

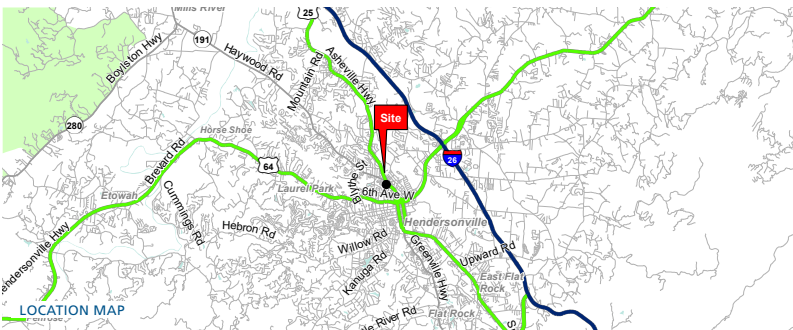


**THE  
PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

**FOR SUBLEASE**

# FORMER RITE AID AVAILABLE

1257 ASHEVILLE HWY. | HENDERSONVILLE, NORTH CAROLINA 28791



## PROPERTY INFORMATION

|                      |             |
|----------------------|-------------|
| SPACE AVAILABLE:     | 11,408 SF   |
| ASKING GROSS RENT:   | \$8.50 / SF |
| SUBLEASE EXPIRATION: | 1 / 16 / 20 |

| DEMOGRAPHICS (2018)     | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------|----------|----------|----------|
| POPULATION              | 5,797    | 31,759   | 60,458   |
| AVERAGE HH INCOME       | \$54,942 | \$60,574 | \$62,840 |
| MEDIAN HH INCOME        | \$37,992 | \$43,856 | \$47,934 |
| BUSINESS ESTABLISHMENTS | 1,025    | 2,559    | 3,222    |
| DAYTIME EMPLOYMENT      | 8,500    | 23,202   | 30,476   |

## PROPERTY HIGHLIGHTS

- Freestanding building at a fully signalized intersection.
- 12.03' drop ceiling height
- 57 Parking Spaces
- Subtenant is responsible for all onsite maintenance expenses.

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## TRAFFIC COUNTS 2016 (NCDOT)

- 29,000 VPD on Asheville Hwy.
- 11,000 VPD on Haywood Rd.

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