



Unit 45 1998 Hendersonville Road Asheville, NC 28803

Property Highlights

- Prime South Asheville location along Hendersonville Road
- Strong surrounding commercial and medical presence
- Easy access to I-40 and I-240
- Established traffic patterns and area amenities

Property Overview

Unit 45 at 1998 Hendersonville Road presents an opportunity to lease a well-configured commercial condominium in one of South Asheville's most established commercial corridors. The property benefits from strong visibility, convenient access to Hendersonville Road, and proximity to major retail, medical, and service users. The space is particularly well suited for medical, professional, or service-oriented users seeking an efficient, move-in-ready layout.



Offering Summary

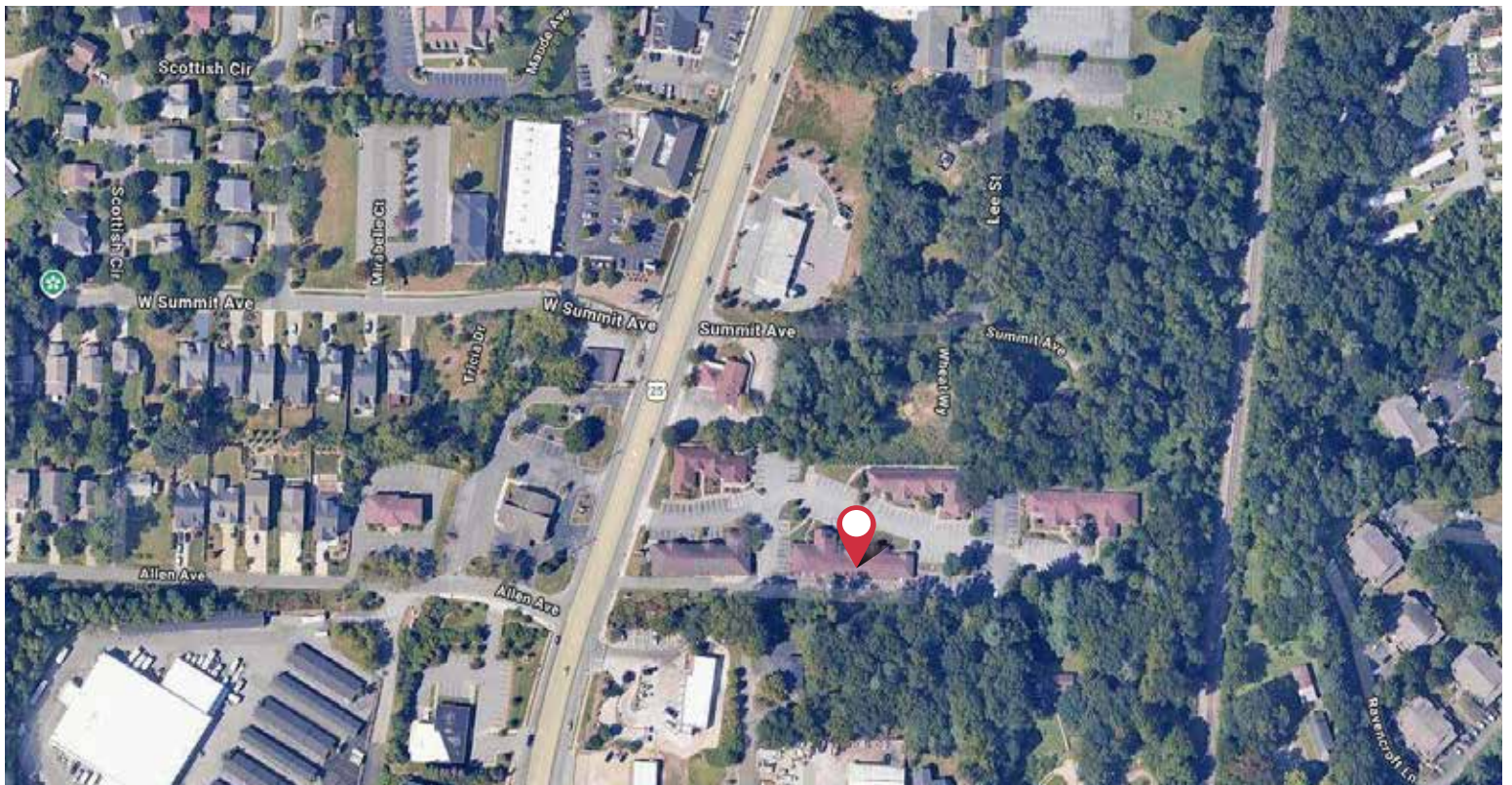
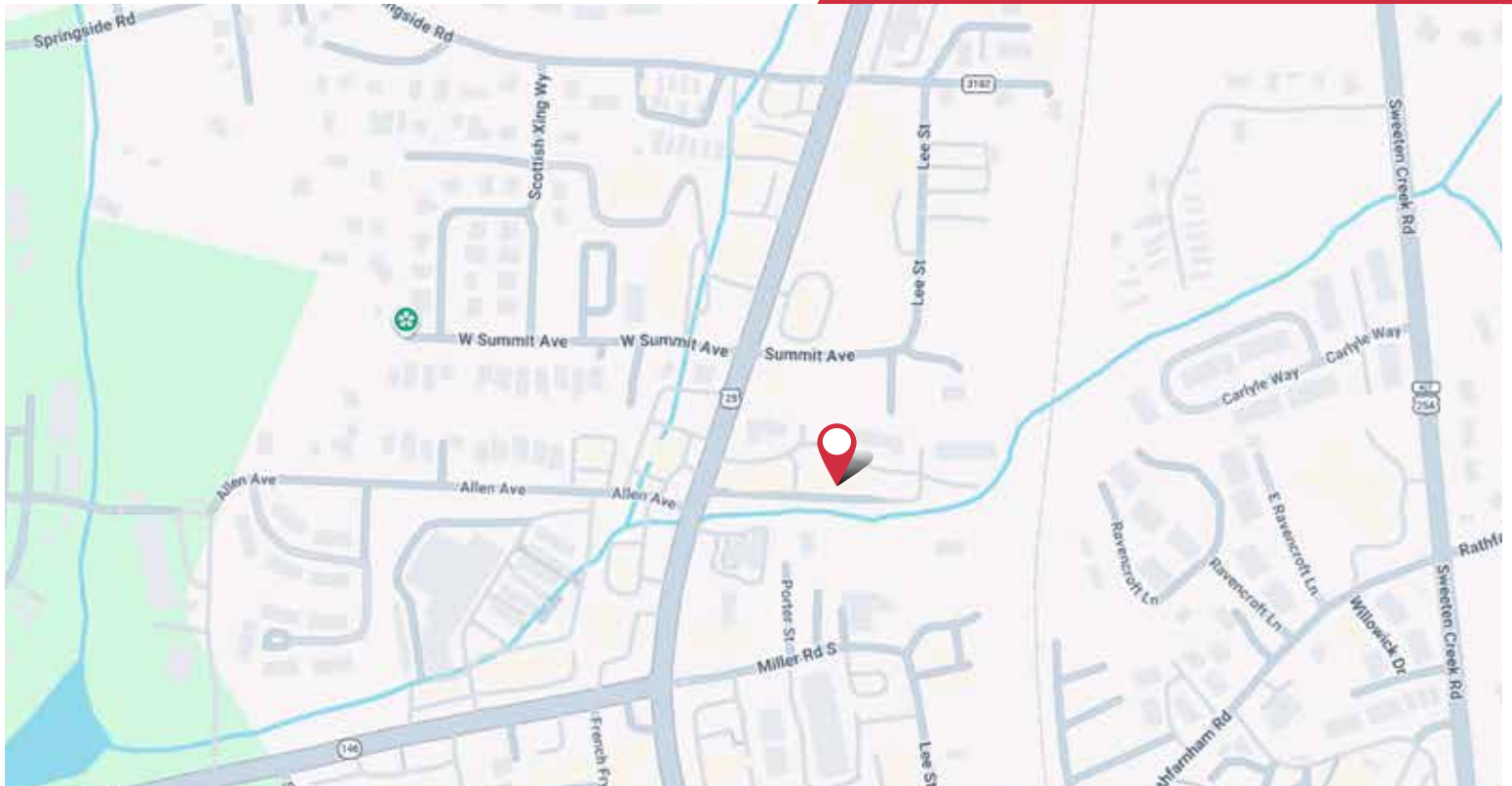
Lease Price:	\$23.00/SF (NNN)
Unit Size:	3,164 SF
Type:	Office / Medical / Professional
Parking:	Shared within park

For More Information

Chris Mansfield

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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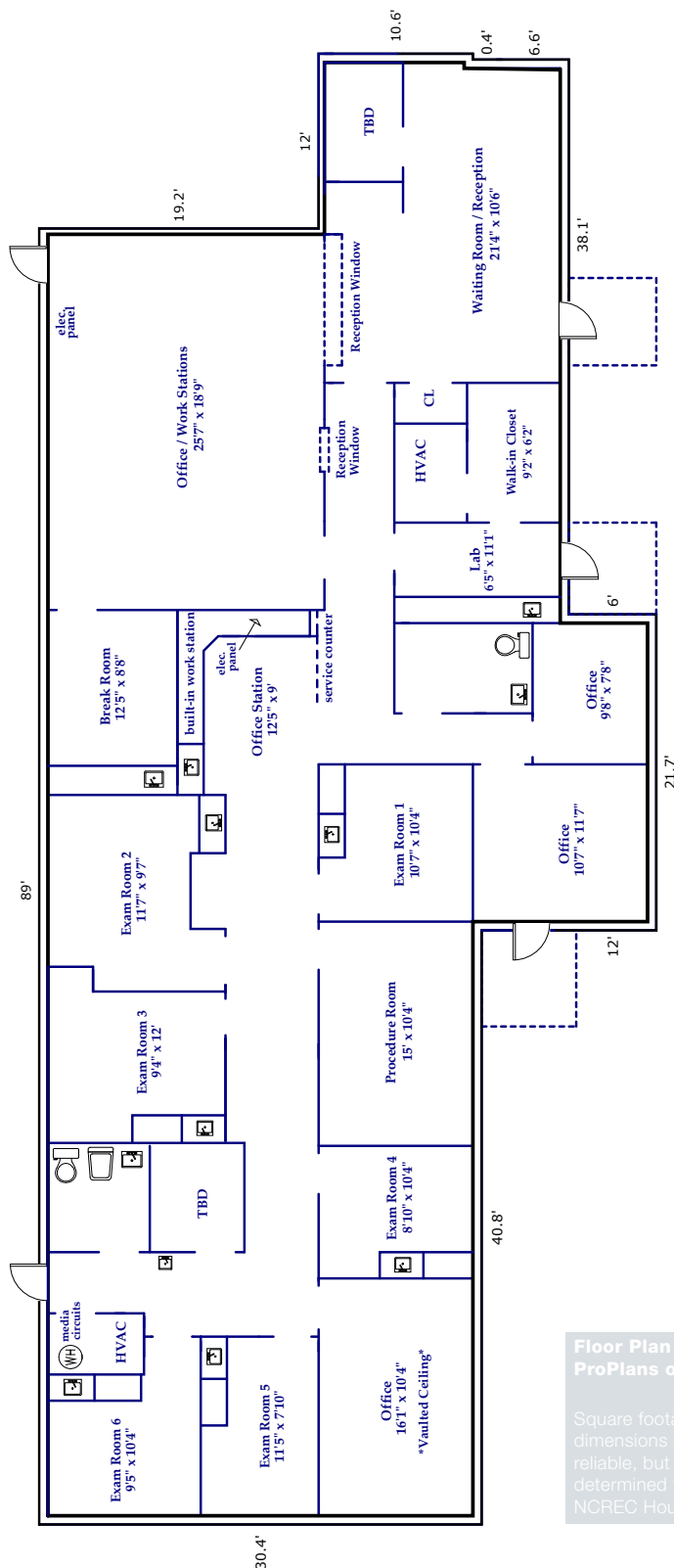






Floor Plan

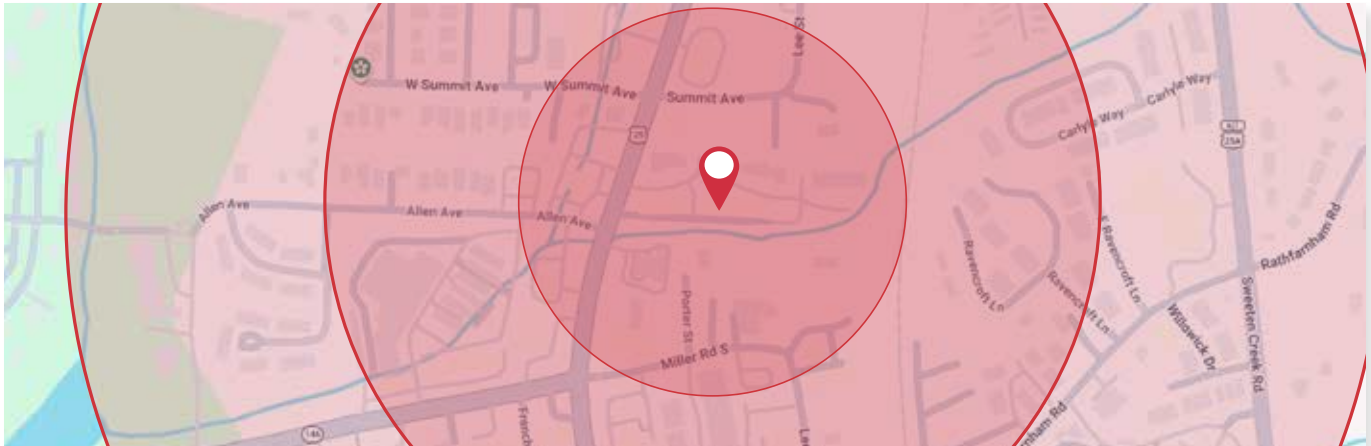
**Approximate Total Gross
Unit Area: 3,164 SF**



Floor Plan prepared by Judy Brouillette O'Neil,
ProPlans of the Carolinas, LLC ©

Square footage is calculated from interior dimensions. All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed. Square Footage Calculations determined following ANSI and BOMA Standards and NCREC House Measuring Square Footage Guidelines.

Demographics



	1 Mile	2 Miles	5 Miles
Population			
2020 Population	5,843	21,576	59,484
2024 Population	5,823	21,844	60,784
2029 Population Projection	6,011	22,617	63,096
Annual Growth 2020-2024	-0.1%	0.3%	0.5%
Annual Growth 2024-2029	0.6%	0.7%	0.8%

Households			
2020 Households	2,755	9,929	26,186
2024 Households	2,731	10,009	26,625
2029 Household Projection	2,805	10,309	27,508
Annual Growth 2020-2024	0.7%	1.2%	1.4%
Annual Growth 2024-2029	0.5%	0.6%	0.7%
Avg Household Size	2.1	2.1	2.2
Avg Household Vehicles	2	2	2

Housing			
Median Home Value	\$428,958	\$407,257	\$363,124
Median Year Built	1991	1994	1995
Owner Occupied Households	1,242	4,961	15,992
Renter Occupied Households	1,563	5,348	11,517



Chris Mansfield

Commercial Broker

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Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.