



# FOR SALE

## 610 N Chestnut St Henderson, North Carolina 27536

Historic two story downtown property

Great opportunity to establish your business in  
a distinctive historic property.

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4700 Homewood Court, Ste 200, Raleigh, NC 27609



BUILDING SALE PRICE  
**\$295,000**

LEASE PRICE

Suite 1 \$1,200, per month, \$11.52 PSF  
Suite 2 \$1,200, per month, \$11.52 PSF  
LOT \$700 per month

**610 N Chestnut St**

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# Property Summary

Great opportunity to establish your business in a distinctive historic property that has been thoughtfully brought into the modern era. Whether seeking an office environment, planning a unique concept, or envisioning a specialty retail experience, 610 N Chestnut Street offers the character, location, and functionality to make your vision a reality.

Henderson is poised to leverage its historic character, downtown facilities, strategic location, and robust infrastructure to become a vibrant hub for residential, commercial, and recreational activity in Vance County.

- Renovated in 2025 - *flooring needed*
- Flexible Use - Suitable for multiple business concepts
- Updated Systems - All new mechanicals, electrical, and plumbing
- Historic Downtown Henderson with active revitalization efforts
- Regional Access - Easy I-85 and Highway 1 connectivity



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# Key Features

1926 BUILT

PARKING ON SITE



BATHROOMS  
1 per Suite



RENOVATED

2025

2 FLOORS



1st Floor Suite: 1,250 Sq Ft

2nd Floor Suite: 1,250 Sq Ft

TOTAL: 2,503 Sq Ft

Land Area: 0.62 acres

Building Size: 2503 sq. ft.

Zoning: HOIA

Parking Spaces: 4 per suite

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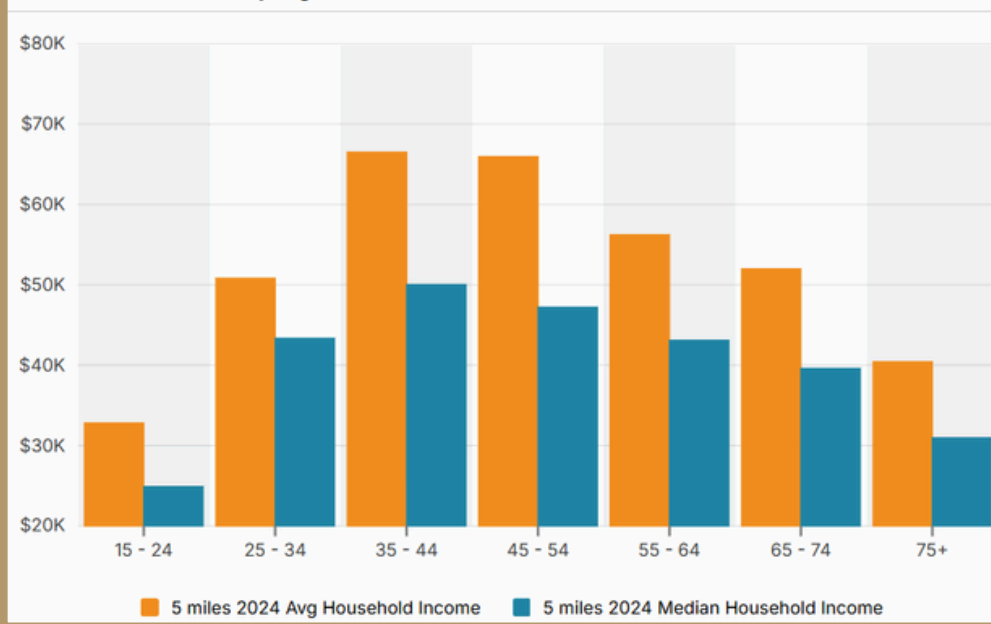
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# Demographics

Household Income By Age



Daytime Employment

| Radius                               | 2 miles      |            |                        | 5 miles       |              |                        |
|--------------------------------------|--------------|------------|------------------------|---------------|--------------|------------------------|
|                                      | Employees    | Businesses | Employees Per Business | Employees     | Businesses   | Employees Per Business |
| <b>Service-Producing Industri...</b> | <b>7,285</b> | <b>939</b> | <b>8</b>               | <b>13,316</b> | <b>1,548</b> | <b>9</b>               |
| Trade Transportation & Uti...        | 1,990        | 180        | 11                     | 3,886         | 292          | 13                     |
| Information                          | 212          | 20         | 11                     | 236           | 26           | 9                      |
| Financial Activities                 | 620          | 136        | 5                      | 927           | 207          | 4                      |
| Professional & Business S...         | 431          | 95         | 5                      | 616           | 140          | 4                      |
| Education & Health Services          | 1,562        | 205        | 8                      | 3,891         | 465          | 8                      |
| Leisure & Hospitality                | 737          | 56         | 13                     | 1,497         | 98           | 15                     |
| Other Services                       | 713          | 184        | 4                      | 997           | 246          | 4                      |
| Public Administration                | 1,020        | 63         | 16                     | 1,266         | 74           | 17                     |
| <b>Goods-Producing Industries</b>    | <b>475</b>   | <b>56</b>  | <b>8</b>               | <b>1,461</b>  | <b>109</b>   | <b>13</b>              |
| Natural Resources & Mining           | 3            | 1          | 3                      | 39            | 4            | 10                     |
| Construction                         | 225          | 38         | 6                      | 413           | 65           | 6                      |
| Manufacturing                        | 247          | 17         | 15                     | 1,009         | 40           | 25                     |
| <b>Total</b>                         | <b>7,760</b> | <b>995</b> | <b>8</b>               | <b>14,777</b> | <b>1,657</b> | <b>9</b>               |

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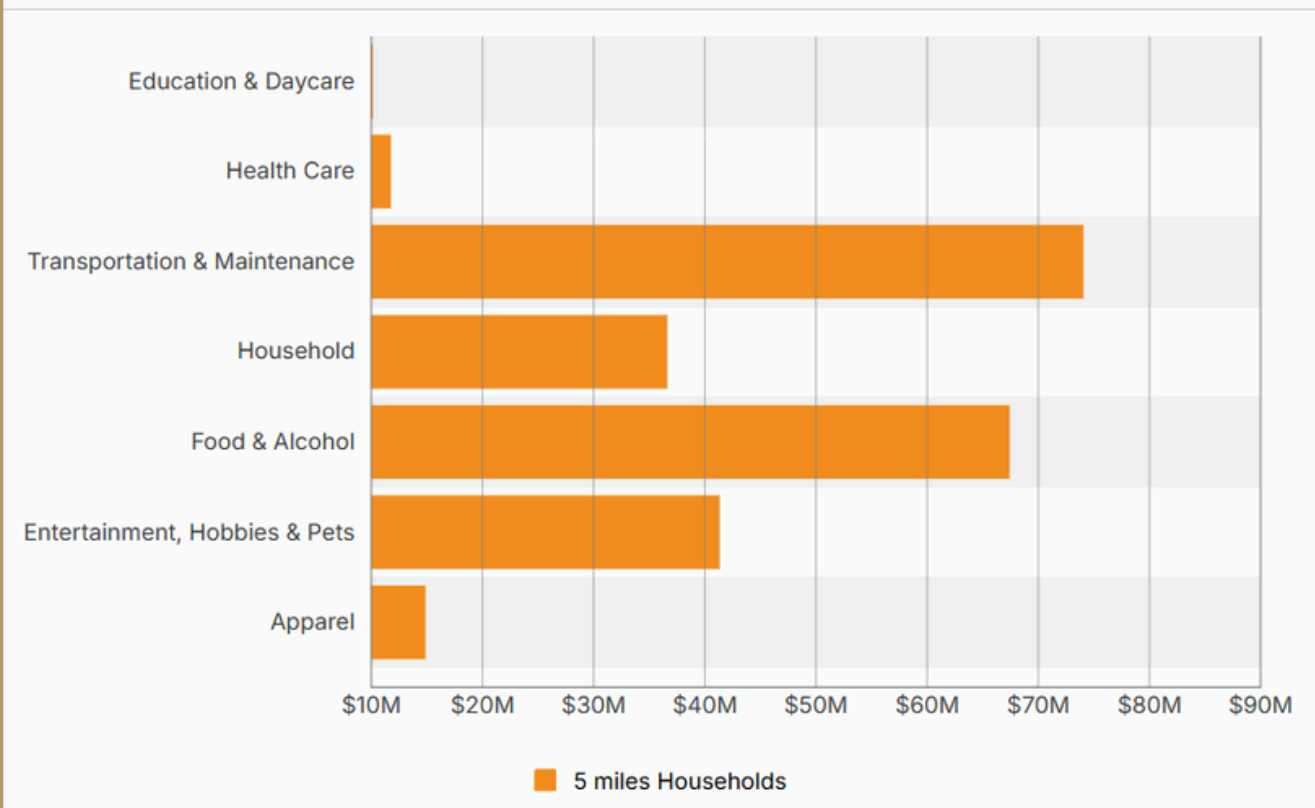


# Demographics

## Traffic

| Collection Street     | Cross Street        | Traffic Volume | Count Year | Distance from Property |
|-----------------------|---------------------|----------------|------------|------------------------|
| US 1 Business;US 158  | W Rock Spring St SW | 5,258          | 2024       | 0.05 mi                |
| North Garnett Street  | Hamilton St SW      | 5,012          | 2025       | 0.09 mi                |
| N Garnett St          | Hamilton St E       | 4,688          | 2025       | 0.11 mi                |
| Hamilton Street       | Hamilton St E       | 4,300          | 2021       | 0.12 mi                |
| N Williams St         | E Andrews Ave SW    | 810            | 2018       | 0.13 mi                |
| North Williams Street | E Andrews Ave SW    | 492            | 2024       | 0.17 mi                |
| North William Street  | E Andrews Ave SW    | 500            | 2023       | 0.17 mi                |
| North Chestnut Street | Chestnut Aly NE     | 4,600          | 2023       | 0.18 mi                |
| West Andrews Avenue   | N Garnett St SE     | 13,516         | 2025       | 0.19 mi                |
| E Andrews Ave         | W Andrews Ave NW    | 15,054         | 2025       | 0.19 mi                |

## Consumer Spending



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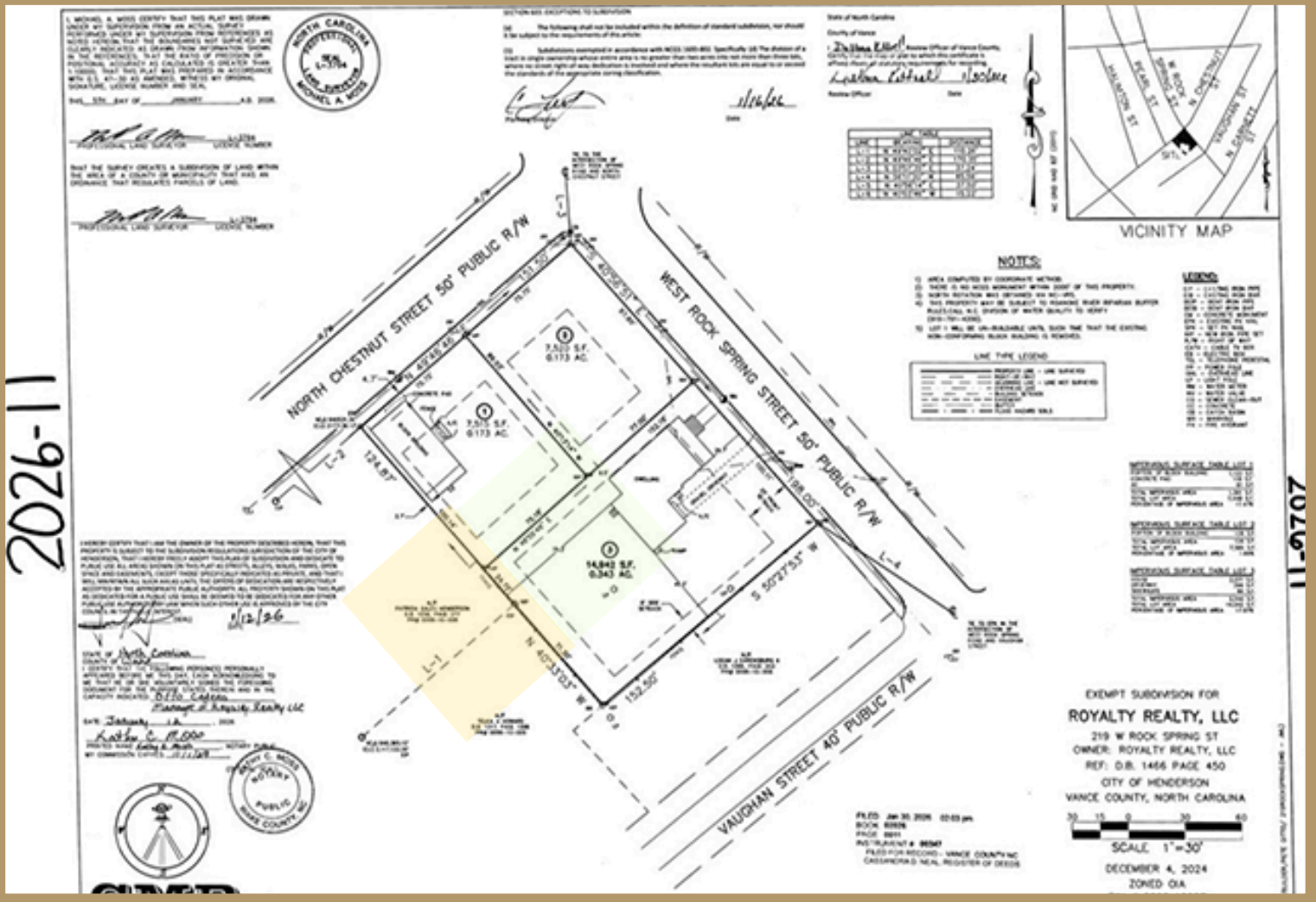
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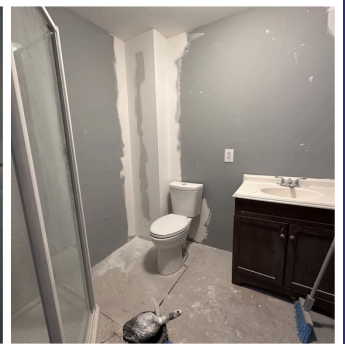
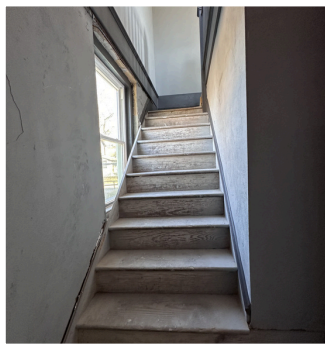


# Plat



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