

TWO-STORY OFFICE IN DOWNTOWN HENDERSONVILLE FOR SALE



337

N MAIN ST

HENDERSONVILLE, NC

±4,771 SF

\$1,371,000



1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

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Introducing a prime investment opportunity in the heart of downtown Hendersonville, NC.

This historic 5,656 SF building, originally constructed in 1900 and stylishly renovated in 2008, offers an exceptional Main Street frontage space for office or office building use. Along with an open-to-above grand reception area, the remaining 4,771 SF of usable space presents an impressive level of professionalism. Zoned within the Central Business District, the property's strategic location provides businesses with unparalleled visibility and access. With its rich heritage, modern updates, and ideal positioning, this property is poised to captivate investors seeking a distinguished commercial asset in the thriving Hendersonville area. Don't miss the chance to make this prestigious address the cornerstone of your investment portfolio.

HIGHLIGHTS

- 2 STORIES EXPAND THE POSSIBILITIES FOR USE
- POTENTIAL FOR UP TO 10 OFFICES
- 2 CONFERENCE ROOMS
- UTILITY AND STORAGE AREAS
- 7 PARKING SPACES
- NEW ROOF
- ALL AMENITIES IN PROXIMITY



OPEN RECEPTION AREA

GALLERY

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WAITING AREA/LOUNGE



CONFERENCE ROOM



EXECUTIVE OFFICE



LARGE OFFICE

GALLERY

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MAIL/COPY ROOM



UPSTAIRS LOUNGE AREA



KITCHENETTE



REAR VISIT ENTRY

FLOOR PLAN

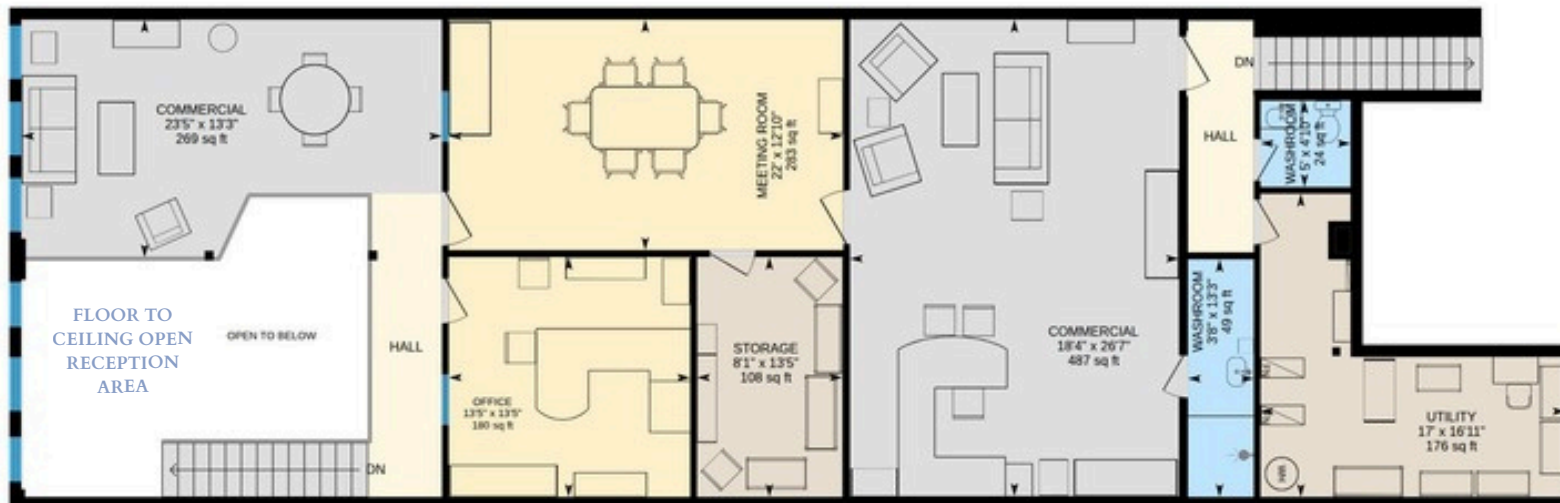
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±4,771 SF TOTAL USABLE SPACE IN ±5,656 SF BUILDING

MAIN FLOOR: ±2,779 SF

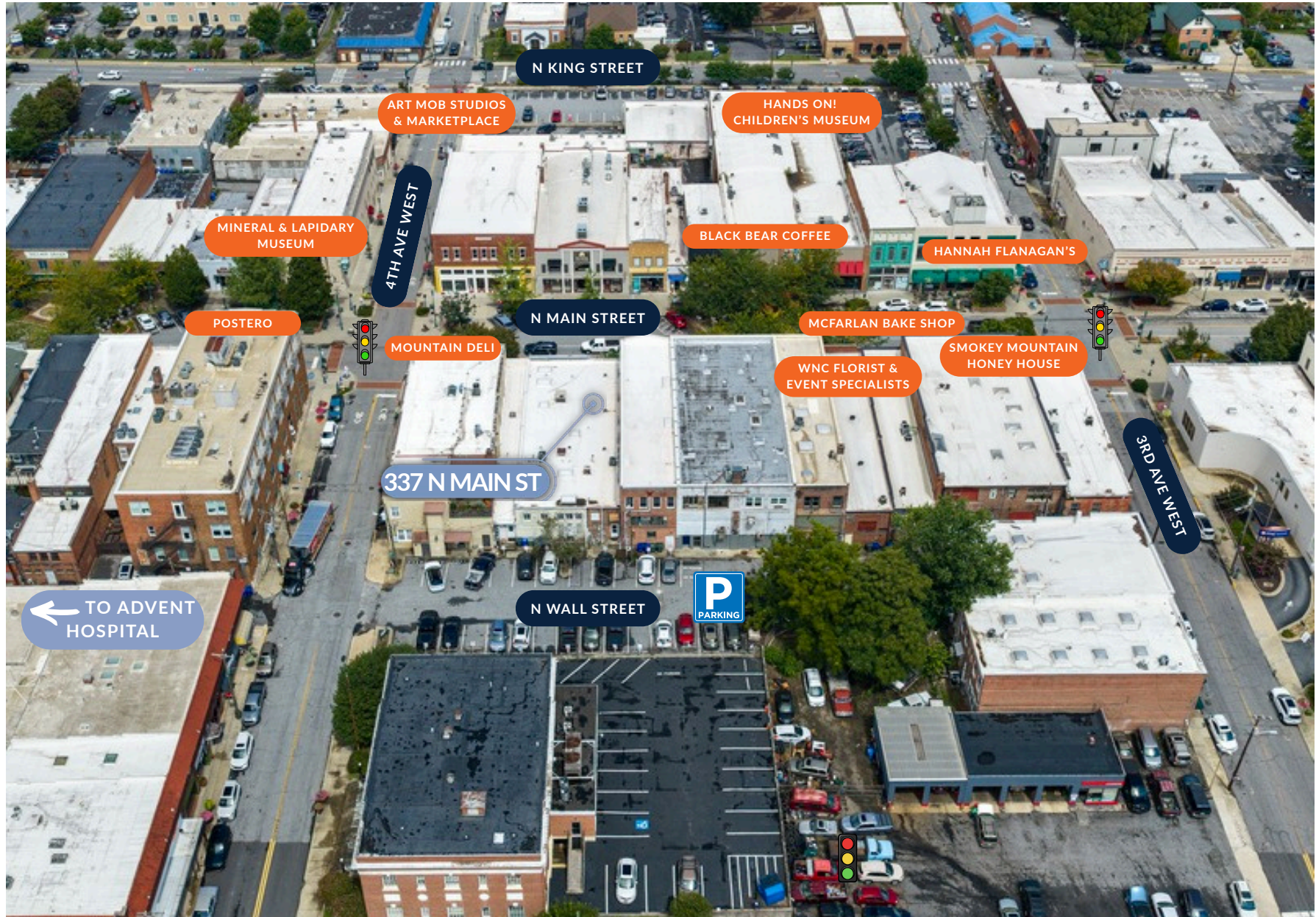


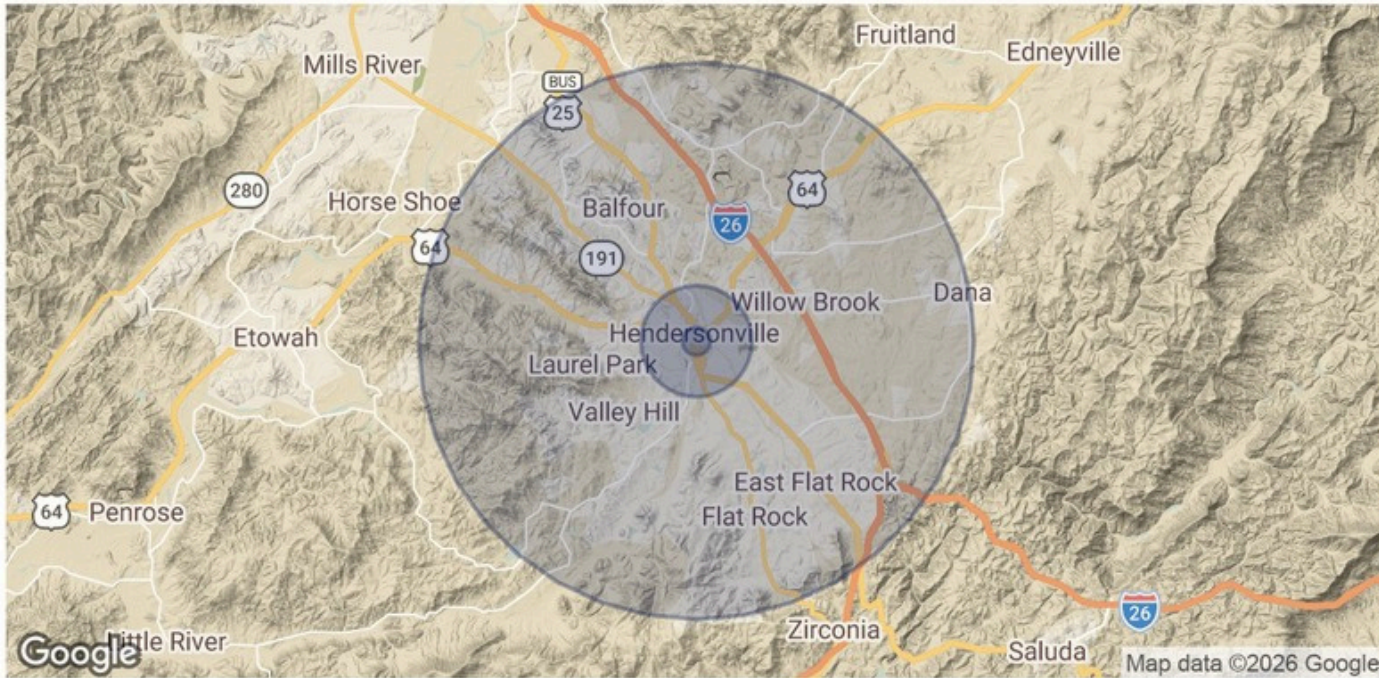
SECOND FLOOR: ±1,992 SF



LOCATION MAP

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POPULATION	0.25 MILES	1 MILE	5 MILES
Total Population	404	5,505	58,391
Average Age	47.1	43.7	47.7
Average Age (Male)	46.2	43.6	46.5
Average Age (Female)	47.5	45.9	49.5
HOUSEHOLDS & INCOME	0.25 MILES	1 MILE	5 MILES
Total Households	175	2,501	26,083
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$74,306	\$68,505	\$86,332
Average House Value	\$360,328	\$292,369	\$358,427

2023 American Community Survey (ACS)

andrew
riddle



Commercial Real Estate Broker
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Andrew Riddle has served as a broker for Whitney Commercial since 2017, focusing his efforts in his hometown of Henderson County.

Obtaining a degree in Construction Management from East Carolina University, Andrew worked for Hensel Phelps Construction as a field superintendent at the Carolina Hurricanes Hockey Arena in Raleigh, North Carolina. He has also worked abroad in Moscow and Croatia and performed renovations on historic commercial buildings in Denver, Colorado, for three years before returning to his native home of Hendersonville, North Carolina.

Andrew joined Whitney Commercial to learn from the best and work with the best in the commercial brokerage business. In addition to commercial brokerage, Andrew is a licensed General Contractor and managing director of Riddle Development, Allen Street Partners, and Fortis Properties. He serves as Chairman of the Henderson County Zoning Board of Adjustments and Advisory Board Member to the Water and Sewer Advisory Council.

His local market knowledge of construction, renovating, and leasing commercial properties is a lifestyle. These skill sets help bring value to the client when deciding where and how to invest. Most importantly, Andrew is a Real Estate problem-solver and always ready for a challenge.

A native of Western North Carolina, Andrew takes pride in the beautiful surroundings of lush forests and clean water while balancing development, growth, and expansion.

His leisure activities include enjoying time with his wife and his four daughters, homeschooling, politics, hiking, and the pursuit of community enhancement.