

OFFICE / MEDICAL SUITE IN SOUTH ASHEVILLE FOR SALE



7

WALDEN RIDGE DR, STE 200

ASHEVILLE, NC

3,551 SF

\$1,095,000

JAMES HARRISON | CCIM
COMMERCIAL BROKER
C: 828.279.0090
JHARRISON@WHITNEYCRE.COM



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.

Class-A clinical office built to accommodate medical, dental, surgical, or other specialty healthcare services.

Conveniently located just south of the Hendersonville Road/Mills Gap Road intersection in South Asheville, this ±3,551 SF two-story medical office condo creates a practical separation between patient care and administrative functions.

The ±2,435 SF main level includes professional finishes throughout, four exam rooms, a procedure/operating room, two X-ray or storage rooms, a lab, reception area, patient waiting room, two private offices, additional storage, and three restrooms, including two ADA-accessible restrooms.

The ±1,088 SF upper level offers four additional offices, a large meeting room, break room, two walk-in closets, and a restroom with shower.

Walden Ridge Professional Office Park benefits from signalized access on a high-traffic commercial and consumer corridor, with immediate proximity to South Asheville’s restaurants, retail, services, and residential communities.

LOCATION DESCRIPTION

Just south of the Hendersonville Road/Mills Gap Road intersection. Less than 3 miles to I-40 and less than 4 miles to I-26, with Downtown Asheville 7 miles north, and the Asheville Regional Airport 7 miles south.

FEATURES

- Established clinical layout with professional finishes
- Signalized access near Hendersonville and Mills Gap roads
- Approximately 27,000 vehicles per day
- Owner will consider sale-leaseback



RECEPTION/WAITING



OFFICE



OFFICE/ADMIN AREA



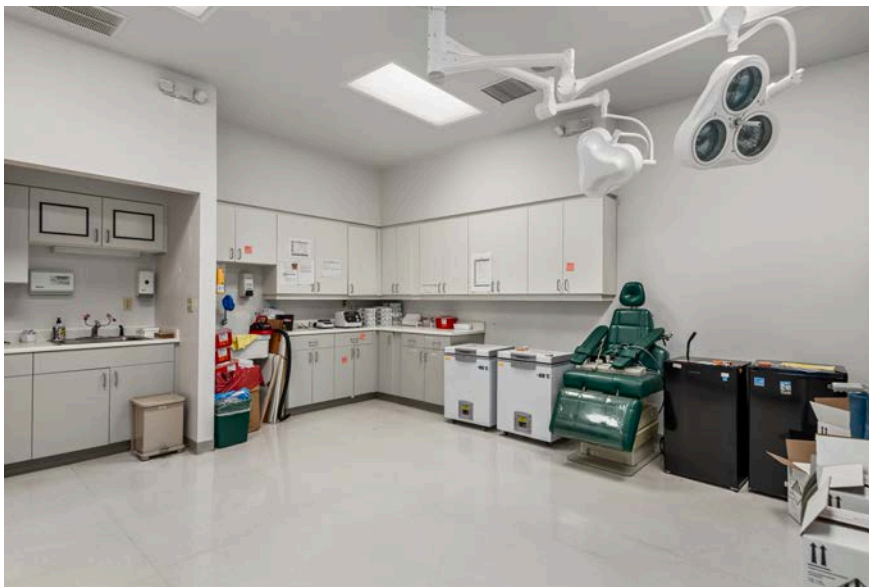
EXAM/CLINICAL ROOM



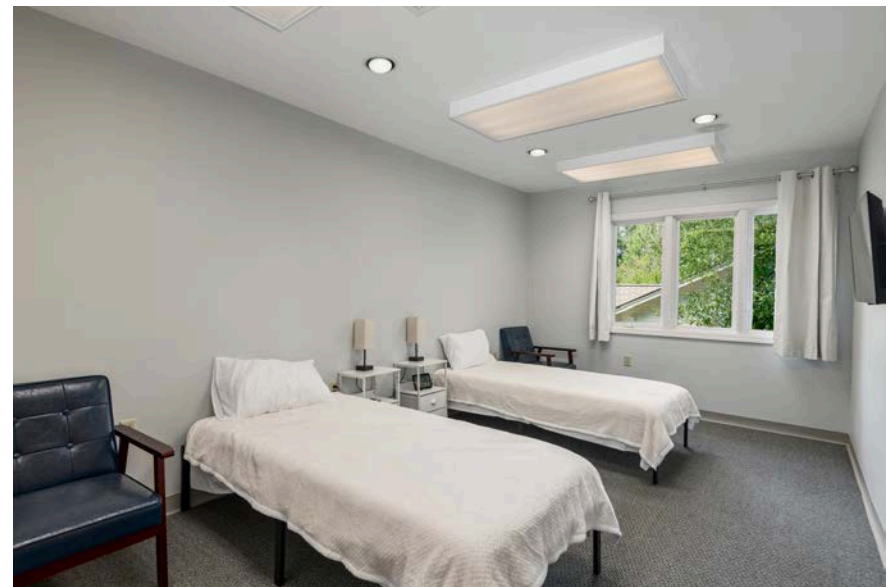
EXAM/CLINICAL ROOM



EXAM/CLINICAL ROOM



PROCEDURE/OPERATING ROOM



RECOVERY ROOM

FLOORPLAN

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± 3,551 SF



LOCATION MAP

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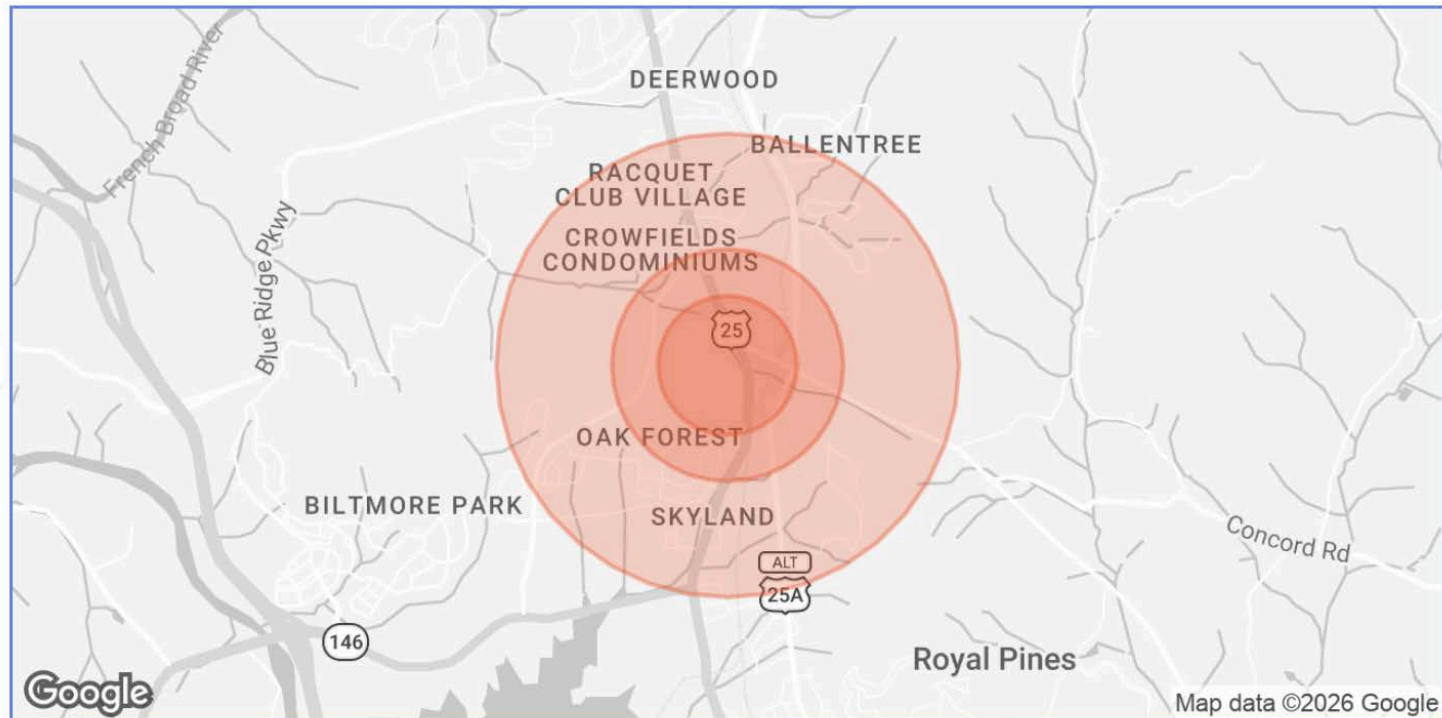


1100 RIDGEFIELD BLVD. STE 100 ASHEVILLE, NC | **WHITNEY COMMERCIAL REAL ESTATE** | 828.665.9085 | CONTACT@WHITNEYCRE.COM

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DEMOGRAPHICS

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Total Population	581	2,339	7,211
Average Age	47	48	48
Average Age (Male)	45	45	46
Average Age (Female)	49	50	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	1,184	3,594
# of Persons per HH	2	2	2
Average HH Income	\$110,800	\$110,334	\$113,803
Average House Value	\$581,803	\$610,121	\$633,599

TRAFFIC COUNTS

Hendersonville Road	27,000/day
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2020 American Community Survey (ACS)

james harrison

CCIM

Commercial Real Estate Broker
828.279-0090
jharrison@whitneycre.com



James Harrison, CCIM, has been with Whitney Commercial since 2014, advising clients across a wide range of commercial property types throughout Asheville, Buncombe County, and Western North Carolina. Guided by a client-first philosophy, James brings knowledge and expertise to each engagement so clients can make decisions with clarity and confidence.

A seventh-generation Asheville native and second-generation commercial broker, James has seen firsthand how Commercial Real Estate can shape and strengthen a community. He enjoys assignments where solutions allow parties on all sides of a transaction to flourish and thrive.

Over his career, James has completed more than 250 commercial real estate sales and leases, representing more than \$100 million in total transaction volume. He brings a disciplined approach to each assignment, paired with professionalism, responsiveness and warmth.

James has represented owner-operators, private investors, institutional users, local governments, family offices, and startup businesses. Clients who have entrusted him with their Commercial Real Estate needs include The City of Asheville, Mission Health, Mountain Housing Opportunities, ALFIE, Aeroflow Healthcare, The North Carolina Arboretum, The Blood Connection, Momentum Art Gallery and Atomic Furnishing & Design.

James is a member of the Asheville Board of Realtors, and is also a member of Asheville's Commercial Investment Realty Association (CIRA), serving as President from 2016 to 2020.

He earned his designation as a Certified Commercial Investment Member (CCIM) in 2022.

James is a graduate of Covenant College, where he earned a bachelor's degree in Community Development in 2010. He and his wife, Helen, live in East West Asheville with their three daughters. They are members of City Church Asheville. Outside of work, James enjoys spending time in the Blue Ridge Mountains, music, baseball, and everything else Asheville has to offer.

TRANSACTION HIGHLIGHTS

\$8.475M sale of 1 Haywood Street,
105,000 SF office building in
Downtown Asheville

\$8.1M sale of 108 Monticello Road,
416,500 SF industrial facility in
Buncombe County

\$6.55M sale of 6 Commerce Way,
51,271 SF industrial facility in
Buncombe County

\$5.8M sale of 220 Merrimon Avenue,
110,572 SF industrial facility in
Buncombe County

\$4.47M sale of 52 Broadway, 21,000
SF mixed-use property in Downtown
Asheville

\$2.35M sale of 35-37 Loop Road,
17,500 SF flex property in Buncombe
County

\$2.7M lease of 155 Jacob Holm Way,
31,567 SF industrial facility in
Buncombe County

Lease of 176 & 178 Broadway in
Asheville (CoStar Group's 2024 "Lease
of the Year")