# SPECIAL-USE PROPERTY ON LARGE LOT

# 5030 HENDERSONVILLE ROAD

## HENDERSONVILLE, NC

**FOR LEASE OR SALE**

$18/SF/YR NNN


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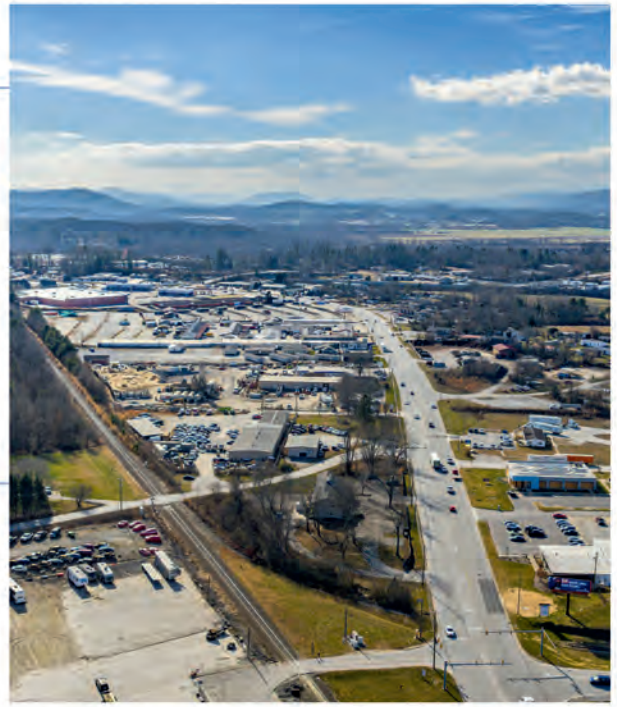
# Special Purpose Property In High-Traffic Location

Introducing a special-use opportunity in Fletcher, NC. This property is a distinctive 8,540 SF building ideally suited for a Special Purpose / Other investor. Formerly a group home and treatment center, this multi-unit property features private offices, conference rooms, and a large lot with outdoor space. Renovated in 2016 and in excellent condition, this property offers versatility and potential for a tenant or potential buyer.

Zoned RC, situated in a Regional Commercial (RC) district that is specifically intended for a broad range of retail sales and services, professional offices, and light industrial facilities. Don't miss the chance to capitalize on this exceptional commercial real estate offering.

## LOCATION DESCRIPTION

Located in the high-traffic corridor of Hendersonville Road in Fletcher, NC. Plenty of commercial growth along this road in a rapidly expanding township that is located between both Asheville and Hendersonville, making it a convenient location for various types of industries that wish to serve a large population.



## HIGHLIGHTS

- CLEAN FORMER IP GROUP TREATMENT CENTER
- LIVING SPACE
- LARGE CONFERENCE AND OFFICES
- EXPANSIVE LOT
- 50 PARKING SPACES



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# GALLERY

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# FLOORPLAN

ANDREW RIDDLE C: 828.243.3610
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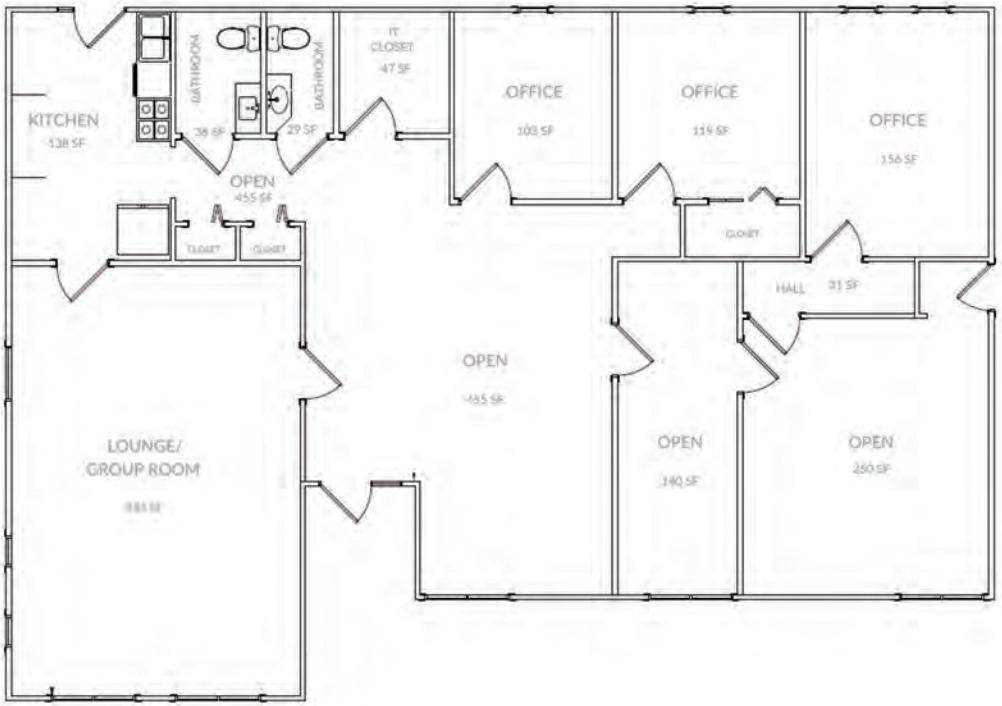
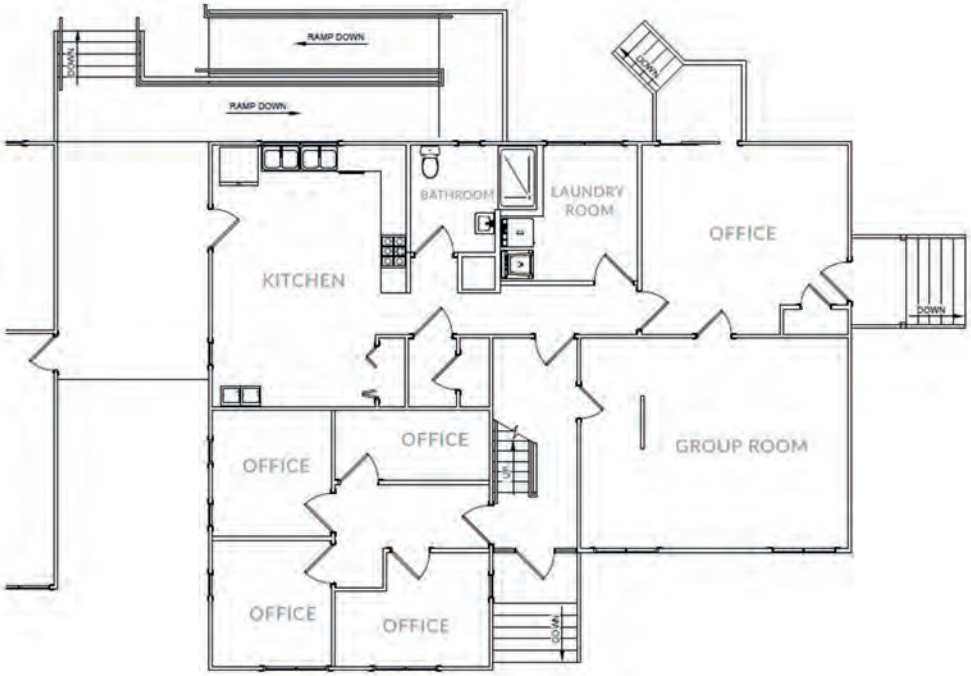
## 1st Floor Left Side




## 1st Floor Right Side



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# FLOORPLAN

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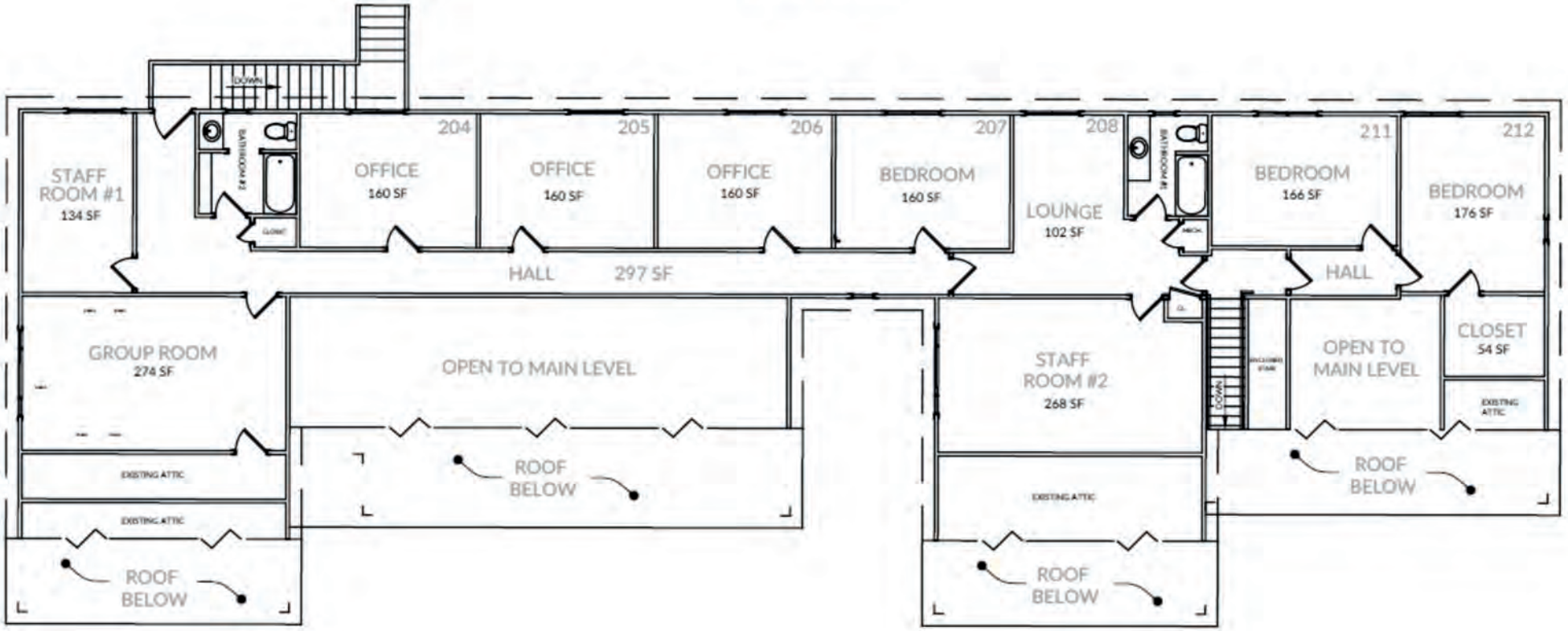
## 2nd Floor



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# LOCATION MAP

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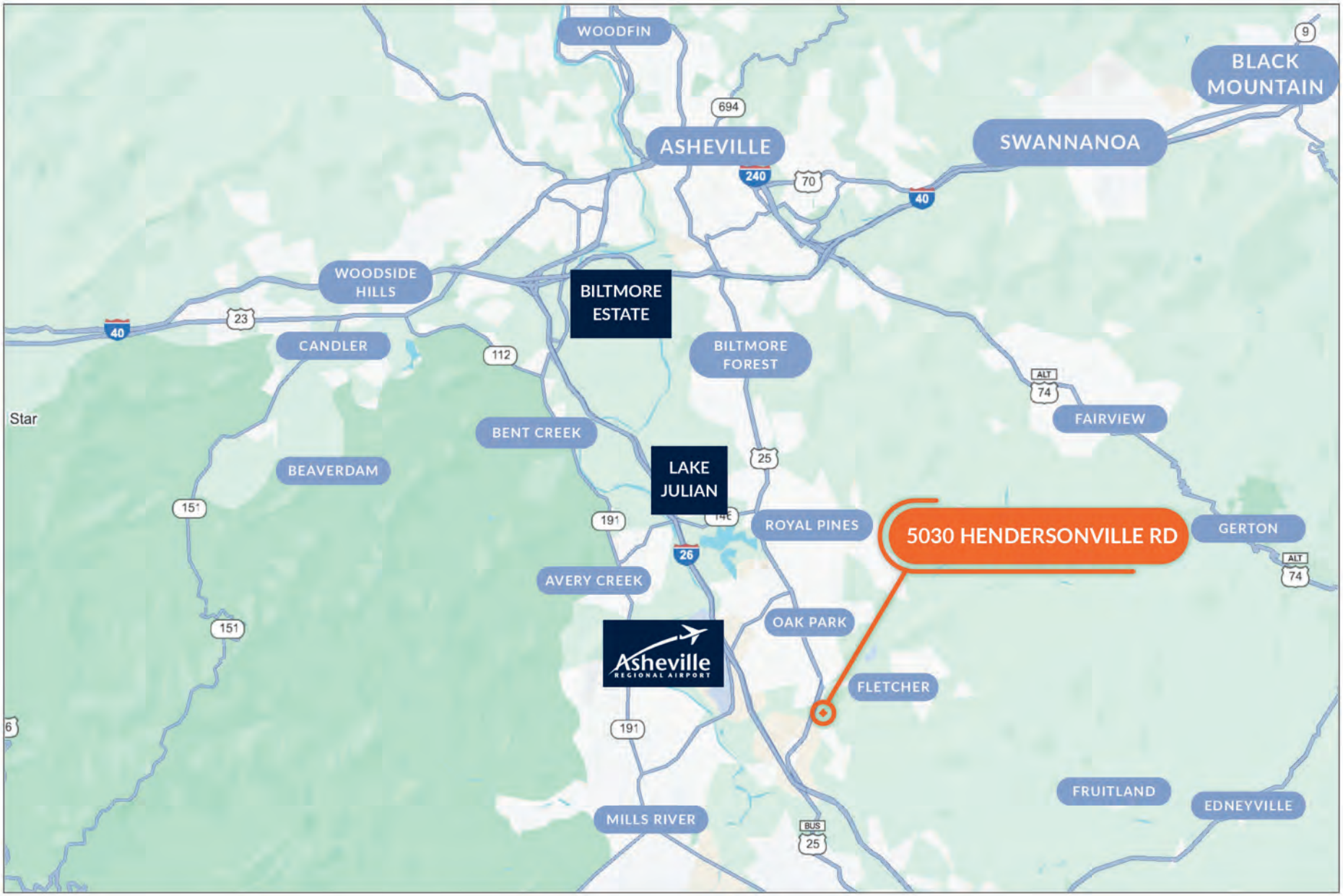




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# andrew riddle

Commercial Real Estate Broker
828.243.3610
ariddle@whitneycre.com

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 Hurricane 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.

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.

# jason burk CCIM

Retail Specialist
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Jason Burk, CCIM is a seasoned commercial real estate professional with over two decades of experience. Since entering the industry in 1999, he's gained a diverse skill set spanning both development and brokerage. Specializing in retail, Jason excels in tenant and land- lord representation, site location, shopping center investment sales, restaurant and medical leasing, and land transactions. He also offers expertise in industrial and office transactions when needed.

Jason's real estate journey began at Landex, Inc. in Charlotte, NC, where he worked on a project anchored by Concord Mills Mall. He later joined Alliance Development Group, focusing on single-tenant restaurant projects. In 2009, his work in Asheville shifted to the sale, leasing, and disposition of distressed assets with Whitney Commercial Real Estate. In 2014, Jason became part of the executive team at Biltmore Farms, serving as Director of Leasing. His role also included strategic planning for 3,000 acres of company holdings, including the renowned Biltmore Park Town Square; An award-winning mixed-use development.

Originally from South Carolina, Jason, along with his wife, Hope, and children, Laila and Jack Wesley, relocated to Black Mountain in 2009. Jason holds a degree in Real Estate and Urban Analysis from Appalachian State University and is a proud recipient of the prestigious CCIM.



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