

Adaptive Reuse On Main Corridor

Steel frame, clear span, 5 loading docks

1005 Spartanburg Hwy, Hendersonville, NC 28792



For Sale:
18,928 SF
1.41 Acres
\$895,000

- Located on a main corridor just below downtown with multiple new developments
- Great property for new user or redevelopment
- 22,500 vehicles per day drive past this property
- Zoned C-3, multiple commercial possibilities
- Five loading docks with 12 foot high doors
- Steel frame, clear span building with amazing potential
- Front portion can be used as retail or showroom
- Former Ward's Auto Parts and Feed & Seed

MLS: 3585018 CATYLIST: 24141252 LOOPNET: 18277240

Jason Burk, CCIM
828.674.2120
jburk@whitneycre.com

Eric Engstrom
336.480.5380
eengstrom@whitneycre.com

SUMMARY: 1005 Spartanburg Hwy, Hendersonville, NC

BEST USES: Adaptive Reuse, Retail, Redevelopment - Wide variety of uses per C-3 zoning

MUNICIPALITY: HENDERSONVILLE	LOADING DOCKS: 5 (12' H x 10' W)	HEATING: FORCED AIR GAS
COUNTY: HENDERSON	FLOORING: Concrete Slab/Grade	COOLING: N/A
ZONING: C-3	CEILING HEIGHT: 16'	APPROXIMATE LOT DIMENSIONS: 238' x 301' x 175' x 250'
TYPE: INDUSTRIAL	RESTROOMS: 2	ROAD FRONTAGE: 238'
TOTAL SQUARE FEET: 18,928 SF	PARKING: 24	
YEAR BUILT: 1964	PARKING RATIO: 1.33 : 1,000	ADDITIONAL: DISPLAY WINDOW
CONSTRUCTION: STEEL FRAME, METAL	WATER: PUBLIC	LOADING DOCK
EXTERIOR: CONCRETE BLOCK, METAL SIDING	SEWER: PUBLIC	VENTILATION
ROOF: METAL	GAS: PUBLIC	
FLOORS: 1	ELECTRIC: PUBLIC 3 PHASE	



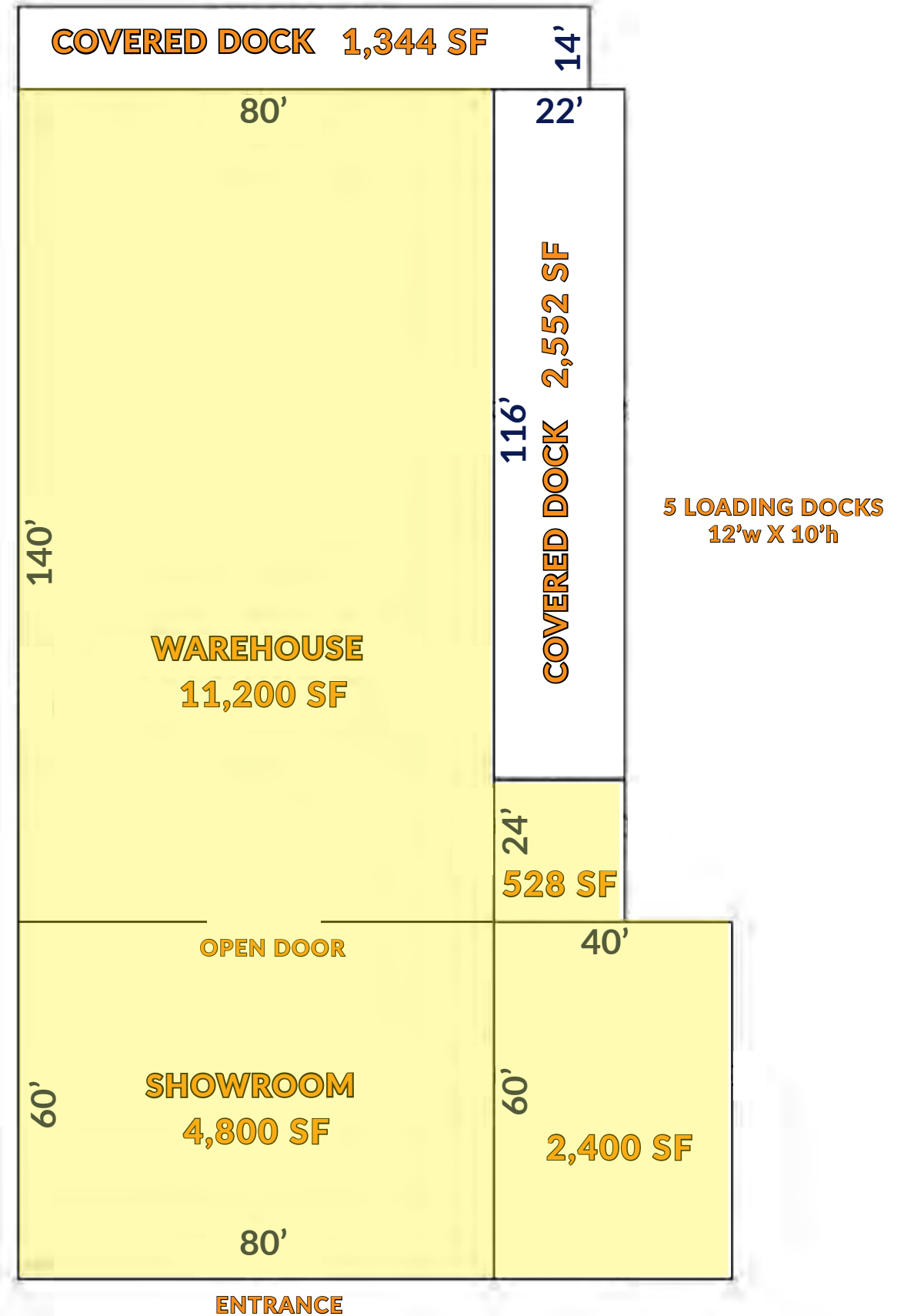
Interior: front portion facing rear



Exterior: left side



Exterior: loading dock area

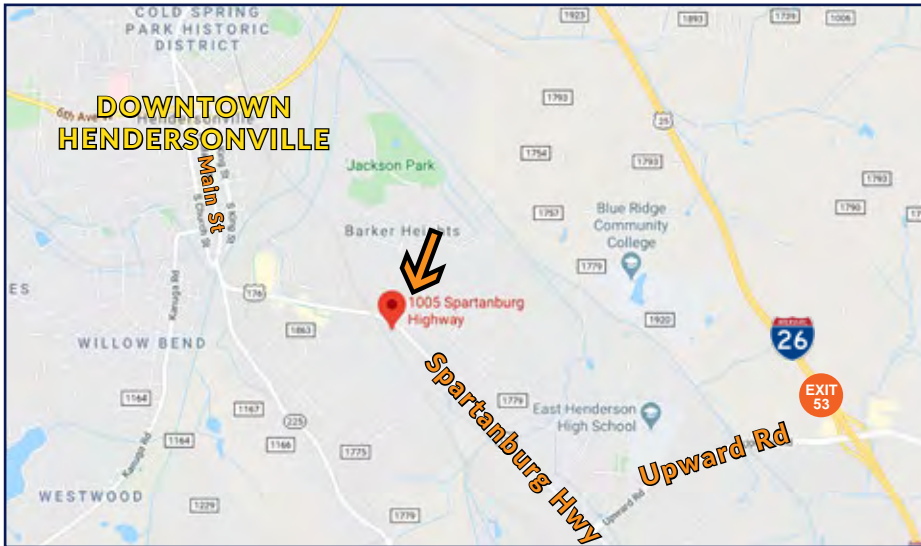


*All maps, aerials, illustrations, lot lines, and measurements are approximated.

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DIRECTIONS From I-26 East:

- Take Exit 53 onto Upward Road (signs for US-176)
- Turn right onto Upward Road toward Hendersonville
- Travel approximately 1.3 miles to Spartanburg Hwy/US-176
- Turn right
- Location is 1.3 miles ahead 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

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%

12.93%

Population 20 - 34:

6.35%

Population 65+: 5.83%

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%

5 MILE RADIUS:

2016 Population: 98,400

Average Household

Income: \$59,228

Owner Occupied

Housing Units: 22,539

Population 35 - 64:



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3/10/20