



FOR SALE

662 Hendersonville Road
Asheville, NC 28803



118-C W. Union Street
Morganton, NC 28655
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662 Hendersonville Road

Building Description

Prime purchase or leasing opportunity at 662 Hendersonville Road in Asheville, NC. This property provides excellent visibility with high traffic, perfect for retail, medical, or fast-food businesses. Choose between a single-tenant ground lease or a build-to-suit arrangement. Benefit from Asheville's dynamic community and strategic location for your business success.

BUILDING HIGHLIGHTS

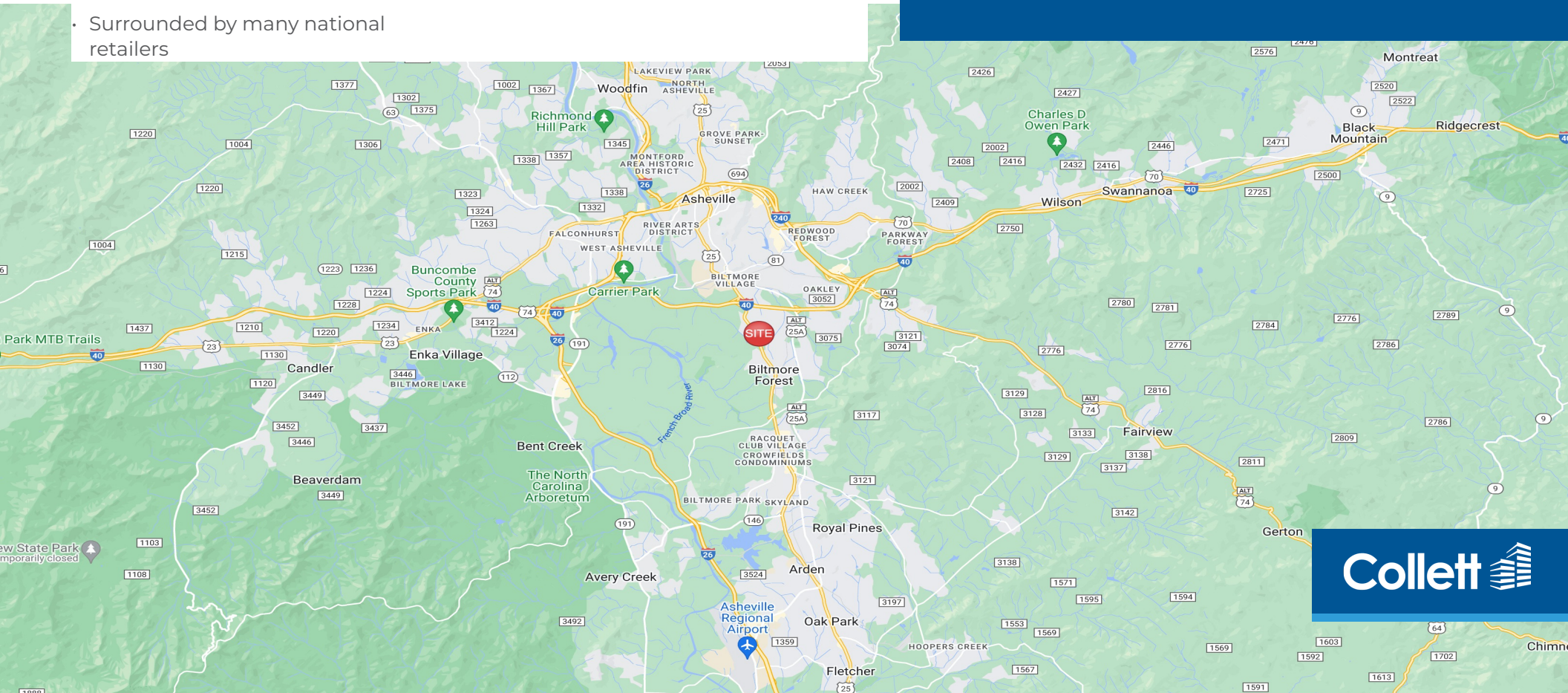
- Prime leasing opportunity on South Asheville's main retail corridor
- High traffic counts of 30,000 VPD and exceptional visibility
- Ideal for retail, medical, or fast-food businesses
- Surrounded by many national retailers
- Options include purchase, single-tenant ground lease, or build-to-suit arrangement
- LEASE: New construction with 2,000-3,500 square feet of versatile space

DEMOGRAPHICS (2023)

	1 mile	3 miles	5 miles
Population	4,870	30,481	92,387
Daytime Pop.	3,824	23,283	67,360
Avg. HH Income	\$117,940	\$91,295	\$95,924

TRAFFIC COUNTS

Hendersonville Road	31,857 VPD
I-40 E	26,272 VPD
Biltmore Avenue	18,381 VPD



662 Hendersonville Road

Aerial



662 Hendersonville Road

Site Plan

