

# 5 RUTLEDGE RD

FLETCHER, NC 28732

AVAILABLE FOR LEASE





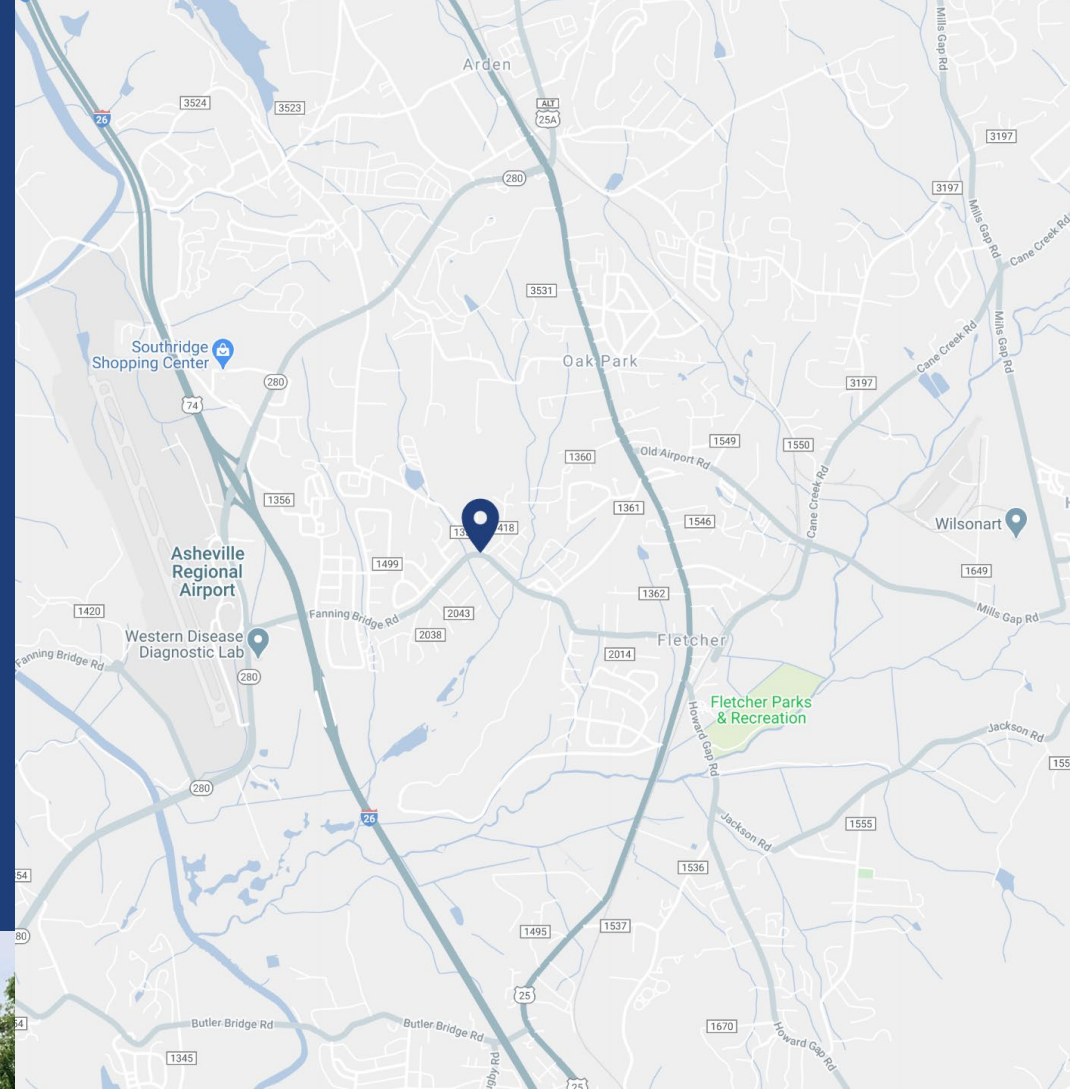
## PROPERTY OVERVIEW

# 5 RUTLEDGE RD

Centrally located in a business park less than 2 miles from I-26, this metal frame office space is an excellent leasing opportunity in Fletcher, NC. The space is close to the airport and several shopping centers.

## PROPERTY DETAILS

Address	5 Rutledge Rd.   Fletcher, NC 28732
Square Footage	4,500 SF Available for Lease
Year Built	1994
Zoning	C2
Parking	On-Site
Lease Rate	\$4,000/Month



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	6,070	25,294	58,958
Avg. Household Income	\$78,597	\$84,536	\$91,675
Median Household Income	\$61,424	\$61,907	\$65,778
Households	2,620	10,357	24,703
Daytime Employees	3,100	17,934	33,336



## MARKET OVERVIEW

# FLETCHER NORTH CAROLINA

Fletcher is located in the Blue Ridge Mountains of Western North Carolina, in between Asheville and Hendersonville. In Henderson County, it is a part of the Asheville MSA. The Asheville Regional Airport is located in Fletcher as well as popular shopping and retail destinations, Sierra Nevada Brewing Co. and many other surrounding tourist destinations like the Blue Ridge Parkway, Biltmore Estate, Flat Rock Playhouse and more.





# MARKET OVERVIEW







## LEASING

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## OWNER/DEVELOPER

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**LEDER** PROPERTIES

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## THE NICHOLS COMPANY

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.