

Likewise



For Sale

**FREE STANDING BUILDING
AT MAJOR INTERSECTION**

2124 Hendersonville Road, Asheville, NC 28803

Likewise
COMMERCIAL REAL ESTATE

Abigail Farrow LISTING BROKER

828.333.2380 | abigail@likewisecommercial.com | likewisecommercial.com



OFFERING SUMMARY

SALE PRICE **\$699,000**

BUILDING SIZE **± 2,262 SF**

ZONING **HB**

PROPERTY FEATURES

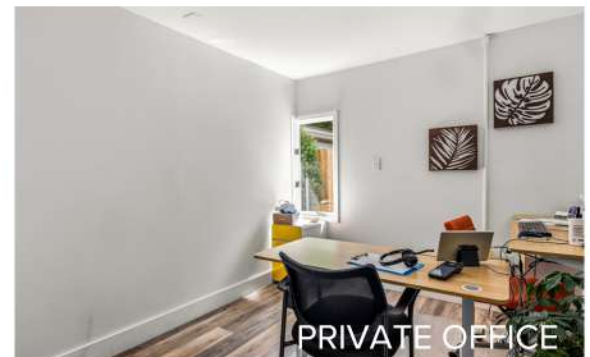
- Free standing commercial building in premier South Asheville business corridor
- 0.21 AC property has ± 13 on-site parking spots
- Corner lot, adjacent to the major intersection of Hendersonville Road and Long Shoals Road
- Exceptional visibility with monument signage and LED backlighting and ± 32,000 VPD on Hendersonville Road
- Convenient access to NC Hwy 191, I-26, and downtown Asheville
- Ideal for owner-user or investors looking for a high-growth commercial market
- MLS# 4389348



RECEPTION AREA



PRIVATE OFFICE



PRIVATE OFFICE



LOCATION INFORMATION

PIN 9654-09-9308-00000

COUNTY Buncombe

ZONING Highway Business (HB)

MAJOR ROADS Hendersonville Road

PROPERTY DETAILS

BUILDING SIZE ± 2,262 SF

ACREAGE ± 0.21 AC

YEAR BUILT 1960

FLOOD ZONE No

TRAFFIC COUNT ± 32,000 VPD



TRAFFIC COUNT MAP



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FLOOR PLAN

**TOTAL FINISHED AREA:
± 2,262 SF**

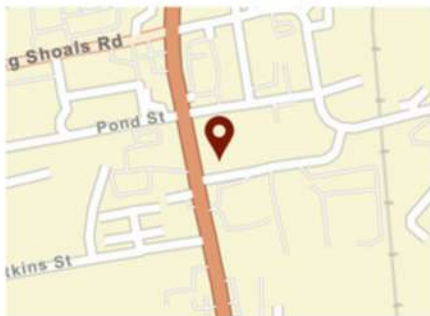
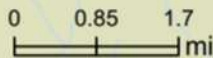
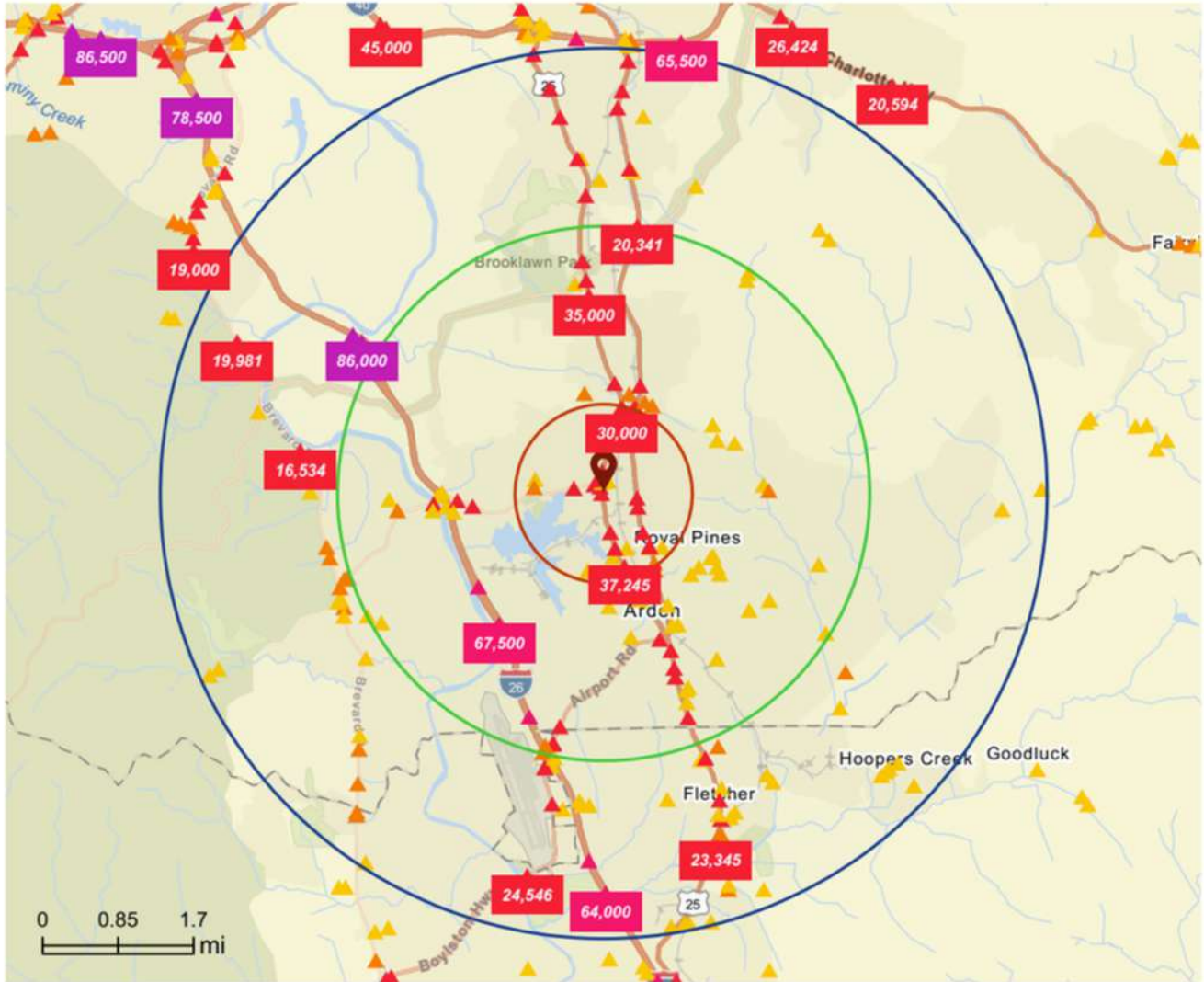


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TRAFFIC COUNT MAP

1, 3, & 5 mile radius



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





BUSINESS KEY FACTS

1, 3, & 5 mile radius

Key Statistics

485 Total Businesses

4,228 Total Employees

\$609M Total Sales

1.8% Unemployment Rate

Largest Businesses in Area

25* 100 or More Employees

25* \$10M+ Annual Sales Vol

Most Employees	Company	Employees
Simply Home	Independent	1,200

Highest sales volume	Company	Sales
Simply Home	Independent	\$1.34B

Daytime Population

5,386 Total Population

6,917 Total Daytime Population

Ratio of daytime to total population:

1.28

Values > 1.0 mean that more people come to the area during the day than live there.

Urban Vicinity

Dominant Urbanicity Type

8.3 Avg Number of Employees

155 Total Businesses Per Square Mile

About the Workforce

13.2% Services

13.7% Trades/Skilled Labor

73.0% Office Based

Attainment	Percentage
Grad Degree	21.5%
Bach Degree	21.9%
Assoc Degree	11.2%
Some College	17.8%
GED	3%
HS Diploma	22%
No Diploma	0.5%
< 9th Grade	2.2%

Tapestry

Top 3 segments by household count

K6 City Greens >	1,427	56.7%
C1 Single Thrifties >	616	24.5%
K4 Classic Comfort >	187	7.4%
Other	287	11.4%

[View comparison table](#)

About the Community

0.1% ↓ Pop Growth Rate is 79.2% lower than United States

90 Wealth Index (Below 100 = low, Above 100 = high)

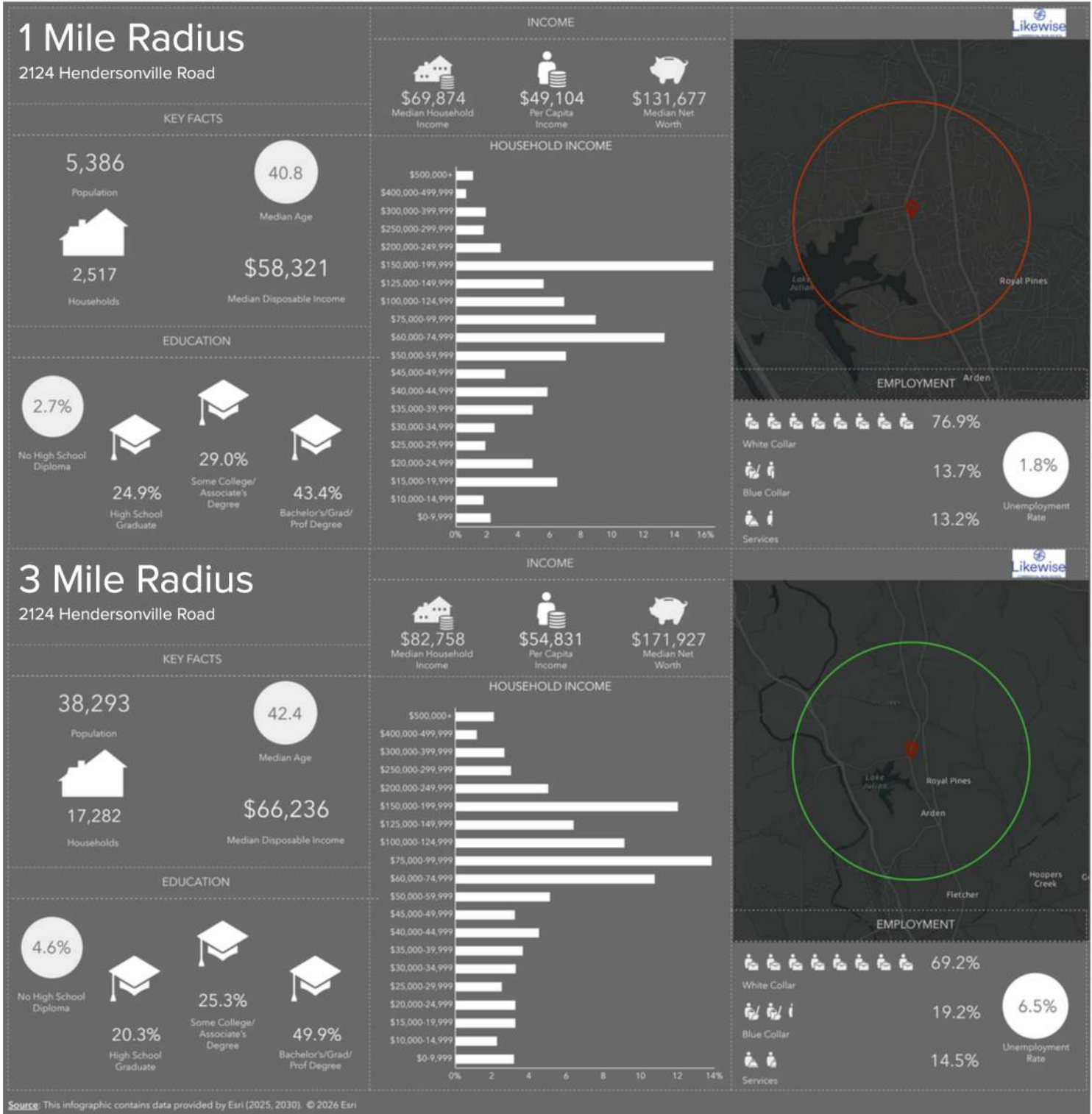
0.7% ↓ Housing Units Growth Rate is 18% lower than United States

Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 28704 (Arden)	States North Carolina	United States of America United States
Restaurants	6.50	4.18	3.24	2.63	2.23	2.45
Health Care & Social Assistance	16.71	6.40	5.70	3.24	3.57	3.76
Retail	11.33	6.82	6.31	5.58	4.64	4.60
Manufacturing	1.86	2.45	2.77	3.13	1.25	1.32
Finance & Insurance	5.01	2.69	2.26	1.55	1.64	1.80
Professional & Tech Services	9.65	5.14	4.31	2.95	3.17	3.60



DEMOGRAPHIC PROFILE





DEMOGRAPHIC PROFILE

