

13,000-26,000 SF of Showroom/Warehouse Available

Hyde Park at Mills River NOW LEASING

Ready for
Occupancy

Shell Complete, Ready for Tenant Improvement
117,991 SF of Retail Showroom and Distribution
77% Pre-Leased | 26,000 SF Available
14,000 SF in Additional Stand-Alone Retail Building Delivers CY 2025
4.5 miles south of AVL Airport
18,000 – 20,000 VPD

Contact Bob White
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5260 Boylston Hwy, Mills River, NC 20759

LEASE OPPORTUNITY

Retail/Warehouse minutes from
Asheville Regional Airport

Now Ready for Occupancy

Pricing Upon Request

13,000-26,000 SF Available Now

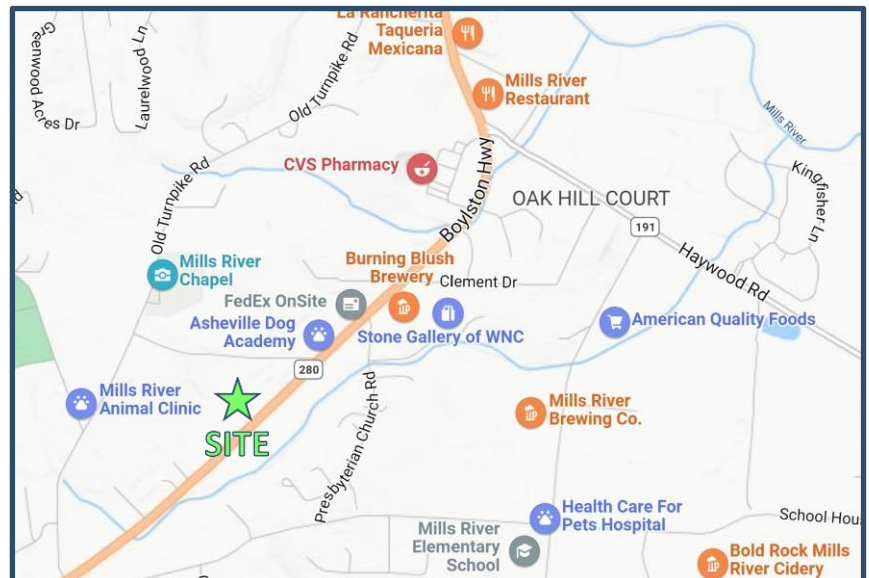


Hyde Park at Mills River

Henderson County

Mills River, NC, 28759

- 26,000 SF bay now ready for occupancy
- Minimum contiguous 13,000 SF; maximum contiguous 26,000 SF
- Shell complete, ready for tenant improvements
- Neighboring 14,000 SF freestanding building (retail/showroom) delivers early CY 2025
- 4.6 miles from Asheville Regional Airport
- Tilt-wall construction 24 foot clear
- Zoned MR-GB (Mills River - General Business)
https://codelibrary.amlegal.com/codes/millsriver/latest/millsriver_nc/0-0-0-7303
- ESFR sprinklered (5260)
- Dock High and Drive-in Loading



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Landmark Commercial Real Estate

LandmarkCRE.com



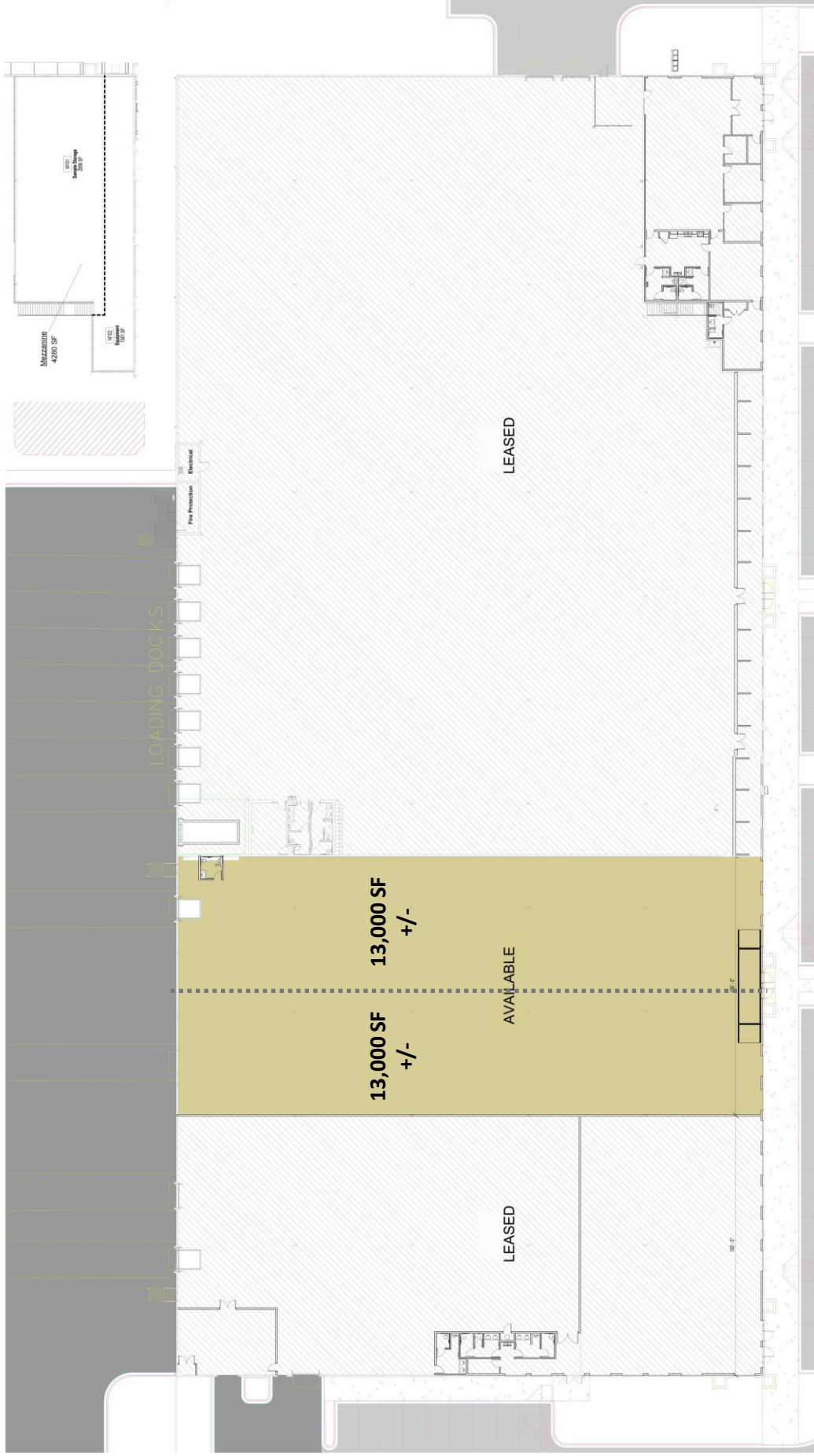
LANDMARK
COMMERCIAL REAL ESTATE

Buncombe & Henderson Counties

DEMOGRAPHICS

POPULATION	Henderson County	Buncombe County
Population Estimates, July 1 2021, (V2021)	116,829	271,534
Population estimates base, April 1, 2020, (V2021)	116,281	269,452
Population, % change - April 1, 2020 to July 1, 2021, (V2021)	0.50%	0.80%
Population, Census, April 1, 2020	116,281	269,452
Population, Census, April 1, 2010	106,740	238,318
Persons under 5 years, %	4.80%	4.80%
Persons under 18 years, %	18.70%	18.20%
Persons 65 years and over, %	26.40%	20.50%
Female persons, %	52.00%	52.10%
White alone, %	92.50%	89.40%
Two or More Races, %	1.90%	2.20%
Hispanic or Latino, %	10.30%	6.80%
White alone, not Hispanic or Latino, %	83.10%	83.40%
Veterans, 2016-2020	8,822	17,043
Foreign born persons, %, 2016-2020	6.80%	6.00%
HOUSING		
Housing units, July 1, 2019, (V2019)	58,811	127,972
Owner-occupied housing unit rate, 2016-2020	74.20%	63.40%
Median value of owner-occupied housing units, 2016-2020	\$232,000	\$250,600
Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,324	\$1,421
Median selected monthly owner costs -w/out a mortgage, 2016-2020	\$371	\$399
Median gross rent, 2016-2020	\$915	\$1,019
Building permits, 2020	572	2,546
Households, 2016-2020	49,715	105,177
Persons per household, 2016-2020	2.31	2.4
Living in same house 1 year ago % of persons age 1 year+, 2016-2020	87.70%	87.20%
INCOME/EMPLOYMENT		
Households with a computer, %, 2016-2020	91.20%	88.30%
Households with a broadband Internet subscription, 2016-2020	84.80%	82.00%
High school graduate or higher, % of persons age 25 years+, 2016-2020	91.40%	91.70%
Bachelor's degree or higher, % of persons age 25 years+, 2016-2020	31.50%	41.40%
With a disability, under age 65 years, %, 2016-2020	9.40%	9.00%
Persons w/out health insurance, under age 65 years, %	14.70%	14.60%
In civilian labor force, total, % of Population age 16 years+, 2016-2020	58.00%	61.10%
In civilian labor force, female, % of Population age 16 years+, 2016-2020	51.50%	56.60%
Total accommodation and food services sales, 2012 (\$1,000)	170,035	880,092
Total health care and social assistance receipts/revenue, 2012 (\$1,000)	581,872	2,518,169
Total manufacturers shipments, 2012 (\$1,000)	2,625,038	2,839,482
Total retail sales, 2012 (\$1,000)	1,330,773	3,884,191
Total retail sales per capita, 2012	\$12,292	\$15,887
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	21.8	20.3
Median household income (in 2020 dollars), 2016-2020	\$58,928	\$55,032
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$32,306	\$33,835
Persons in poverty, %	11.00%	13.90%
Total employer establishments, 2020	2,839	9,111
Total employment, 2020	36,374	124,708
Total annual payroll, 2020 (\$1,000)	1,461,581	5,176,247
Total employment, % change, 2019-2020	2.90%	1.10%
Total nonemployer establishments, 2018	9,657	28,970
All firms, 2012	10,032	28,498
Population per square mile, 2010	286.1	362.9
Land area in square miles, 2010	373.07	656.67
FIPS Code	"37089"	"37021"

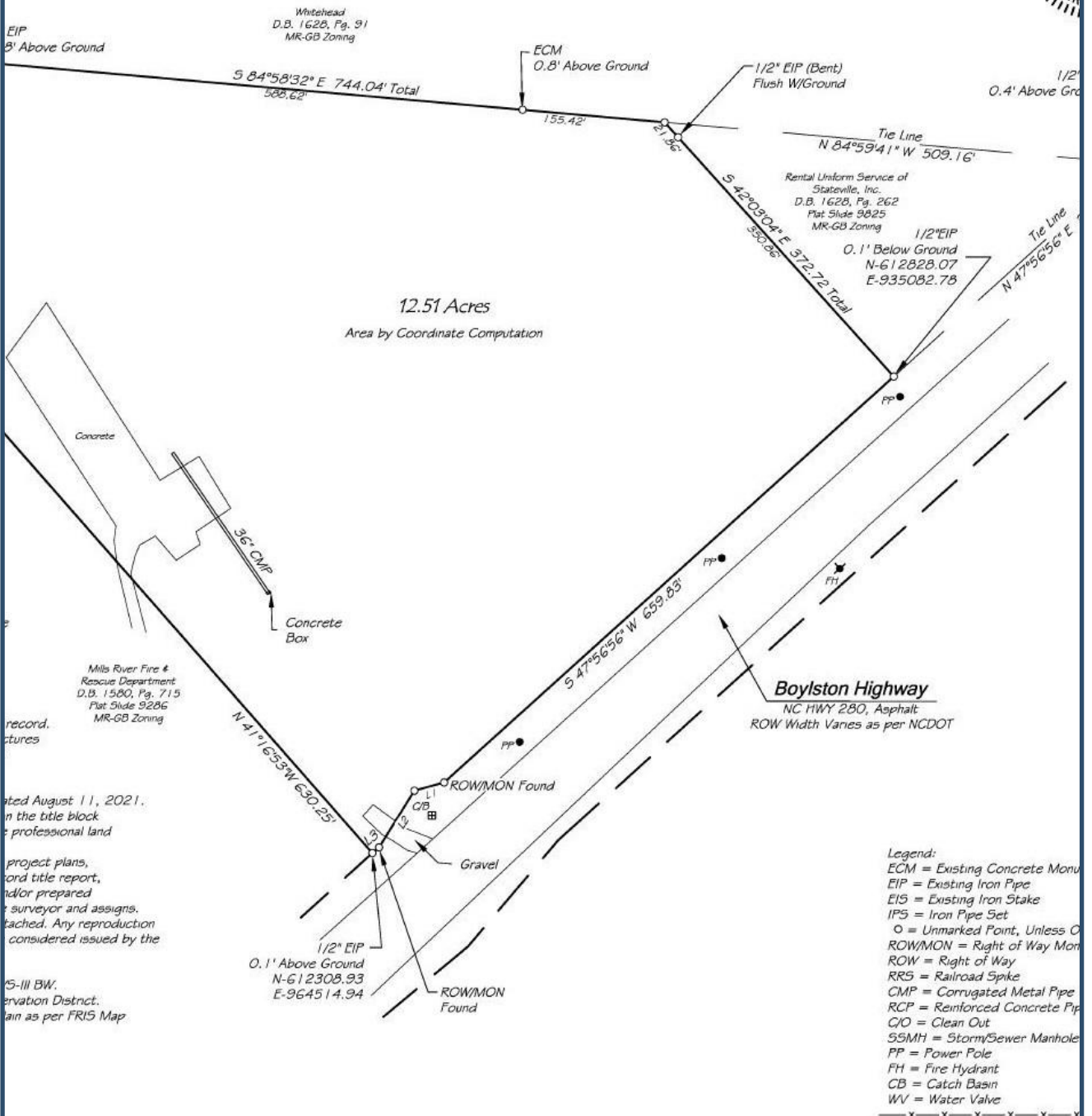
Area Plan



Course	Bearing	Distance
L1	S 74°32'40" W	33.53'
L2	S 31°59'39" W	72.86'
L3	S 49°43'39" W	9.51'
L4	N 45°17'34" W	147.01'

Submitted electronically by "Associated Land Surveyors & Planners, PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Henderson County Register of Deeds.

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 Fee: \$21.00 Tax: \$0.00
 Henderson County, North Carolina
 William Lee King, Register of Deeds



Plat

2016 Traffic Data

