

DESTINATION FACILITY NEAR ASHEVILLE AIRPORT FOR SALE



701

OLD FANNING BRIDGE RD

FLETCHER, NC

±23,540 SF ON 16.67 AC

\$7,800,000



1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

ANDREW RIDDLE
COMMERCIAL BROKER
C: 828.243.3610
ARIDDLE@WHITNEYCRE.COM

An exceptional opportunity to acquire a premier destination property with high and long-term valuation.

This commercial opportunity presents ±23,540 SF on 16.67 acres in the heart of the Asheville–Hendersonville growth corridor, just minutes from Interstate 26 and the airport. Purpose-built in 2020 and rated in excellent condition, this modern two-story facility offers abundant parking and expansive outdoor space, providing flexibility for recreational, hospitality, event, institutional, or adaptive commercial uses, as well as room for expansion and complementary development.

The property sits within the Fletcher submarket, one of Western North Carolina's fastest-growing areas, where strong industrial, commercial, and residential growth is fueled by major employers, an expanding population, rising household incomes, and proximity to regional employment centers. This combination of quality construction, strategic accessibility, and long-term redevelopment potential makes the asset well-suited for owner-users, recreational operators, institutional buyers, or investors pursuing adaptive commercial reuse.

An independent valuation concluded an "As Is" market value of \$7.8 million, underscoring the property's institutional quality and its significance as a one-of-a-kind asset in a high-growth market.



AMPLE PARKING

NEIGHBORS IN THE AREA

SIERRA NEVADA BREWING, FEDEX, LINAMAR, EMPIRE DISTRIBUTORS,
UPM RAFLATAC, MANNA FOODBANK, PODS MOVING AND STORAGE,
GAIA HERBS, WNC AG CENTER, ASHEVILLE REGIONAL AIRPORT,
MOUNTAIN HORTICULTURAL RESEARCH STATION

GALLERY

ANDREW RIDDLE
C: 828.243.3610



OPEN LOUNGE



BAR



UNIQUE ARCHITECTURE



EVENT SPACE

GALLERY

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SPORTS ZONE



SPORTS ZONE

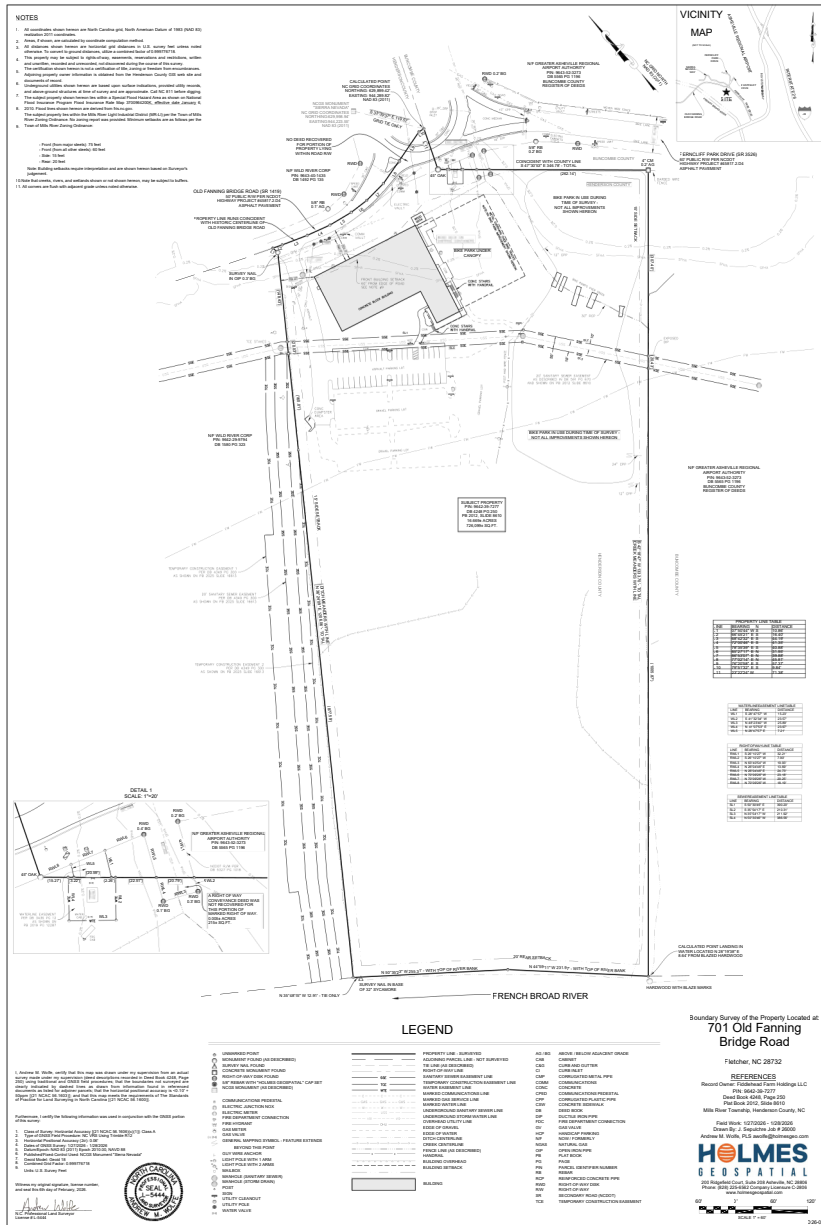


PAVILLION

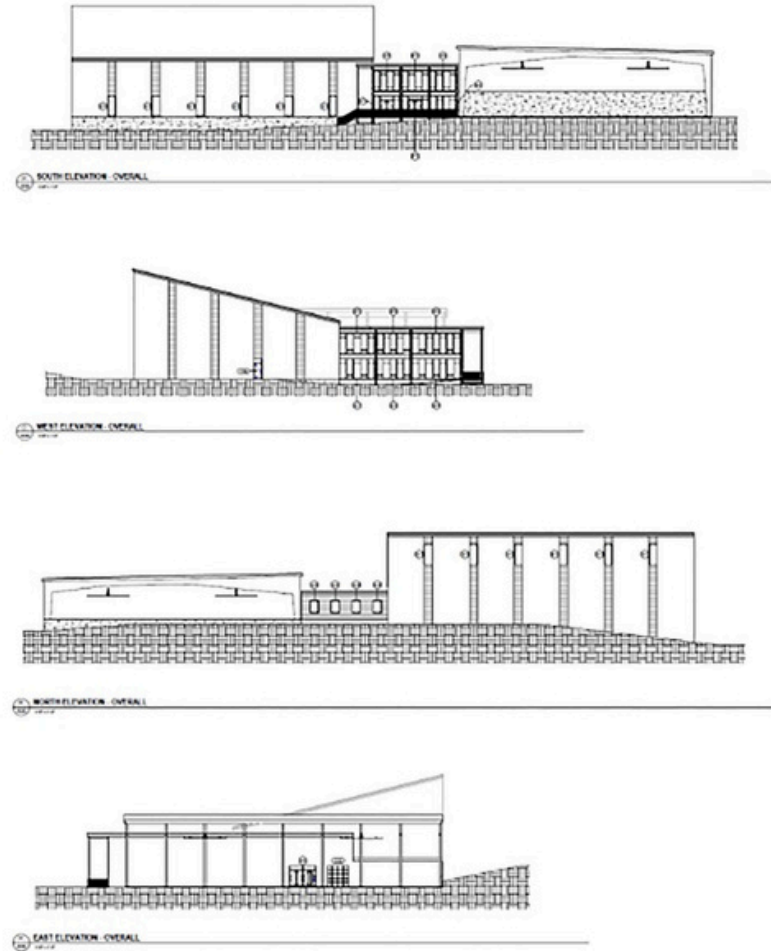


SPORTS ZONE

SITE PLAN AND ELEVATIONS



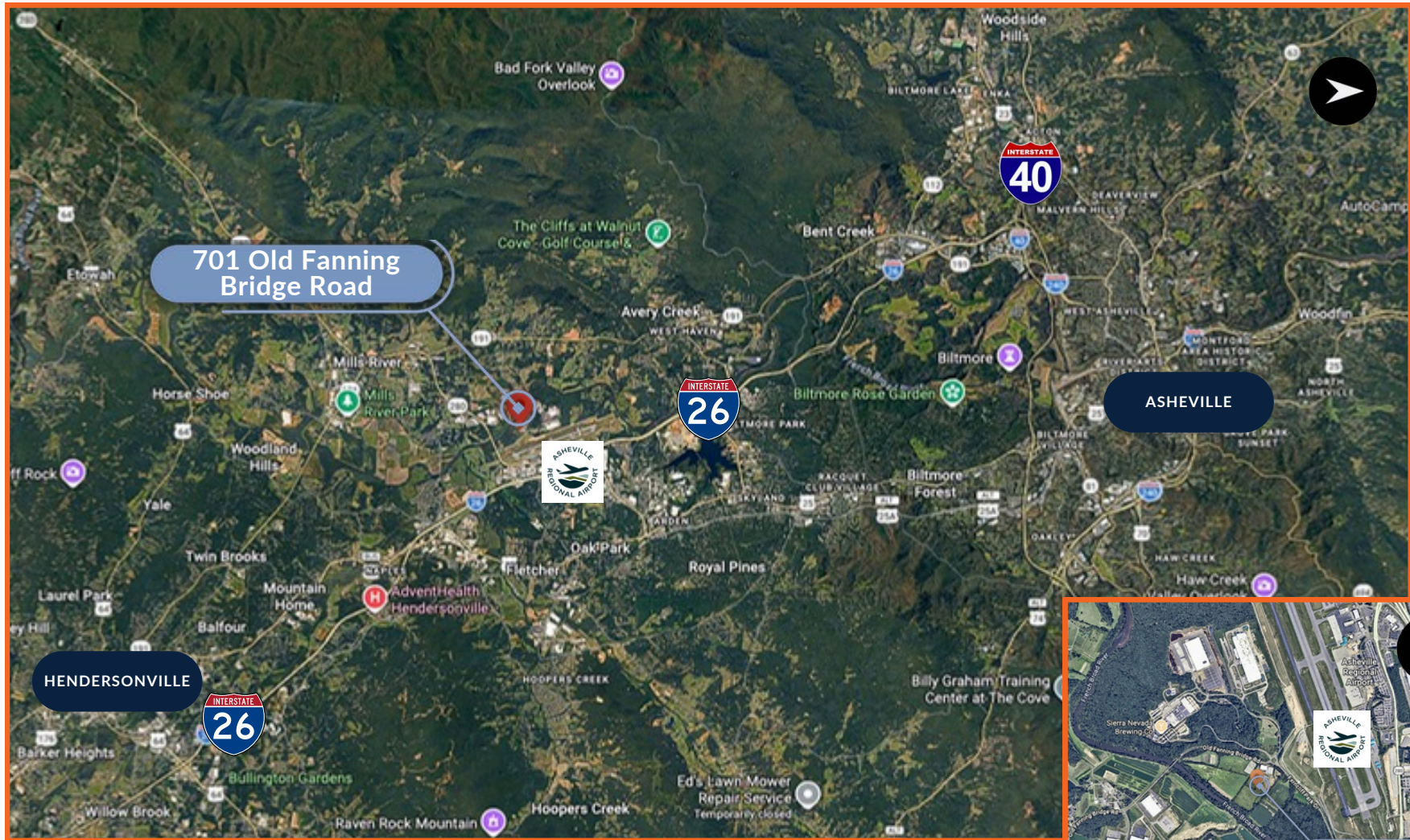
CONCEPTUAL ELEVATIONS



SITE PLANS BY HOLMES GEOSPATIAL; ELEVATIONS FROM CBRE APPRAISAL REPORT

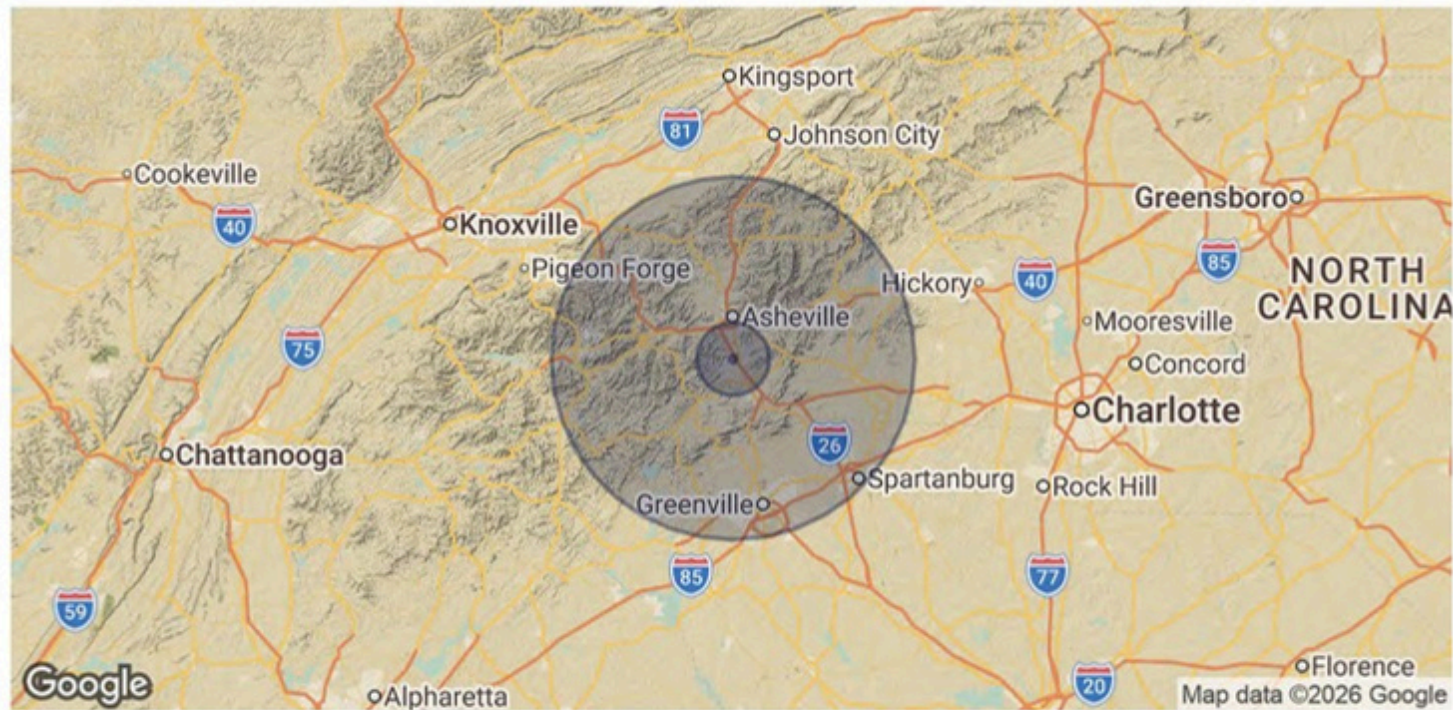
LOCATION MAP

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C: 828.243.3610



DEMOGRAPHICS

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C: 828.243.3610



POPULATION	1 MILE	10 MILES	50 MILES
Total Population	1,497	150,915	1,681,396
Average Age	42.3	45.5	42.3
Average Age (Male)	42.0	44.2	41.0
Average Age (Female)	41.9	47.0	43.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	50 MILES
Total Households	600	61,988	674,458
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$93,997	\$102,974	\$91,569
Average House Value	\$300,927	\$400,998	\$302,131

2023 American Community Survey (ACS)

andrew
riddle



Commercial Real Estate Broker
828.243.3610
ariddle@whitneycre.com

Andrew Riddle has served as a broker for Whitney Commercial since 2017, focusing his efforts in his hometown of Henderson County.

Obtaining a degree in Construction Management from East Carolina University, Andrew worked for Hensel Phelps Construction as a field superintendent at the Carolina Hurricanes Hockey Arena in Raleigh, North Carolina. He has also worked abroad in Moscow and Croatia and performed renovations on historic commercial buildings in Denver, Colorado, for three years before returning to his native home of Hendersonville, North Carolina.

Andrew joined Whitney Commercial to learn from the best and work with the best in the commercial brokerage business. In addition to commercial brokerage, Andrew is a licensed General Contractor and managing director of Riddle Development, Allen Street Partners, and Fortis Properties. He serves as Chairman of the Henderson County Zoning Board of Adjustments and Advisory Board Member to the Water and Sewer Advisory Council.

His local market knowledge of construction, renovating, and leasing commercial properties is a lifestyle. These skill sets help bring value to the client when deciding where and how to invest. Most importantly, Andrew is a Real Estate problem-solver and always ready for a challenge.

A native of Western North Carolina, Andrew takes pride in the beautiful surroundings of lush forests and clean water while balancing development, growth, and expansion.

His leisure activities include enjoying time with his wife and his four daughters, homeschooling, politics, hiking, and the pursuit of community enhancement.