



ASKING PRICE	CAP RATE	2025 NOI	TOTAL SF	OCCUPANCY
\$2,195,000	6.35%	\$139,333	7,788 SF	100%

INVESTMENT HIGHLIGHTS

- ◆ 100% occupied — two long-term corporate tenants
- ◆ Contractual 3% annual rent escalations thru 2029
- ◆ Wells Fargo Advisors — nationally recognized (NYSE: WFC)
- ◆ PragerMetis CPAs — Top-50 U.S. accounting firm
- ◆ Full-service gross leases
- ◆ Class A construction with elevator & ADA access
- ◆ Prime downtown Hendersonville location
- ◆ Walkable to courthouse & professional district

PROPERTY DETAILS

Property Type	Multi-Tenant Office — Class A
Building Size	7,788 SF Two Stories
Lease Type	Full Service Gross
Zoning	Commercial Business District
Parking	Front & Rear Surface Lots
Market	Western North Carolina

AREA SNAPSHOT — HENDERSON COUNTY

COUNTY POPULATION 123,464 up 15.5% since 2010	FASTEST-GROWING Top NC Counties consistently ranked
PER CAPITA INCOME \$59,258 Henderson County	DOWNTOWN ASHEVILLE ~22 miles north via I-26

TENANTS

WELLS FARGO ADVISORS

5,666 SF | \$12,182/mo | \$25.80/SF | Exp. 4/30/2026

PRAGERMETIS CPAs

2,122 SF | \$4,522/mo | \$25.57/SF | Exp. 8/31/2026

LOCATION OVERVIEW

Hendersonville is the county seat of Henderson County, NC — ~22 miles south of Asheville in the Blue Ridge Mountains. Strong, fast-growing local economy anchored by healthcare, tourism, and professional services.

Interstate Access

I-26 — ~3 miles

Airport

Asheville Regional (AVL) — ~20 mi

ABOUT THE AREA

Henderson County is one of North Carolina's fastest-growing counties, with a 2026 population estimate of roughly 123,000 — up more than 15% since 2010. Hendersonville, the county seat, blends a historic, walkable Main Street with a growing base of healthcare, professional services, tourism, and light manufacturing employers. Its location in the Blue Ridge Mountains, just south of Asheville, continues to draw new residents, retirees, and businesses to the region — supporting long-term demand for quality office space like 421 S. Church Street.

Sources: U.S. Census Bureau, NCACC 2025 County Map Book, World Population Review

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