

FOR LEASE

1550 Hendersonville Road
Asheville, NC 28803

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

RETAIL SPACE LEASING NOW / GREAT LOCATION

2nd Floor: \$21/sf NNN Unit #210 with 1,547± sf available

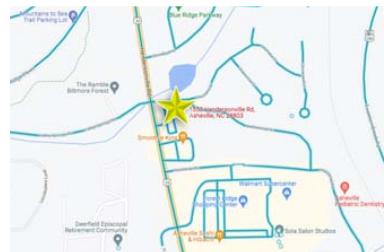


PROPERTY VIDEO LINK

SITE LOCATION



Built in 2004, the Asheville Commons Shopping Center is a staple in South Asheville with easy access from Hendersonville Road and a location near upscale neighborhoods such as Biltmore Forest, The Ramble, Deerfield, Deerwood and Biltmore Park. It's also located two lights down from the Publix Shopping Center, Walmart and multiple Apartment/Condo housing. The location features excellent road frontage and signage. Stairs are located on both sides of the building with one elevator available for use. Pylon signage is available as well.



MAP CREDIT: GOOGLE MAPS



Paul Ellis
Commercial Broker
Main Office:
828.684.4344
Mobile:
828.545.9002
Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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UNIT #210

\$21/sf NNN with 1,547± sf available



PROPERTY HIGHLIGHTS

\$21/sf NNN / 1,547± sq ft retail/office space

TICAM is \$4.50/sf

2nd floor unit with access to 1 elevator and 2 stairwells

60± parking spaces on site

Thriving location near Walmart, Publix and Gold's Gym

Minutes away from I-40 & Blue Ridge Parkway access



SHOWING BROKER MUST BE PRESENT TO SEE THE SPACE



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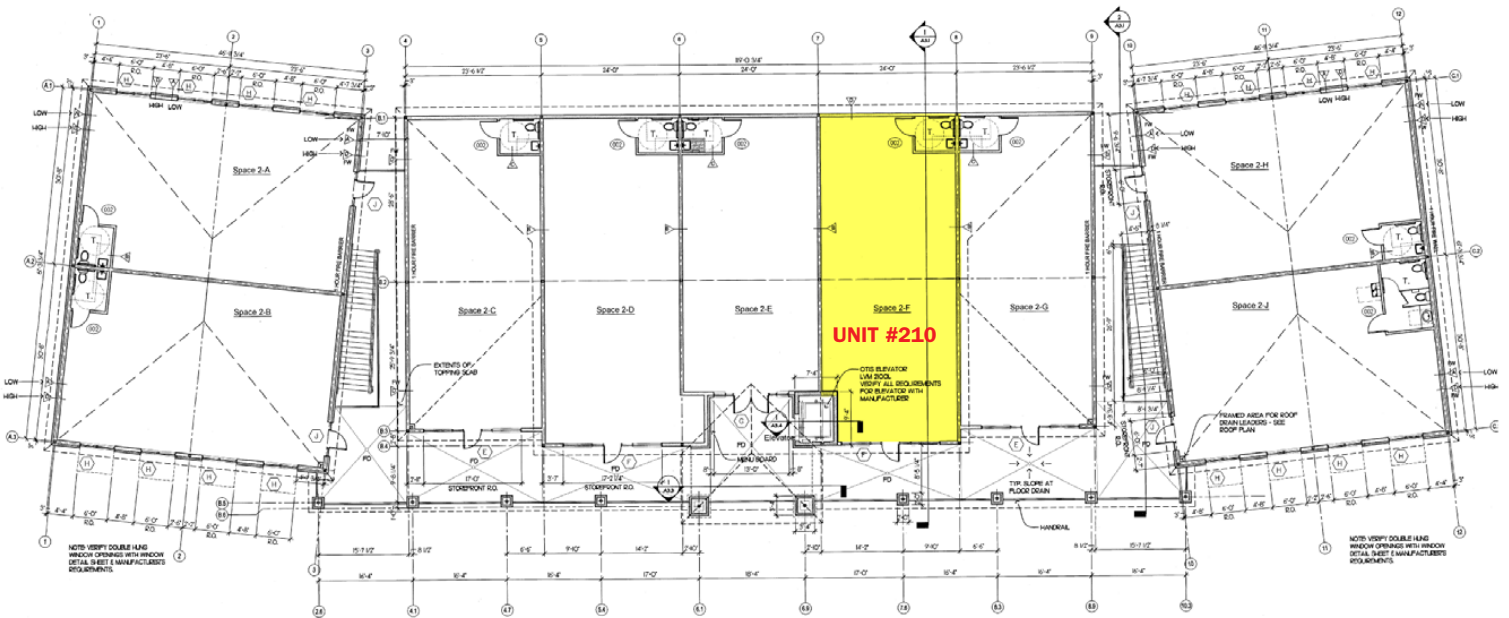
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SECOND FLOOR LAYOUT



Second Floor Plan
Scale: 1/8" = 1'-0"



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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
Hendersonville Rd	Deerlake Dr N	33,709	0.04 mi
US 25	Clovelly Way S	38,153	0.17 mi
Hendersonville Rd	Clovelly Way S	36,502	0.18 mi
Blue Ridge Pkwy	Hendersonville Rd NE	3,451	0.24 mi
Hendersonville Rd	Blue Ridge Pkwy S	27,980	0.40 mi
Sweeten Creek Rd	Blue Ridge Pkwy S	19,152	0.93 mi
Hendersonville Rd	Mills Gap Rd SE	27,319	1.02 mi



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SURROUNDINGS



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SITE LOCATION

HOUSEHOLD DEMOGRAPHICS

	1 mile	3 miles	5 miles
2000 Households	5,983	11,974	24,668
2020 Households	6,765	13,636	28,480
2023 Households (estimated)	6,849	13,941	29,222
Increase % from 2000	11.26%	12.21%	14.59%
Occupied by One Person	2,672	4,926	9,321
Occupied by Family	3,613	7,657	17,011
Average Household Income	\$85,480	\$64,428	\$60,494



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