

421 S. Church Street
Hendersonville, North Carolina 28792

Jones Commercial Properties
Gary Jones, CCIM | 828-243-8490

The 50-mile radius from 421 S. Church Street encompasses the Asheville, NC Metropolitan Statistical Area (MSA) — comprising Buncombe, Henderson, Haywood, and Madison Counties. Data below reflects the most current available U.S. Census Bureau American Community Survey (ACS) 2024 estimates for this trade area.

TOTAL POPULATION 422,333 2024 ACS 1-Year	TOTAL HOUSEHOLDS 163,942 2024 ACS 1-Year	MEDIAN AGE 44.3 Years 10% above U.S. avg.	ANNUAL GROWTH RATE ~0.9% 2020–2024
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INCOME & WEALTH

Median Household Income	\$76,275	vs. U.S. avg. \$81,604
Per Capita Income	\$44,329	approx. same as U.S. avg. \$45,256
Median Home Value	\$420,800	~17% above U.S. avg. \$360,600
Poverty Rate	11.7%	slightly below U.S. avg. 12.2%
Average Household Size	2.5 persons	same as U.S. average

EDUCATION

High School Graduate or Higher	93.3%	above U.S. avg. 89.9%
Bachelor's Degree or Higher	43.8%	~19% above U.S. avg. 36.9%

HOUSING

Total Housing Units	212,446	
Median Home Value	\$420,800	strong appreciation market
Homeownership Rate	~75%	Henderson County avg.
Residents Who Moved in Past Year	9.6%	active, growing population

WORKFORCE & ECONOMY

Mean Commute to Work	23.6 minutes	below U.S. avg. 27.2 min.
Veteran Population	21,630 (6.2%)	slightly above U.S. avg. 5.9%
Foreign-Born Residents	7.2%	below U.S. avg. 14.8%
Key Industries (Hendersonville)	Healthcare, Retail, Hospitality	
Highest-Paying Local Industry	Public Administration (\$60,408 avg.)	

REGIONAL CONTEXT & GROWTH

The Asheville MSA is one of the most consistently growing metro areas in the Southeast. Fueled by in-migration from larger metros, a desirable mountain climate, and a strong quality-of-life reputation, the region has attracted retirees, remote workers, and healthcare and professional services employers. Henderson County alone has grown more than 15% since 2010, reaching an estimated 123,464 residents in 2026.

The area's highly educated workforce (43.8% bachelor's degree or higher — well above the national average), above-average home values, and strong employer base in healthcare and professional services create sustained demand for quality Class A office space — a key fundamental supporting the long-term tenancy at 421 S. Church St.