

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

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OFFERING SUMMARY

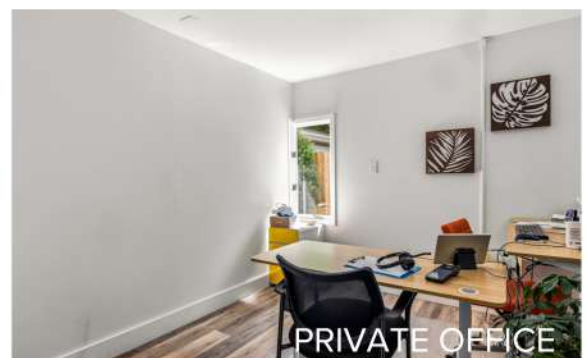
SALE PRICE \$675,000

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



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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

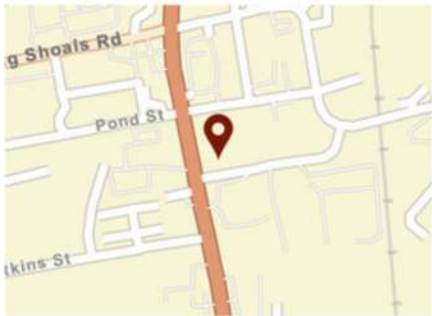
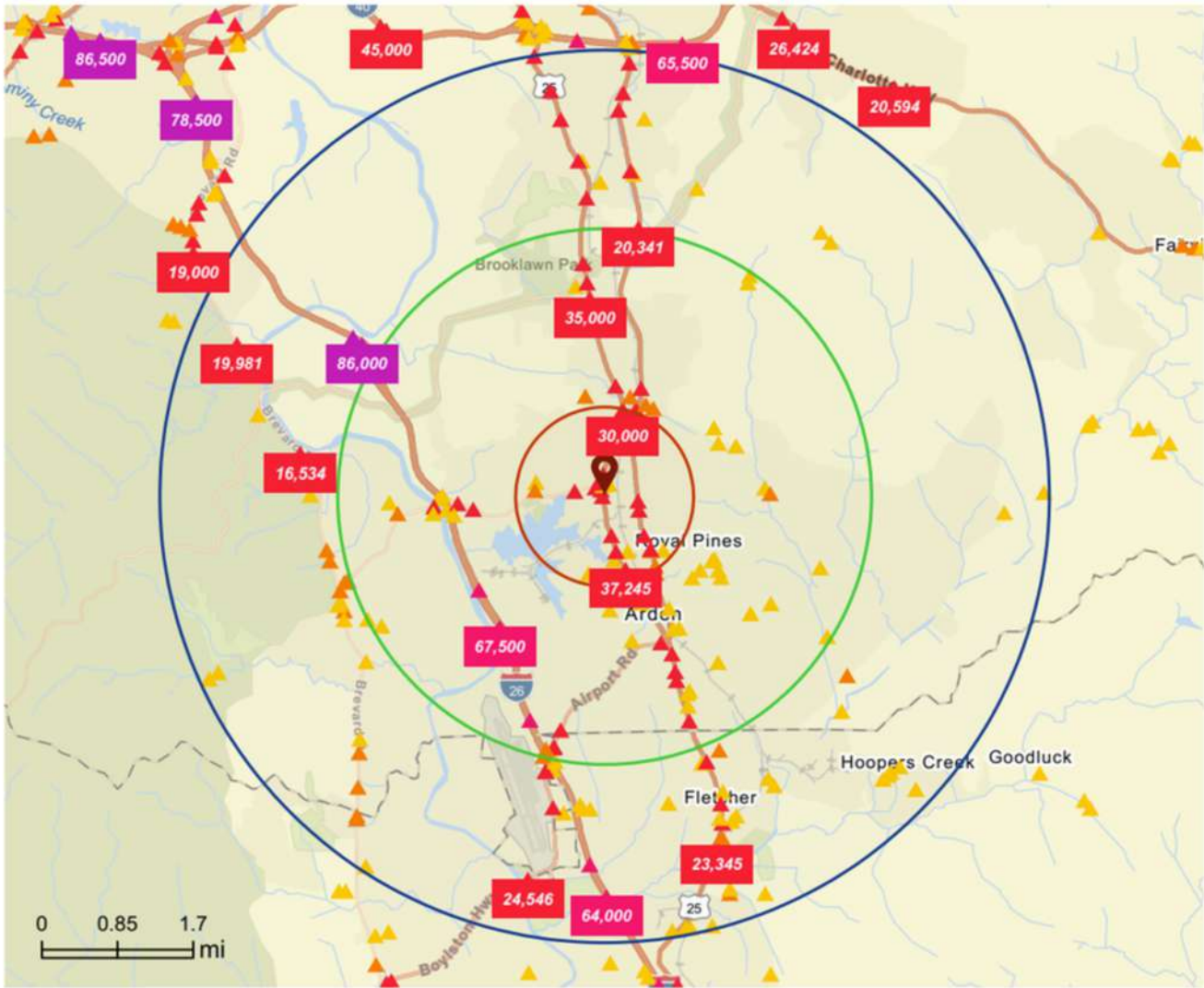
TOTAL FINISHED AREA:
± 2,262 SF





TRAFFIC COUNT MAP

1, 3, & 5 mile radius



Average Daily Traffic Volume

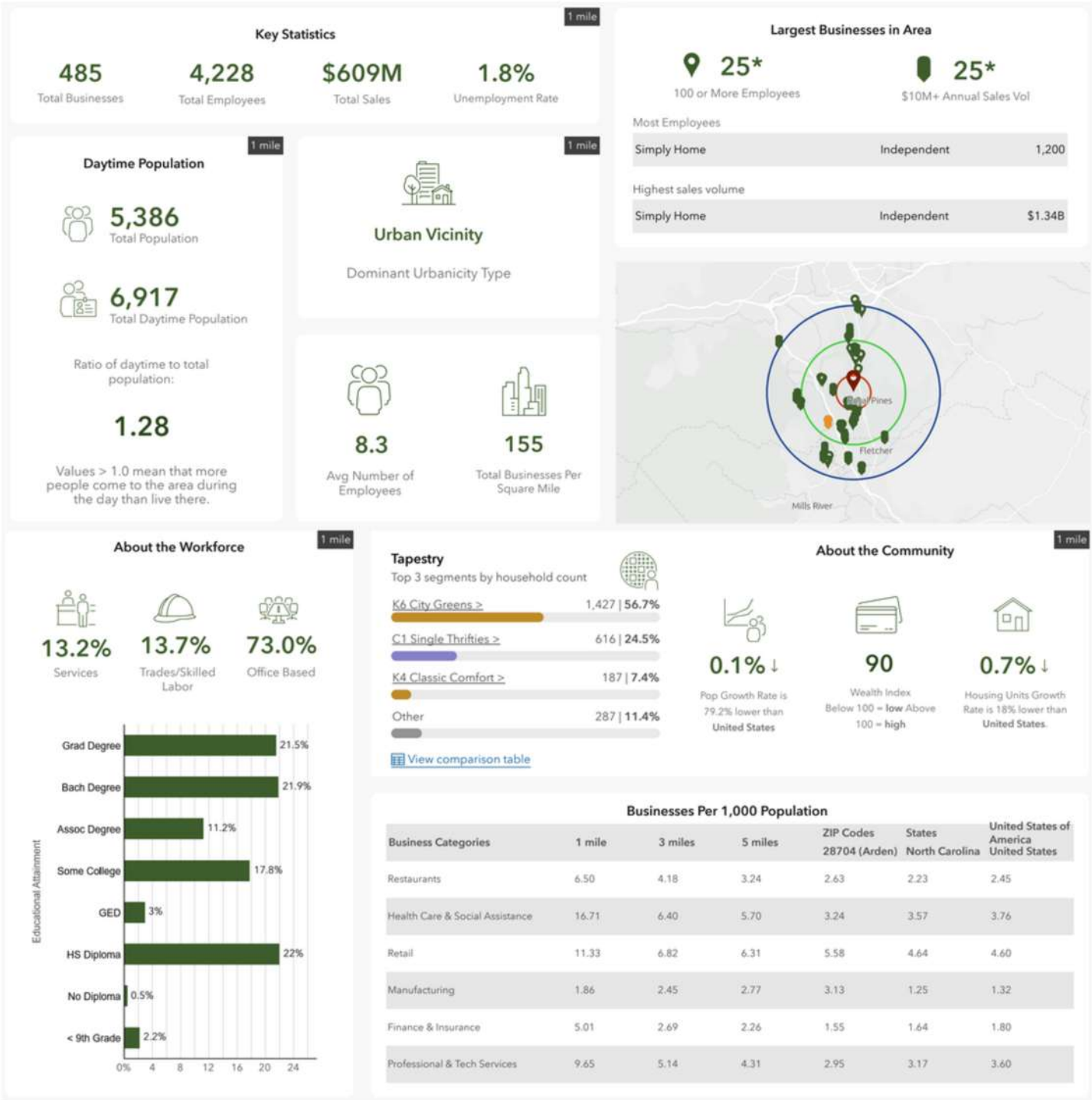
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





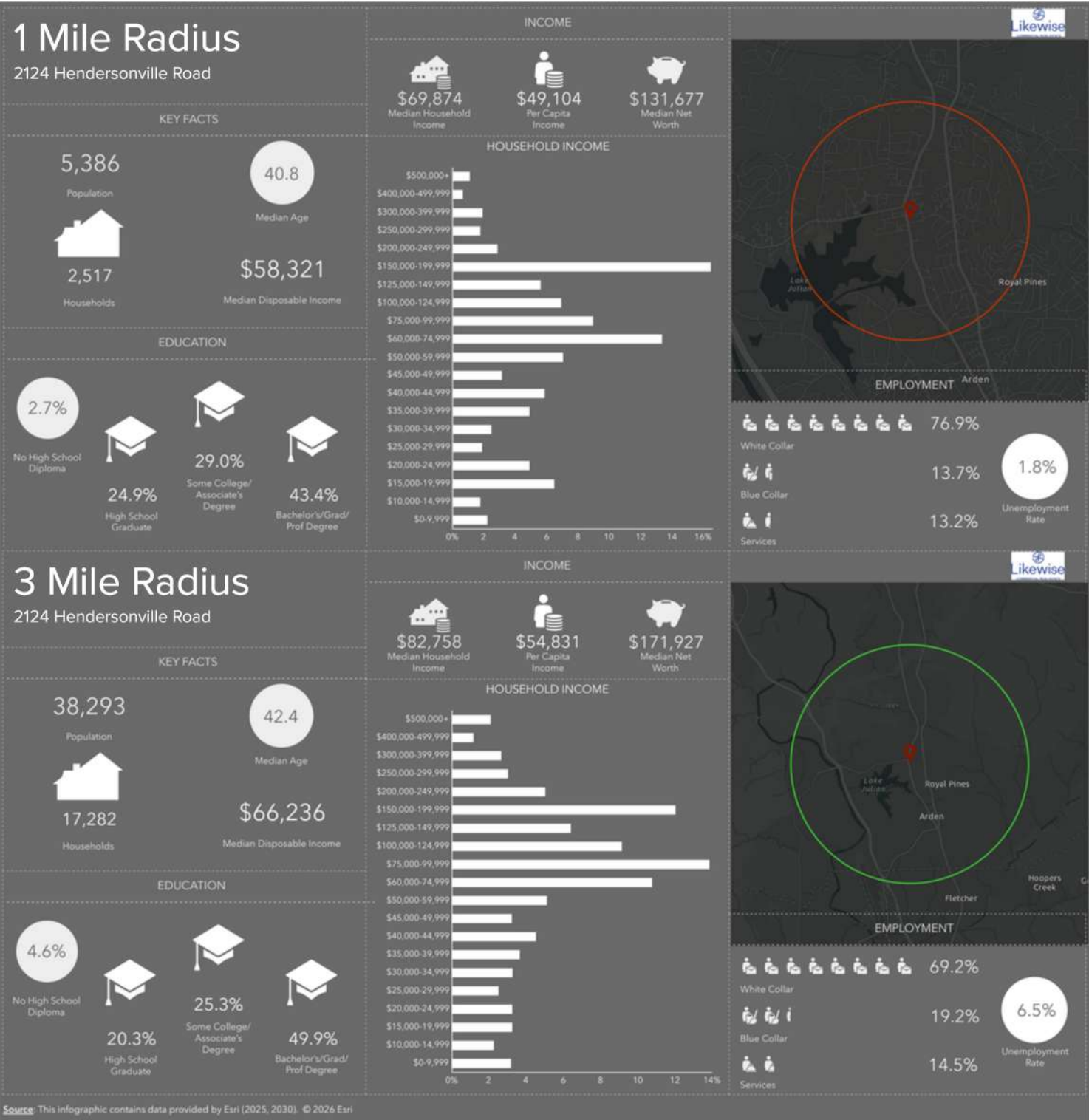
BUSINESS KEY FACTS

1, 3, & 5 mile radius





DEMOGRAPHIC PROFILE





DEMOGRAPHIC PROFILE

