

**2,425 SF Fully-Leased Office Investment**  
**6.97% CAP Rate\*, Long-Term Lease**

**2315 Asheville Hwy, No. 40, Hendersonville, NC 28791**



Front; Inset: Signage at street

- Office Condo on 1.96 acre site
- Leased and occupied with long-term lease
- CAP Rate 6.97% (over lease term)
- Significant upgrades: hardwood, ceramic tile, glass
- Single level, efficient layout, and configured for easy subleasing
- Attractive stone/stucco exterior
- Ample parking
- 1.7 miles to Pardee Hospital, 2 miles to Downtown

**SALE: MLS: 3389191 Catylist: 30287833 Loopnet: 12027349**

**Keith Frierson, CCIM**  
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# SUMMARY: 2315 Asheville Highway, No. 40, Hendersonville

**BEST USE:** Investment, Professional or Business Services, Medical, Dental, Allied Health Practices

## OVERALL

MUNICIPALITY: HENDERSONVILLE  
 COUNTY: HENDERSON  
 COMMUNITY: NORTH  
 ZONING: C-3 Highway Business  
 TYPE: OFFICE - CONDO  
 DEED BOOK, PAGE: 1396, 720  
 PIN #: 9569-48-0136  
 TAXES: \$2,157 (2017)

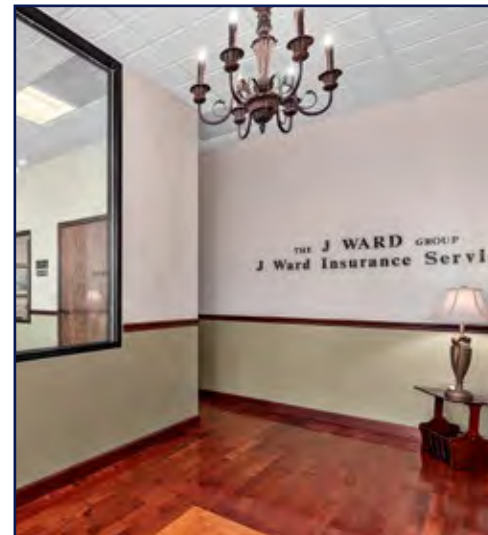
ROOF: CORRUGATED STEEL  
 CEILING HEIGHTS: 8'-9"  
 FLOORING: HARDWOOD/  
 CERAMIC TILE/CARPET  
 RESTROOMS: 3  
 UTILITIES: ON-SITE  
 HEATING: FORCED AIR GAS  
 COOLING: HEAT PUMP  
 PARKING: 109 (Shared)  
 TRAFFIC COUNTS: 23,000 VPD

TOTAL SQUARE FEET: 2,425 SF  
 YEAR BUILT: 1987 (Renovated 2000)  
 CONSTRUCTION: METAL, STUCCO, BRICK  
 EXTERIOR: STONE/STUCCO

ADDITIONAL FEATURES: 220 VOLTS



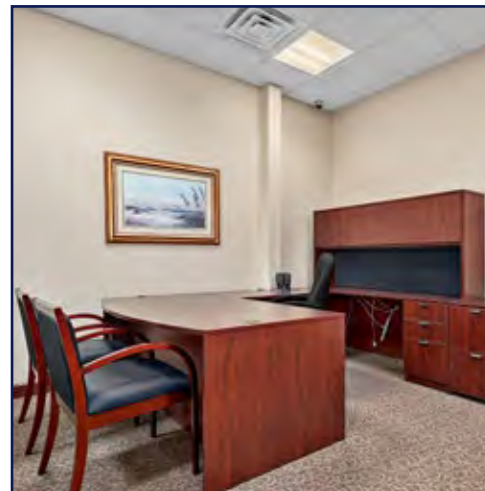
Front, with dual waiting area ingress/egress



Lobby



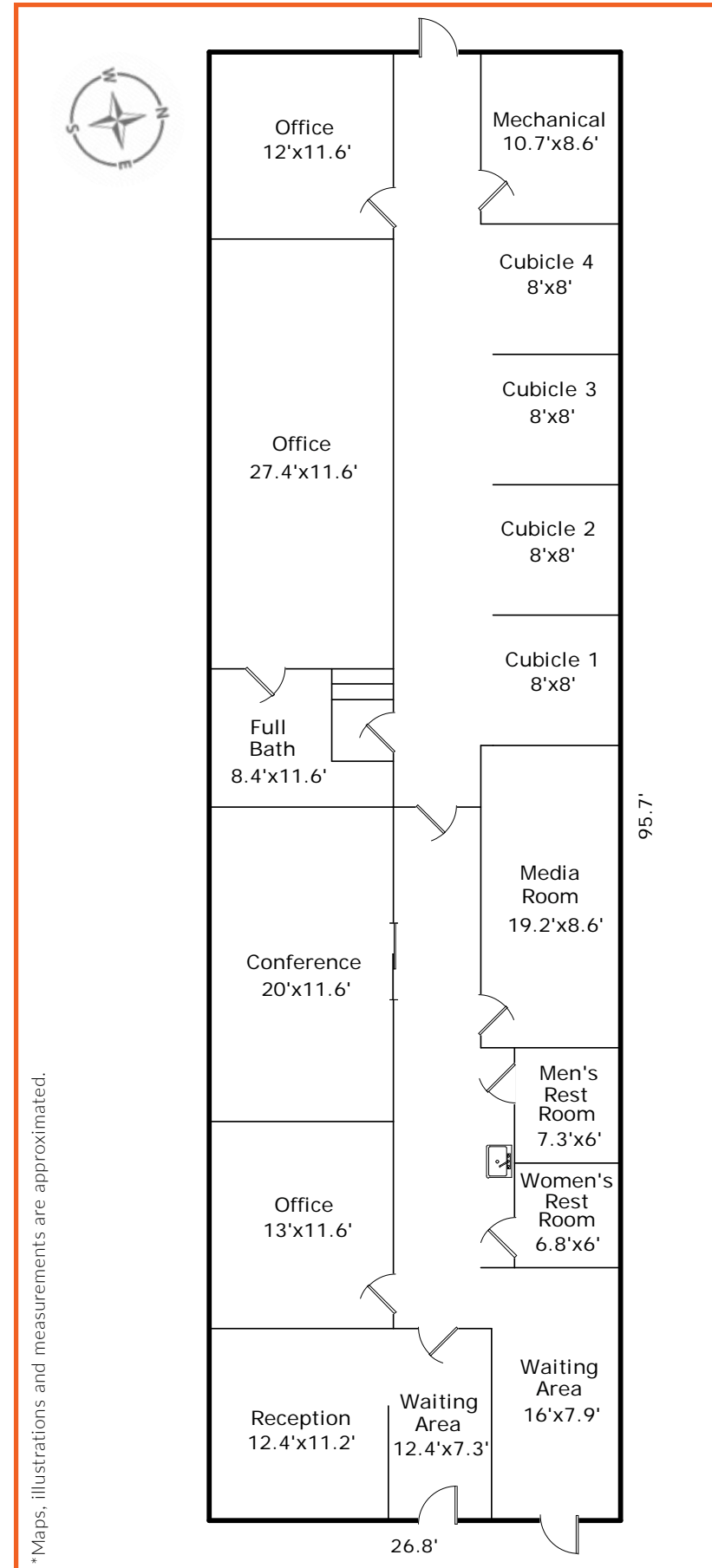
Reception area



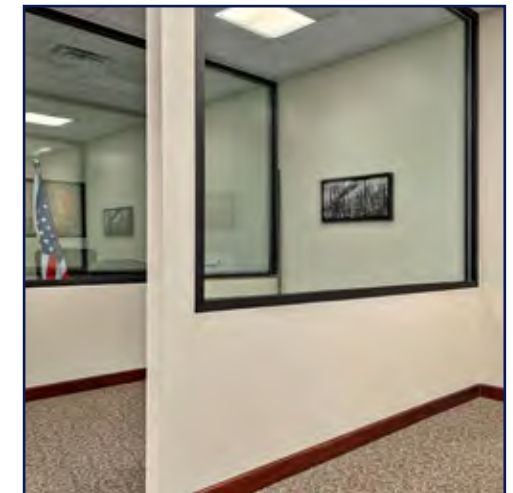
Office



Conference room



Cubicle area



Cubicle area



Office

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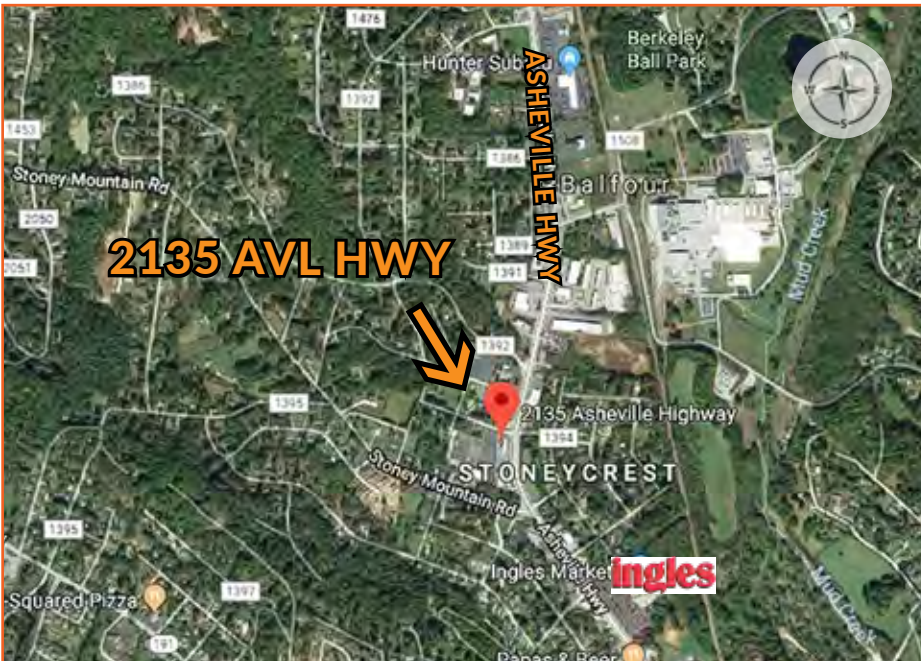
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Media/work room



Break area



### DIRECTIONS

#### FROM DOWNTOWN:

- From Four Seasons Boulevard (US64) and Asheville Highway (US25), travel North approximately 2.1 miles
- Property is on left

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



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**FOR SALE**  
**2315 Asheville Highway, No. 40**  
**Hendersonville, NC 28791**  
**\$529,900**

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

4/29/19