



1596 Greenville Highway

Hendersonville, North Carolina 28792

Property Highlights

- Great location close to Hendersonville and Flat Rock at the roundabout intersection of Greenville Hwy, Shepherd St and Erkwood Drive. Heavy traffic area.

Property Overview

Available to the market is a 2,224 sf retail building in the city limits of Hendersonville with city water, city sewer and natural gas. This building sits at the high traffic round about intersection of Greenville Highway with Shepherd Street and Erkwood Drive feeding into it. This property has abundant parking for 20 vehicles with the possibility of more upon request. Plenty of room for your signs to promote your business. Your clients will draw customers from Flat Rock and Hendersonville. Base rent is \$18 per square rent and monthly TICAM charges will be \$2.10 per square foot.

Offering Summary

Lease Rate:	\$3,336.00 per month (NNN)
Building Size:	2,224 SF
Available SF:	2,224 SF
Lot Size:	0.22 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	221	731	1,913

For More Information

Tom Green, CCIM

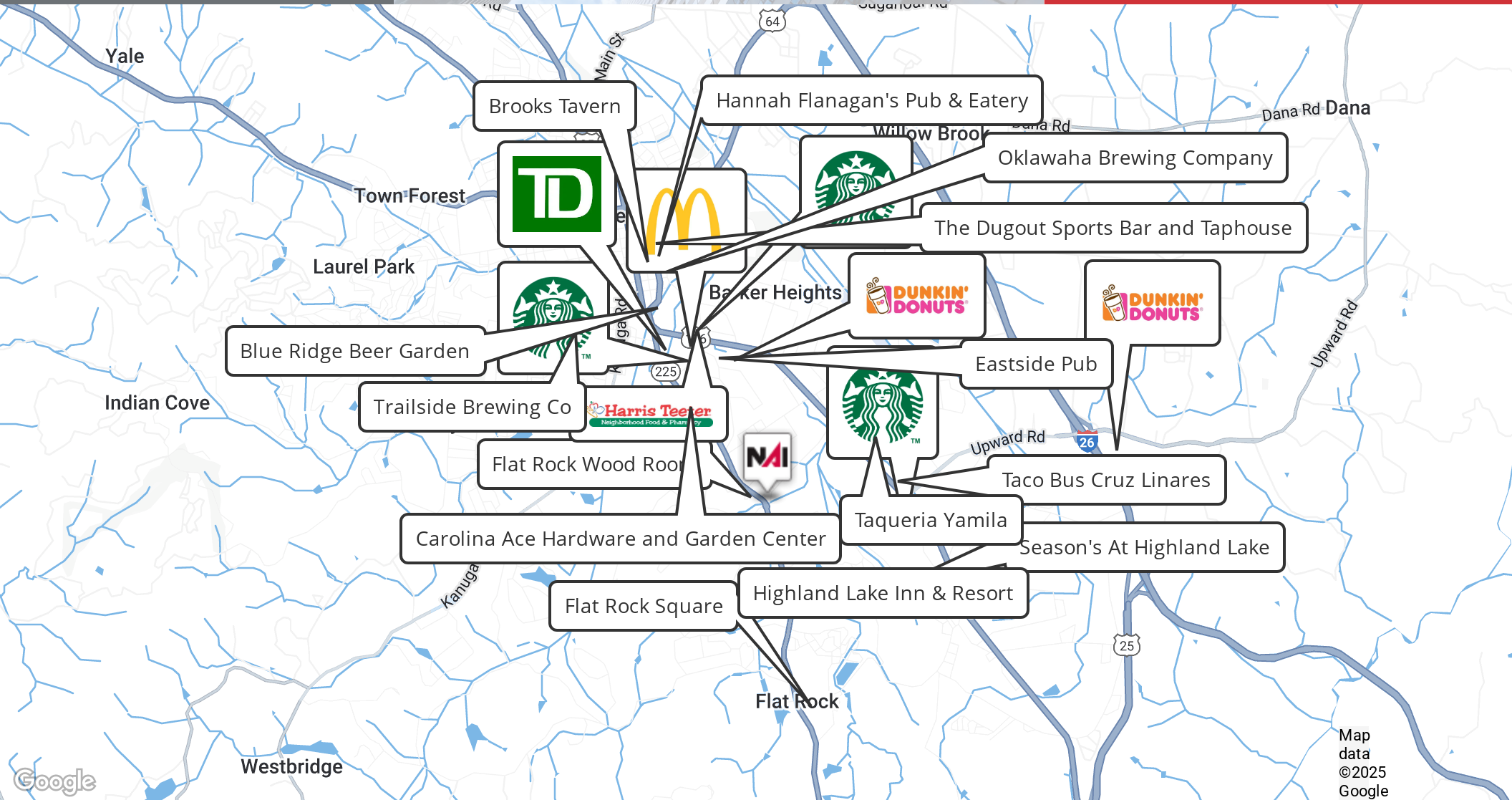
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BROCHURE

1596 Greenville Highway, Hendersonville, NC 28792

For Lease

2,224 SF | \$3,336.00
per month
Retail Space



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NAI Beverly-Hanks

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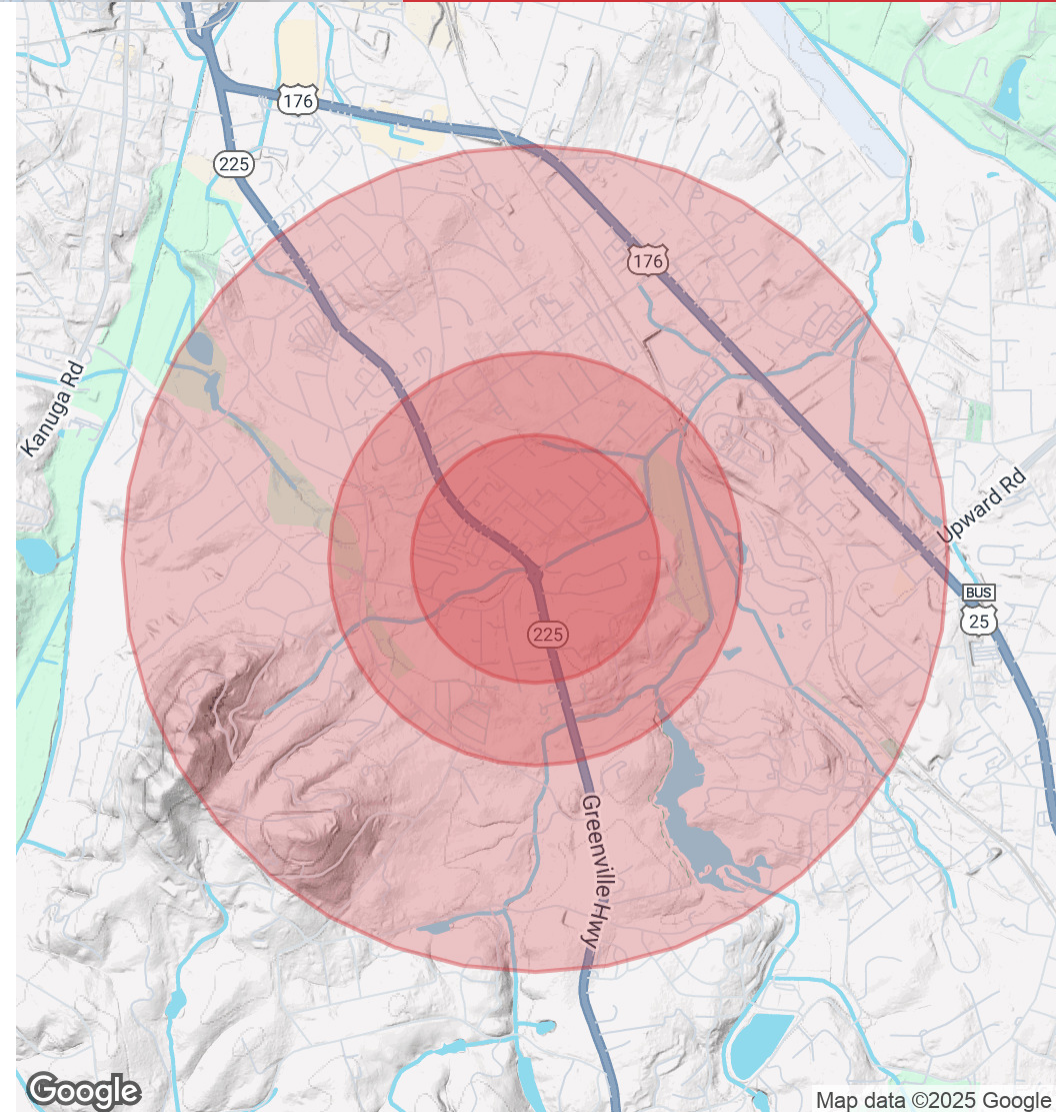
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	457	1,529	4,212
Average Age	49	50	47
Average Age (Male)	47	48	45
Average Age (Female)	50	51	48

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	221	731	1,913
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$80,214	\$81,458	\$73,271
Average House Value	\$430,014	\$453,513	\$417,924

Demographics data derived from AlphaMap



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