

4,760 SF Restaurant Opportunity Lodge Ambience on Spartanburg Hwy

1171 Spartanburg Hwy, Hendersonville, NC 28791

**\$10.00 / SF
NNN
\$4,000 / mo.**



Front of building showing accessibility ramp; Inset: Rear exterior

- High traffic corridor with sign visibility
- New interior finishes throughout
- Level lot with large parking area
- Landlord assistance with minor tenant improvements
- Flexible for many possibilities
- Outdoor seating “courtyard” atmosphere
- Beautiful wood interior with wide plank flooring
- Stone fireplace with wooden timber mantle
- Clean mountain lodge ambience
- Restaurant, Office, Retail possibilities

MLS: 3420837 Catylist: 30319395 Loopnet: 13377440

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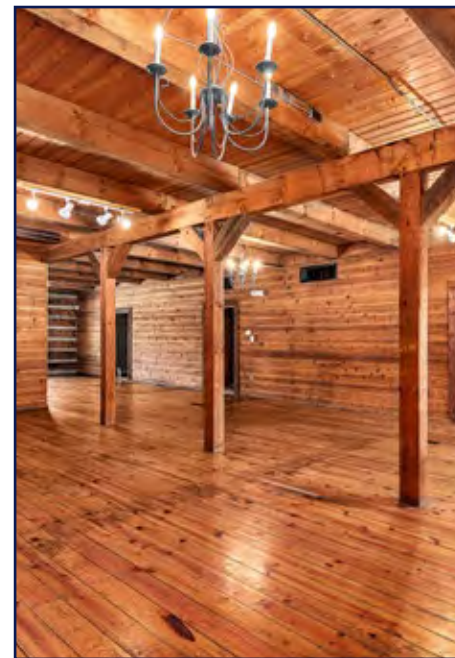
SUMMARY: 1171 Spartanburg Highway, Hendersonville

BEST USE: Restaurant, Retail, Office, Business Services
PERMITTED USES: Variety of commercial uses per C-3 zoning

MUNICIPALITY: HENDERSONVILLE	TOTAL SQUARE FEET: 4,760	HEATING: FORCED AIR ELECTRIC
COUNTY: HENDERSON	YEAR BUILT: 1984	HEAT PUMP
ZONING: C-3 (Highway Business)	YEAR RENOVATED: 2018	COOLING: CENTRAL A/C
TYPE: RETAIL	ROOF: 2018	PARKING: 32
DEED BOOK, PAGE: 3149 / 595	CONSTRUCTION: WOOD/LOG	ROAD FRONTAGE: 42'
PIN #: 9578-32-1671	EXTERIOR: LOG	
TAXES: \$4,927 (2018)	ROOF: COMPOSITION SHINGLE	ADDITIONAL FEATURES: 220 VOLTS
	CEILING HEIGHT: 10' - 25'	
	DOOR HEIGHT: 8'	
	FLOORING: WOOD	
	RESTROOMS: 2	
	WATER & SEWER: ON-SITE	
	ELECTRIC: ON-SITE	
	GAS: ON-SITE	



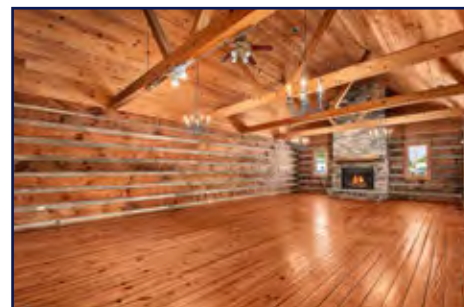
Ground floor



Ground floor



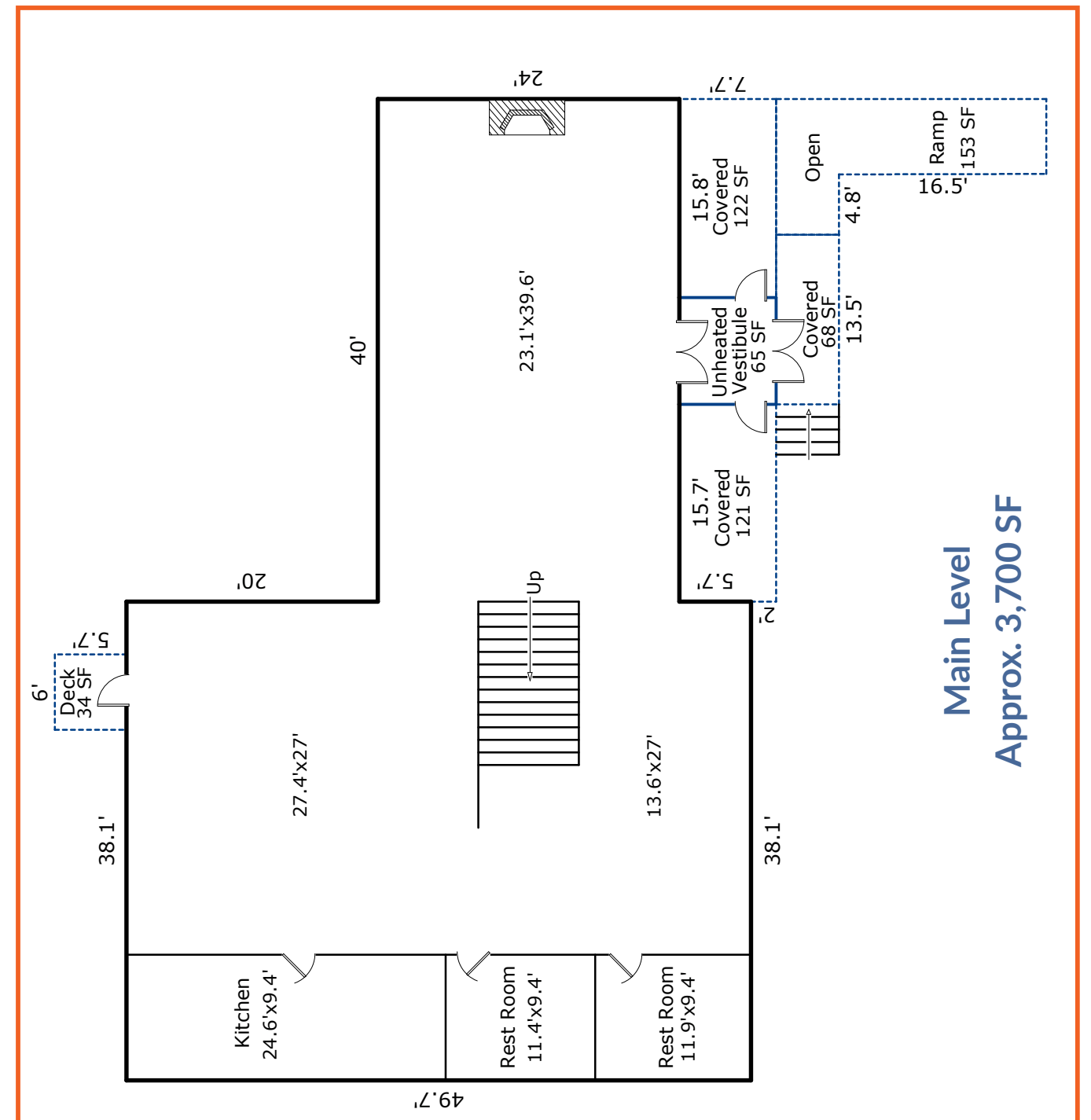
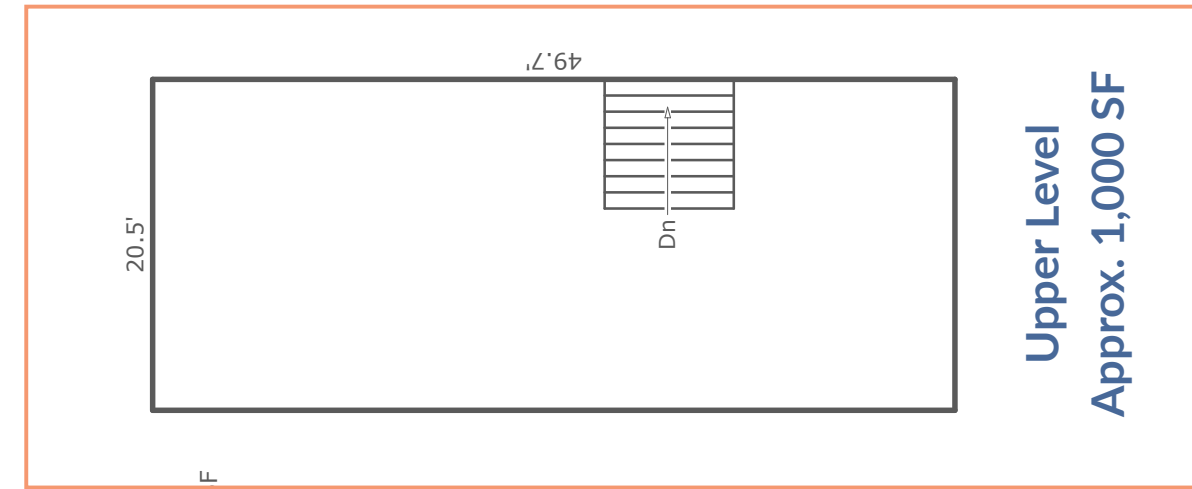
Upstairs



Ground floor



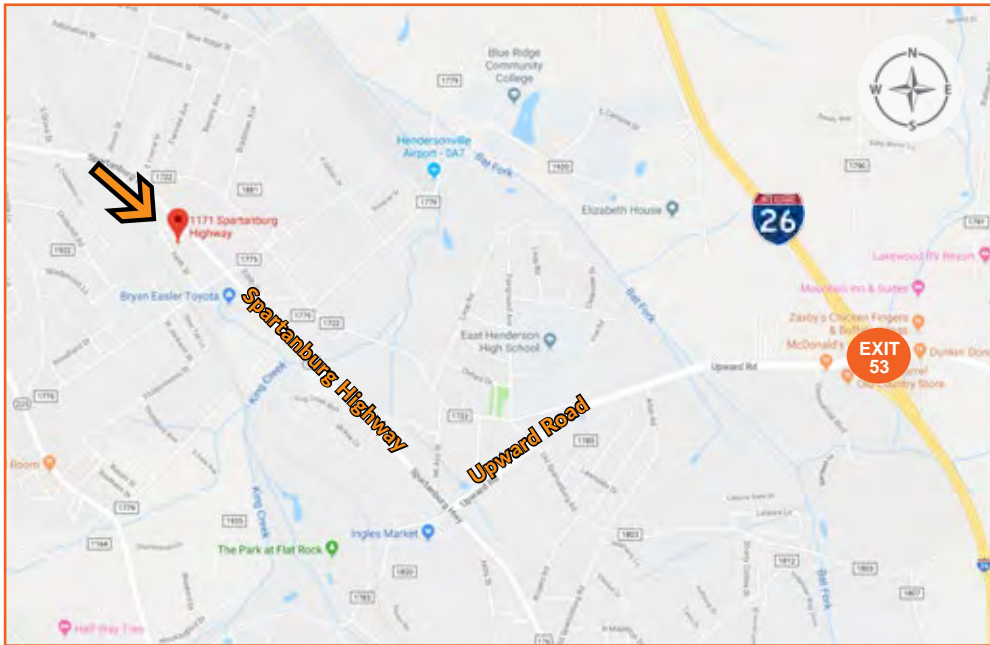
Ample parking on grounds



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

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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%

5 MILE RADIUS:

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

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%

DIRECTIONS

- FROM I-26, Exit 53:
- Take Exit 53 for Upward Road, heading West toward Hendersonville
- Turn right onto Spartanburg Highway
- After 1 mile, property will be on left



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FOR LEASE

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Hendersonville, NC 28792
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8/10/18