

5,000 SF Office & Showroom with Storage
Large Storefront Windows and Signage

814-A Kanuga Road, Hendersonville, NC 28739



For Lease
\$6.48/SF Gross
(\$2,700/mo.)

Full windows and a shallow covered porch in front let in plenty of light

- Large store front ideal for retail
- 2,000 SF of showroom space
- 3,000 SF of office space
- Additional 1.050 SF unheated storage space
- Easy parking, no steps
- Just South of downtown
- 0.4 mile to Greenville Highway

MLS: 3377435 Catylist: 30270165 Loopnet: 12157047

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SUMMARY: 814-A Kanuga Road

BEST USE: Retail, Office

PERMITTED USE: As fits within C-2 Secondary Business zoning for Henderson County

MUNICIPALITY: HENDERSONVILLE
 COUNTY: HENDERSON
 COMMUNITY: SOUTH
 ZONING: C-2
 TYPE: RETAIL/OFFICE
 DEED BOOK, PAGE: 1334, 275
 PIN #: 9568-79-1146

TOTAL SQUARE FEET: 6,050 SF
SHOWROOM SQUARE FEET: 2,000 SF
OFFICE SQUARE FEET: 3,000 SF
UNHEATED SQUARE FEET: 1,050 SF

YEAR BUILT: 1964

CONSTRUCTION: WOOD FRAME
EXTERIOR: BRICK
ROOF: ASBESTOS SHINGLE
CEILING HEIGHTS: 9'
FLOORING: CARPET
RESTROOMS: 2

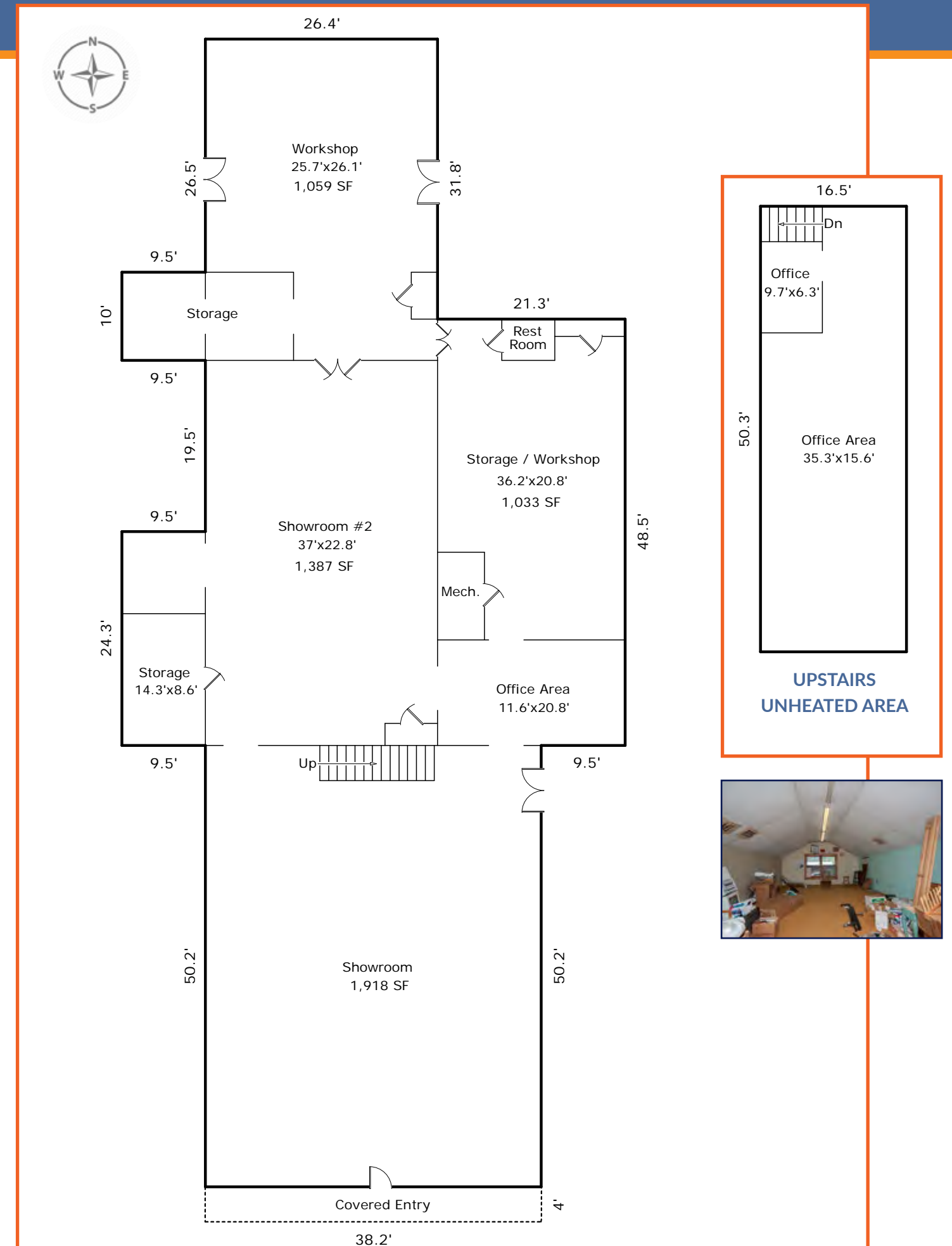
WATER: AVAILABLE
SEWER: AVAILABLE
ELECTRIC: AVAILABLE
COOLING: CENTRAL A/C, HEAT PUMP

PARKING: 6
TRAFFIC COUNTS: Kanuga Rd: 6,000 VPD
 Greenville Hwy: 13,000 VPD

ADDITIONAL FEATURES: 220 VOLTS



This former furniture showroom's openness allows for flexible planning for a new venture



*Maps, illustrations and measurements are approximated.

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Easy ingress/egress, shared signage with adjacent business, The Starving Artist



DIRECTIONS

FROM DOWNTOWN:

- Take Church Street South
- Make a right on Kanuga Road
- Property is approximately 1/2 mile on left, just past the Shell Station, and next to the Starving Artist

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:

Population 35 - 64: 117,168

11.73% Average Household

Population 20 - 34: 7.6% Income: \$64,347

Population 65+: 10% Owner Occupied Housing Units: 34,456

5 MILE RADIUS: Population 35 - 64:

2016 Population: 61,425 12.9%

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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12/15/18

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