



Dewey Property Advisors

# MEDICAL OFFICE SUITE



OFFICE BUILDING FOR LEASE

## 1257A HENDERSONVILLE ROAD, ASHEVILLE, NC 28803

*Presented By*

**EMILY DRESBACK**

828.548.0090 x105  
emily.dresback@deweypa.com

**DEWEY PROPERTY ADVISORS**

1 Page Avenue  
Asheville, NC 28801  
828.548.0090  
deweypa.com

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$15 - \$22/PSF NNN
Building Size:	4,306 SF
Available SF:	2,150 SF
Lot Size:	0.67 Acres
Year Built:	2003
Zoning:	R4
Market:	Asheville
Submarket:	South Asheville
Traffic Count:	30,000

### PROPERTY OVERVIEW

Premium location - a must see medical suite. The suite is available for sublease until 5/31/2021. The sublease years are being offered at a reduced rate of \$15/PSF NNN. Space would be well suited for general or professional medical office users.

Ample parking and a pull through drive allow for easy access to the space. Monument signage available on Hendersonville road with more that 30,000 views per day.

Located in a respectable professional area of Asheville with easy access to restaurants, retail and local thoroughfares.

### PROPERTY HIGHLIGHTS

- High Traffic Counts
- Premier Location
- Efficient Office Layout



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## PHOTOS



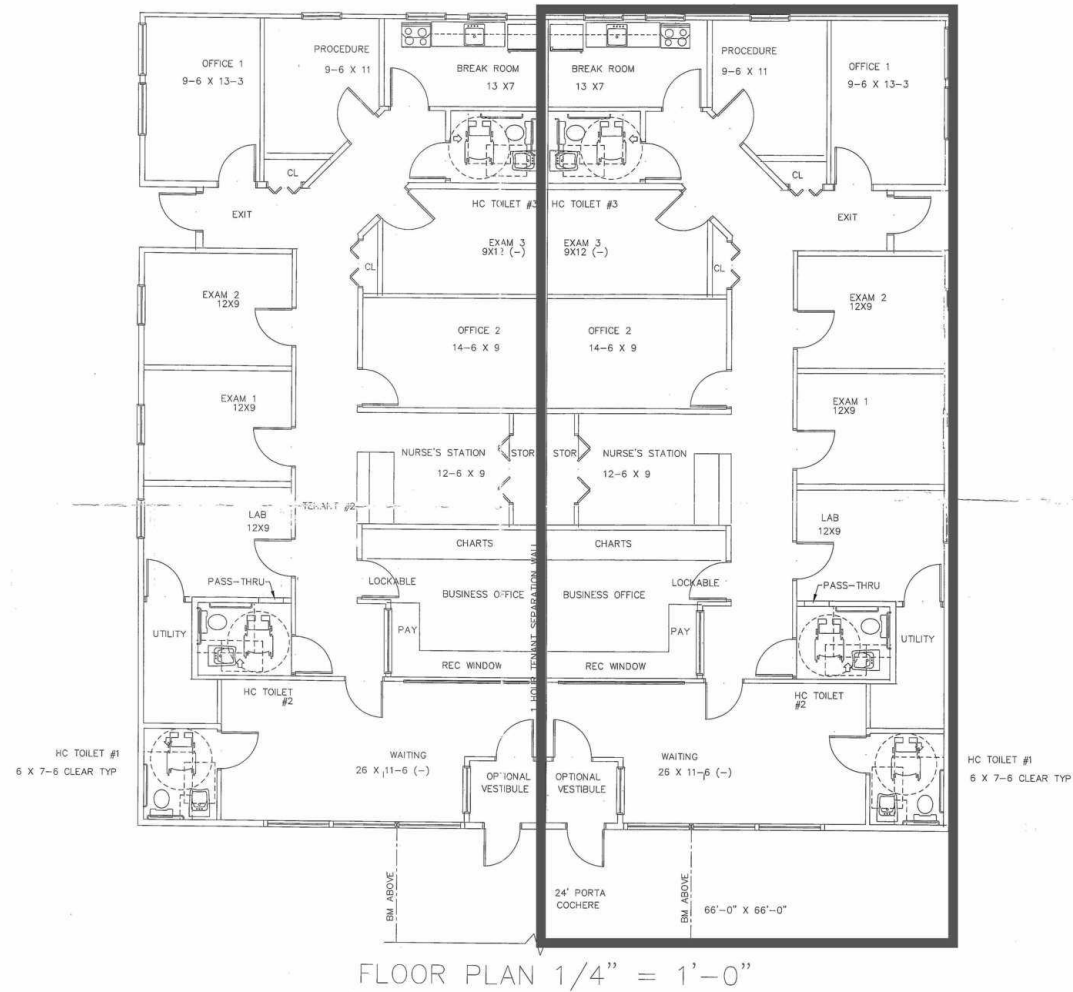
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Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

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## FLOOR PLANS



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Dewey Property Advisors // 1 Page Avenue // Asheville, NC 28801 // 828.548.0090 // deweypa.com

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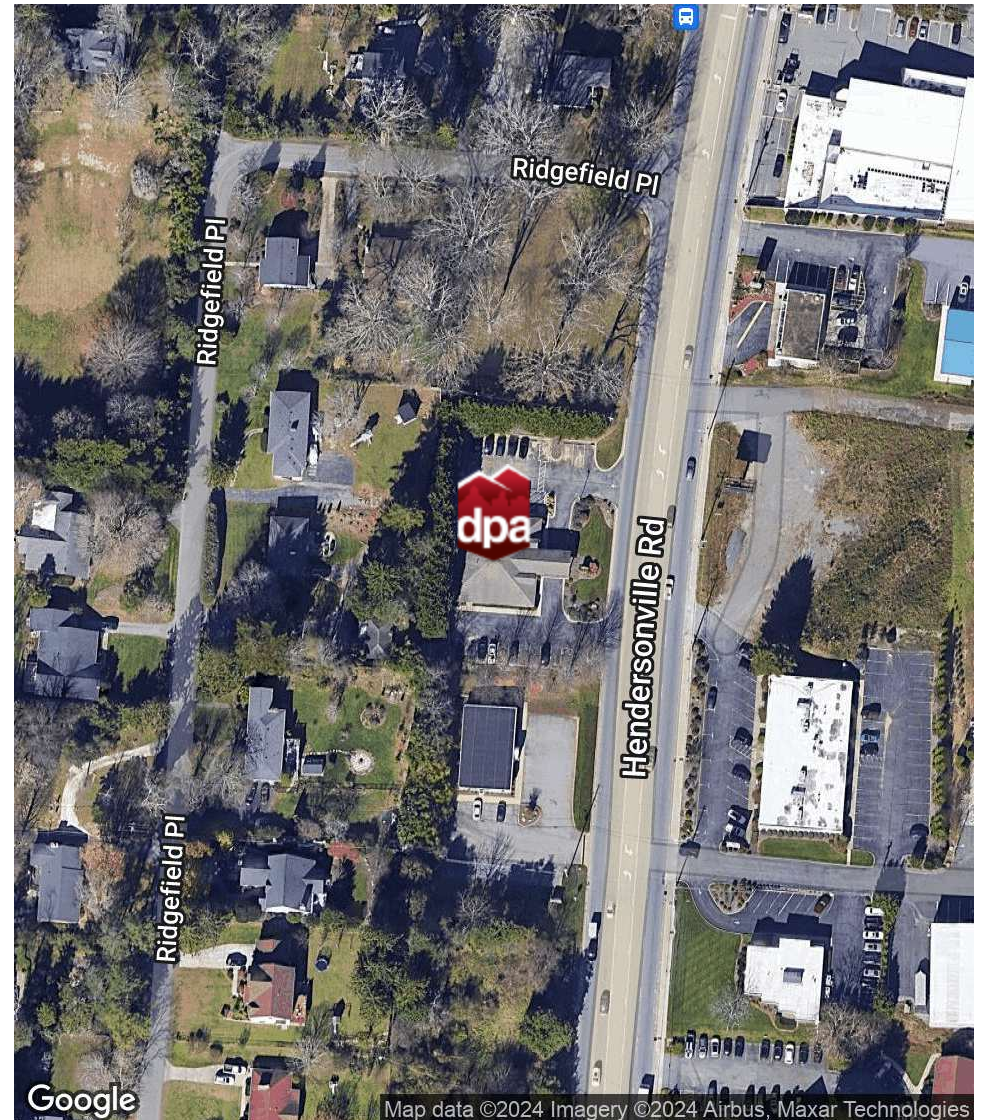
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## LOCATION MAPS



### LOCATION OVERVIEW

Located just 2 miles south of I-40 on Hendersonville Road across from Biltmore Forest. Traffic counts exceed 30,000 CPD.



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## DEMOGRAPHICS MAP & REPORT

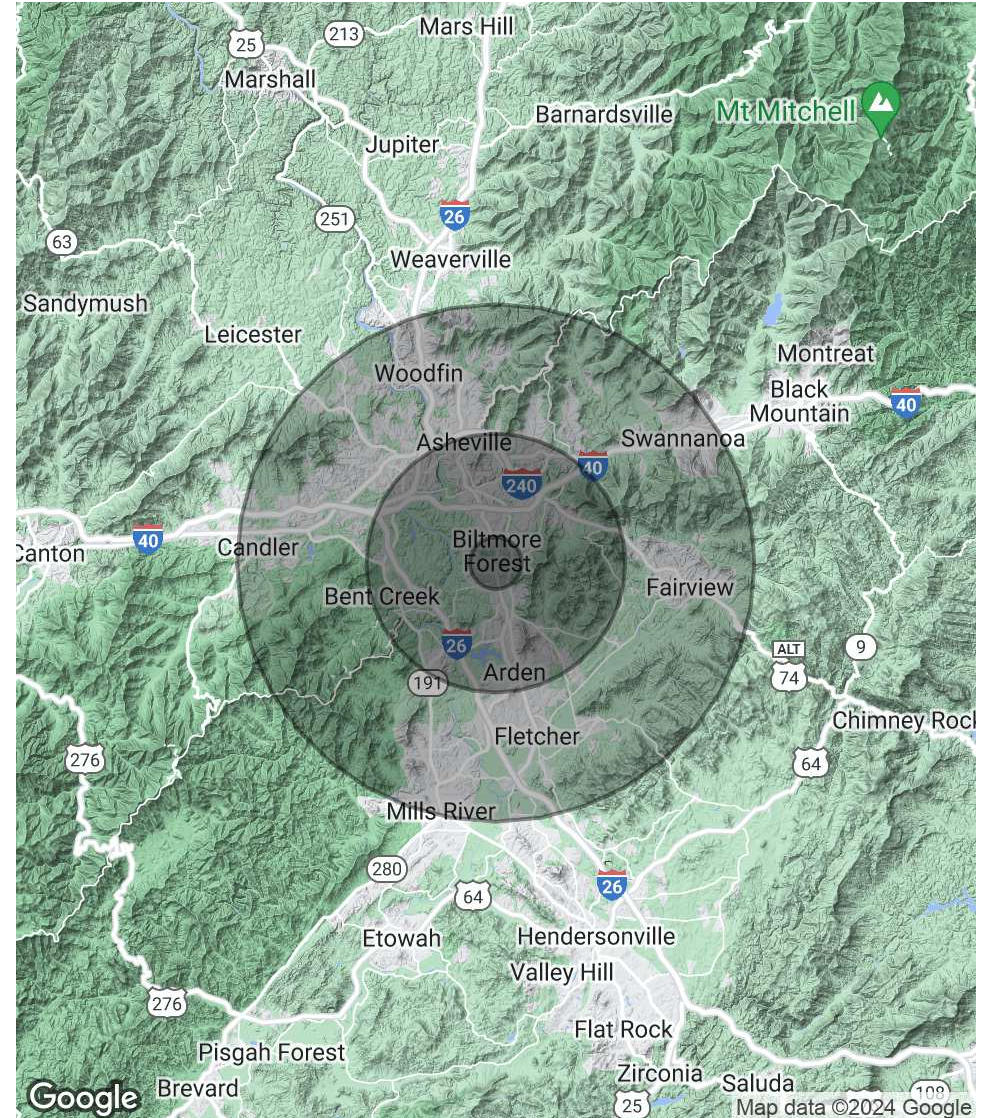
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,428	64,073	195,402
Average age	39.4	41.3	39.8
Average age (Male)	40.5	40.0	38.5
Average age (Female)	38.3	42.6	41.1

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,051	29,000	85,083
# of persons per HH	2.3	2.2	2.3
Average HH income	\$75,069	\$64,361	\$61,352
Average house value	\$190,615	\$211,888	\$251,241

\* Demographic data derived from 2020 ACS - US Census



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