

FOR SALE
600 Julian Lane, Ste. 620
Arden, NC 28704

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$ 1,690,000

3,450±/SF 1st FLOOR OFFICE/MEDICAL CONDO SPACE NOW AVAILABLE



PROPERTY VIDEO LINK



PROPERTY HIGHLIGHTS

3,450±/sf office/medical condo space near Lake Julian

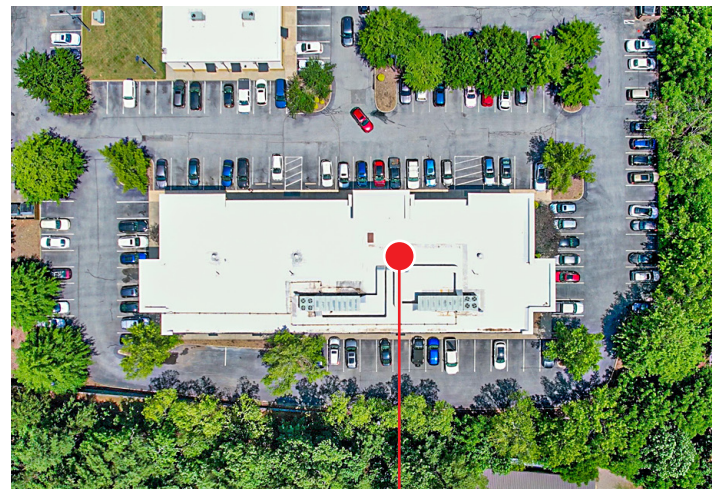
Current tenants (Allergy Partners) relocating soon

Ample parking / includes road front signage

Great visibility in thriving business center

8 minute drive to Asheville Regional Airport (4.8 miles)

Biltmore Park Town Square, CVS & Ingles nearby



AERIAL VIEW

SITE LOCATION



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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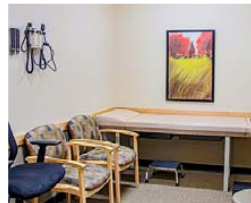
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INTERIOR SPACE



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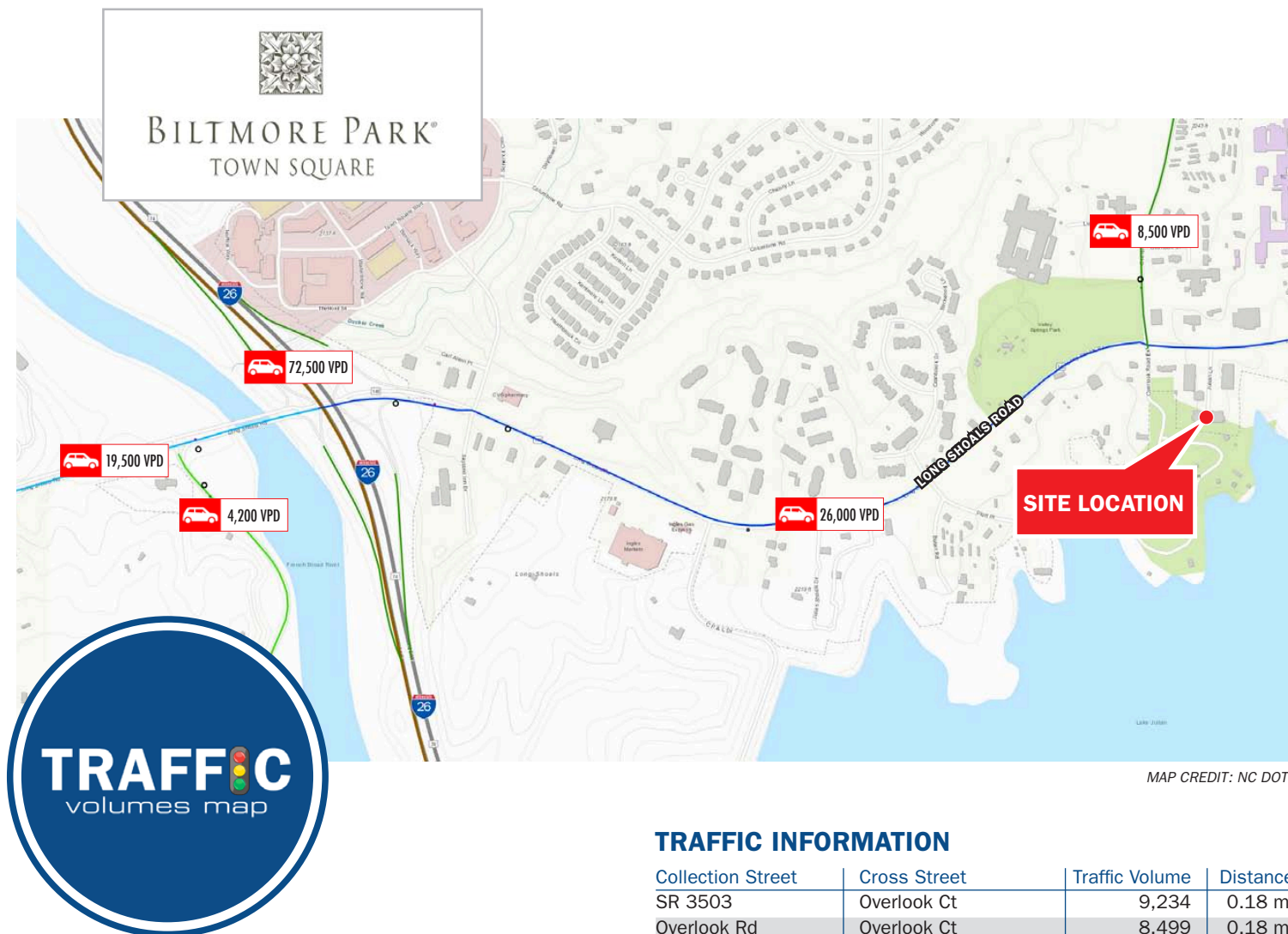
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MAP CREDIT: NC DOT

TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
SR 3503	Overlook Ct	9,234	0.18 mi
Overlook Rd	Overlook Ct	8,499	0.18 mi
Overlook Rd	Living Savior Way S	7,377	0.26 mi
NC 146	Sky Exchange Dr E	28,545	0.39 mi
Long Shoals Rd	Shady Ln W	16,703	0.62 mi
Long Shoals Rd	CP & L Dr SE	33,147	0.65 mi
Hendersonville Rd	Pond St S	29,069	0.68 mi
Hendersonville Rd	Rosscraggon Rd S	25,154	0.68 mi
Hendersonville Rd	Allen Ave N	25,724	0.70 mi



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SURROUNDINGS

MAP CREDIT: NOAA



AREA SCHOOLS

- Valley Springs Middle School (VS)
- Charles T. Koontz Intermediate (CTK)
- T.C. Roberson High School (TCR)



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SITE LOCATION

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