/C
TYPE: OFFICE/CONDO	FLOORS: 2 (Suite on 1st Floor)	ADDITIONAL: MEDICAL FURNISHINGS & FIXTURES
DEED BOOK, PAGE: 730, 1205	FLOORING: Ceramic tile, Vinyl tile	SECURITY ENTRY
PIN #: 9568-83-5096	CEILINGS: 8'	ADA RESTROOMS?
TAXES: \$3,779 (2019)	DOOR HEIGHT: 7'	SIGNAGE AT STREET?
HOA ANNUAL DUES: \$2,172	RESTROOMS: 2	
TRAFFIC COUNTS: 13,500 VPD (Hendersonville Rd)	PARKING: 30 shared	
	WATER: PUBLIC	
	SEWER: PUBLIC	



Entry, waiting area, and reception window



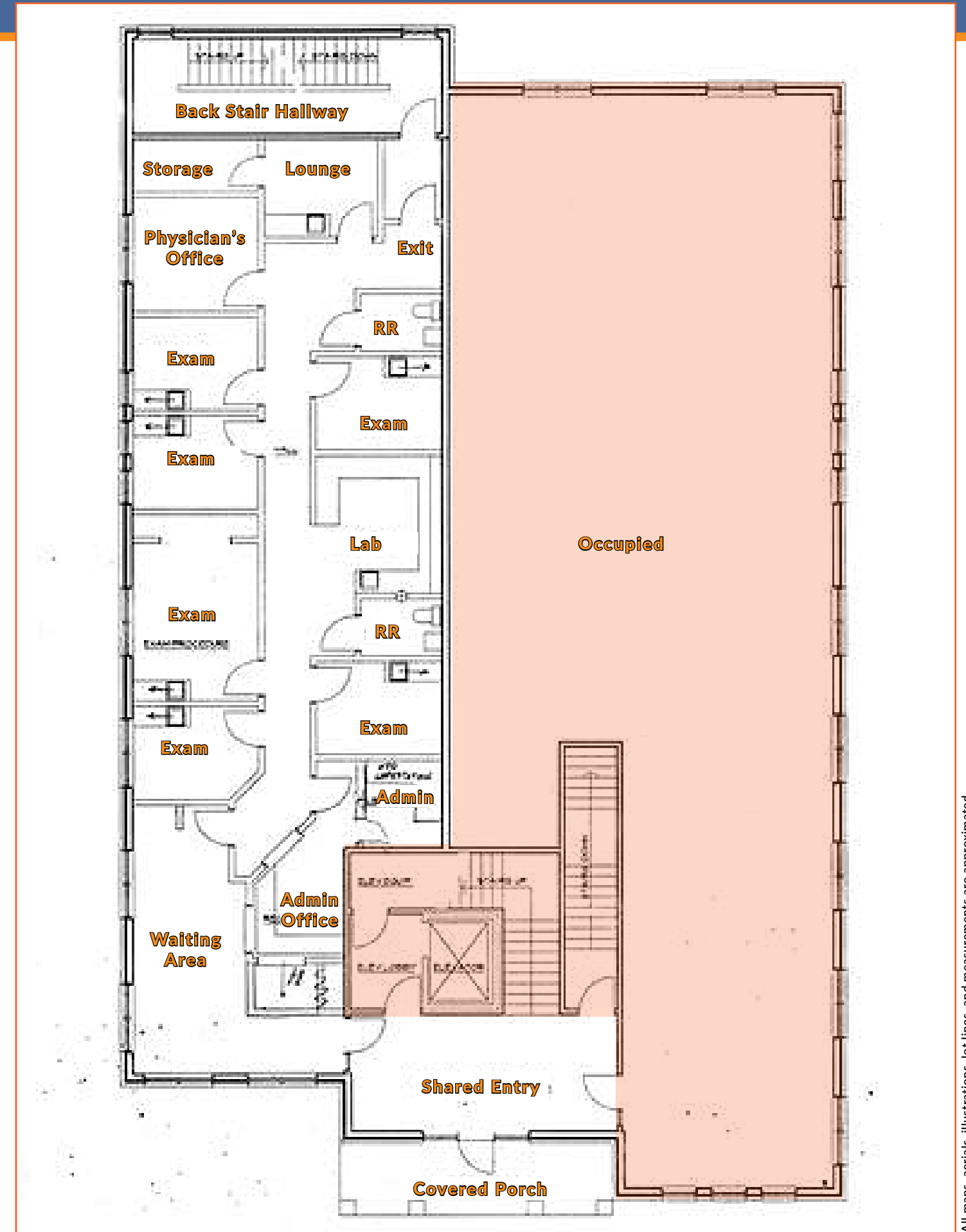
Waiting area



Lab



Hallway



*All maps, aerials, illustrations, lot lines, and measurements are approximated.

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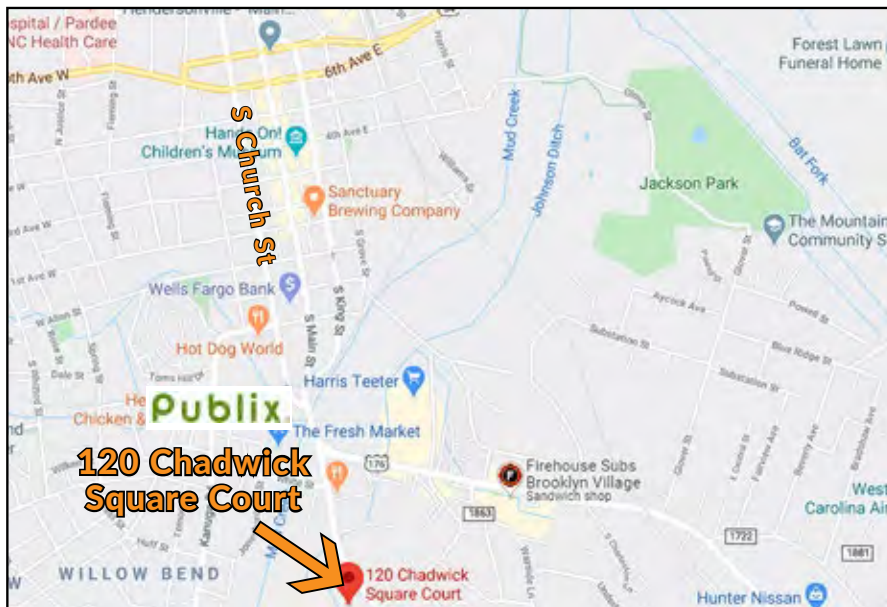
120 Chadwick Square Court, Suite A, Hendersonville, NC



Staff lounge



Administration area



DIRECTIONS FROM I-26, Exit 46:

- Take Exit 46 for US64/Four Seasons Blvd
- Follow Four Seasons Blvd to Church Street, Turn Left
- Travel south on Church Street for approximately 2 miles
- Pass the Publix Grocery store, and Chadwick Square is 1/4 mile ahead on the right
- Once in Chadwick Square, for building 120, take first right



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Property owner is a licensed North Carolina Real Estate Broker.

market >>> intel

HENDERSONVILLE AREA DATA:

3 MILE RADIUS:

2016 Population: 33,019
Average Household Income: \$60,580
Owner Occupied Housing Units: 9,141
Population 35 - 64: 11.73%
Population 20 - 34: 7.6%
Population 65+: 10%

5 MILE RADIUS:

2016 Population: 61,425
Average Household Income: \$64,668
Owner Occupied
Housing Units: 18,180
Population 35 - 64: 12.1%
Population 20 - 34: 7.4%
Population 65+: 9.6%

10 MILE RADIUS:

2016 Population: 117,168
Average Household Income: \$64,347
Owner Occupied Housing Units: 34,456
Population 35 - 64: 12.9%
Population 20 - 34: 7.3%
Population 65+: 8.3%

FOR SALE or LEASE
**120 Chadwick Square Court,
Suite A**
Hendersonville, NC 28739
\$400,000 or \$14.00/SF

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2/5/20