

8,820 SF on 3 Acres in Fletcher, NC Two Fully-Leased Buildings on Site

31 Fanning Bridge Road, Fletcher, NC 28732

For Sale
3 Acres, 2 Buildings
\$650,000
(\$73.70/SF)



The two buildings have ample parking between them on this 3 acre lot

- In the heart of growing Fletcher, NC
- Two structurally sound buildings requiring minimal upfit, both with tenants
- Building 1 is 6,720 SF, Building 2 is 2,100 SF
- Just off signalized intersection
- Room for potential expansion
- Parking for up to 40 cars
- Ceilings 10' - 14'
- Original red oak wide plank hardwood flooring on main level of Building 1
- Large drive-in doors at both buildings

MLS: 3417483 Catylist: 30362805 Loopnet: 13284270

Andrew Riddle
828.243.3610
ariddle@whitneycre.com

SUMMARY: 31 Fanning Bridge Road, Fletcher, NC

BEST USE: Public Assembly, Brewery/Tap Room

PERMITTED USES: Variety of commercial uses per C-1 zoning

MUNICIPALITY: FLETCHER	UTILITIES: WATER: ON-SITE	COOLING: WALL UNITS
COUNTY: HENDERSON	SEWER: ON-SITE	HEATING: FORCED AIR GAS
ZONING: C-1	GAS: ON-SITE	
TYPE: RETAIL	ELECTRIC: ON-SITE	
DEED BOOK, PAGE: 1297 / 247		BUILDING 2 (LEASED)
PIN #: 9652-69-8912		SQUARE FEET: 2,100 SF
TAXES: \$3,903.27 (2017)		YEAR BUILT: 1983
		FLOORS: 1
TOTAL ACRES: 3 Ac.	BUILDING 1 (LEASED)	CONSTRUCTION TYPE: WOOD
TOTAL SQUARE FEET: 8,820 SF	SQUARE FEET: 6,720 SF	EXTERIOR: WOOD SIDING
BUILDING 1: 6,720 SF	YEAR BUILT: 1948	ROOF: ASBESTOS SHINGLE
BUILDING 2: 2,100 SF	YEAR RENOVATED: 1980	DRIVE-IN DOORS: 1
LOT DIMENSIONS: 358' X 315' X 401' X 259'	FLOORS: 2	RESTROOMS: 1
ROAD FRONTAGE: 358'	CONSTRUCTION TYPE: MASONRY	COOLING: WALL UNITS
TOPOGRAPHY: FLAT	EXTERIOR: CONCRETE BLOCK	HEATING: FORCED AIR GAS
TRAFFIC COUNTS: Hendersonville Rd: 30,000 VPD	ROOF: RUBBER EPOM	
	FLOORING: CONCRETE SLAB/GRADE	ADDITIONAL FEATURES: 220 VOLTS
	DRIVE-IN DOORS: 1	
	RESTROOMS: 1	



6,720 SF building backs up to Fanning Bridge Rd



Single story, 2,100 SF building at back of lot



Large building - basement



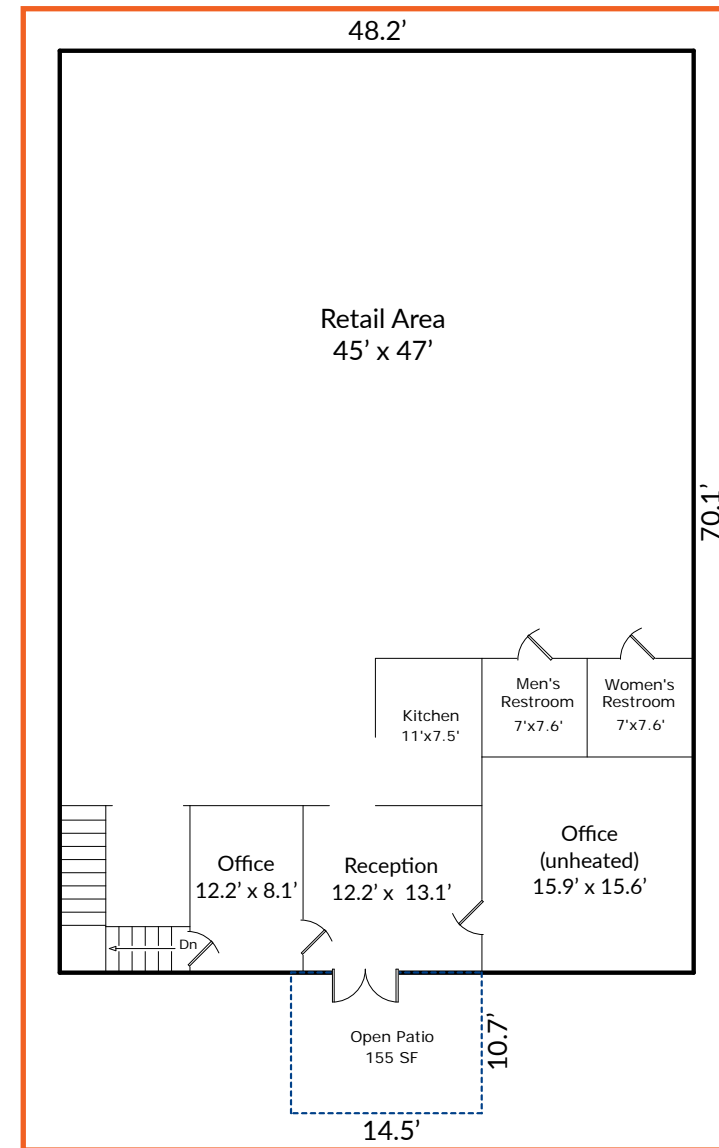
Small building - warehouse interior



Large building - basement, looking toward drive-in door



Small building - office



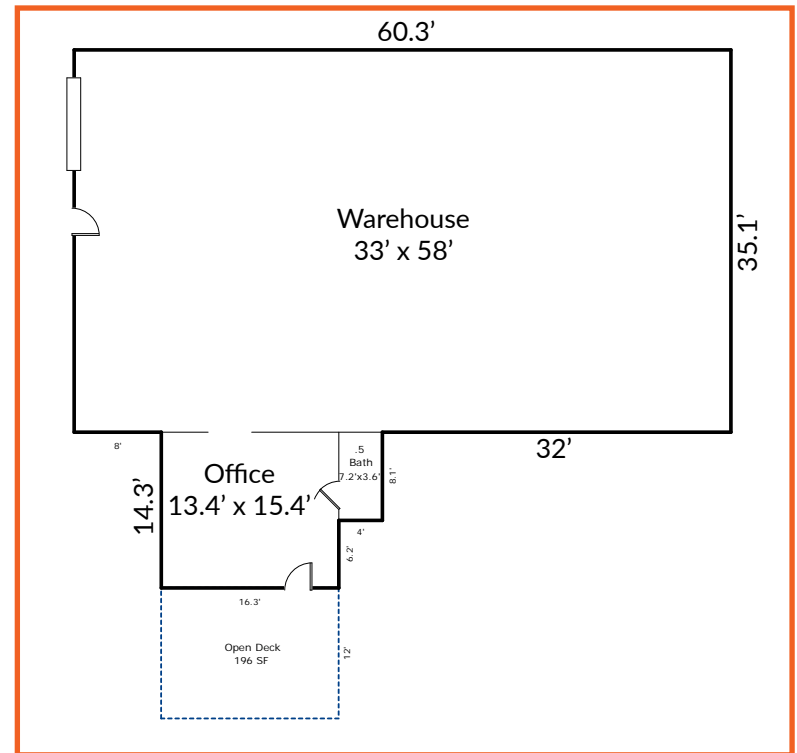
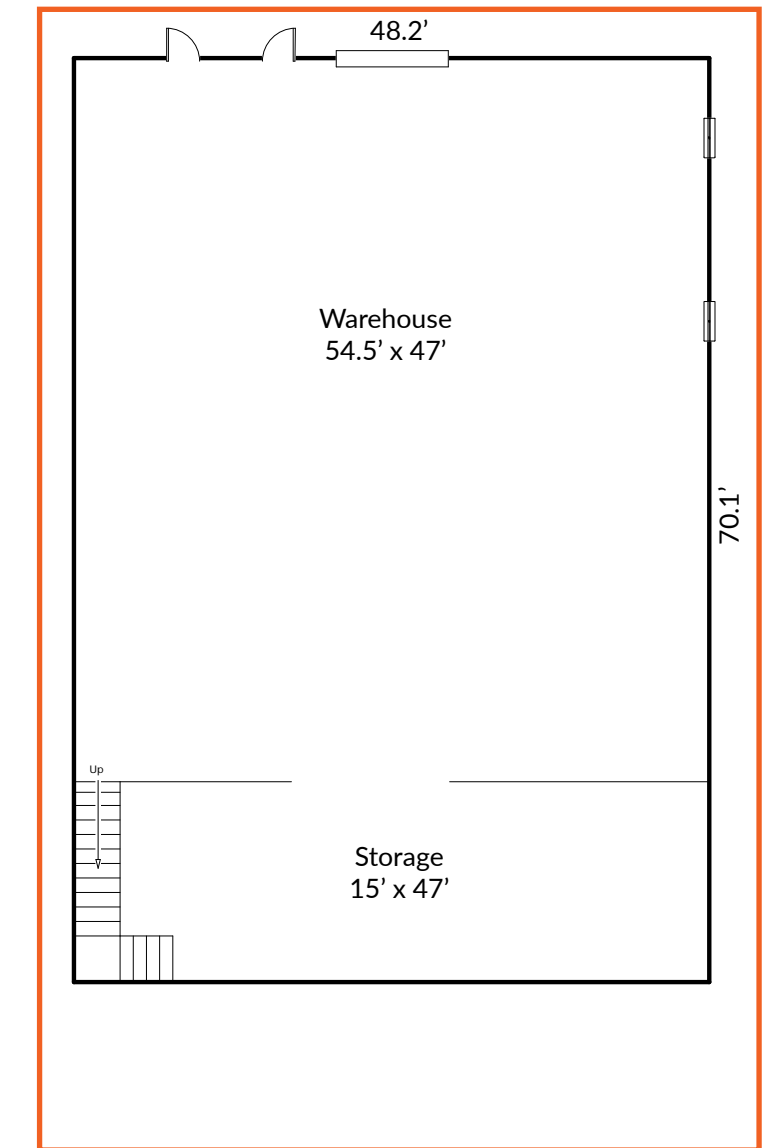
Two-story Building 1, 6,720 SF, at Fanning Bridge Road entrance; Left: main level; Right: lower level



Large building - deck



3 acre lot allows for ample parking or storage



Building 2, 2,100 SF, at back of lot

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

8,820 SF on 3 Acres in Fletcher, NC Two Fully-Leased Buildings on Site

31 Fanning Bridge Road, Fletcher, NC 28732



Building interior



DIRECTIONS

FROM I-26:

- Take Exit 44 for Asheville Highway
- Travel north approximately 2.5 miles - Asheville Highway becomes Hendersonville Road
- Turn left on Fanning Bridge Road
- Property starts at second building on left

DISTANCES (miles)

1-26	3.0
Asheville Airport	3.3
Downtown HVL	10.6
I-40	14
Downtown AVL	13

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

ASHEVILLE DATA:

3 MILE RADIUS: 2016 Population: 52,400 Average Household Income: \$57,279 Owner Occupied Housing Units: 10,828 Population 35 - 64: 12.53% Population 20 - 34: 12.55% Population 65+: 5.47%	Population 35 - 64: 12.93% Population 20 - 34: 6.35% Population 65+: 5.83%
5 MILE RADIUS: 2016 Population: 98,400 Average Household Income: \$59,228 Owner Occupied Housing Units: 22,539	10 MILE RADIUS: 2016 Population: 187,500 Average Household Income: \$67,735 Owner Occupied Housing Units: 52,076 Population 35 - 64: 13.7% Population 20 - 34: 9.45% Population 65+: 6.07%



Andrew Riddle
828.243.3610
ariddle@whitneycre.com

FOR SALE: \$650,000
31 Fanning Bridge Road
Fletcher, NC 28732

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

2/4/19