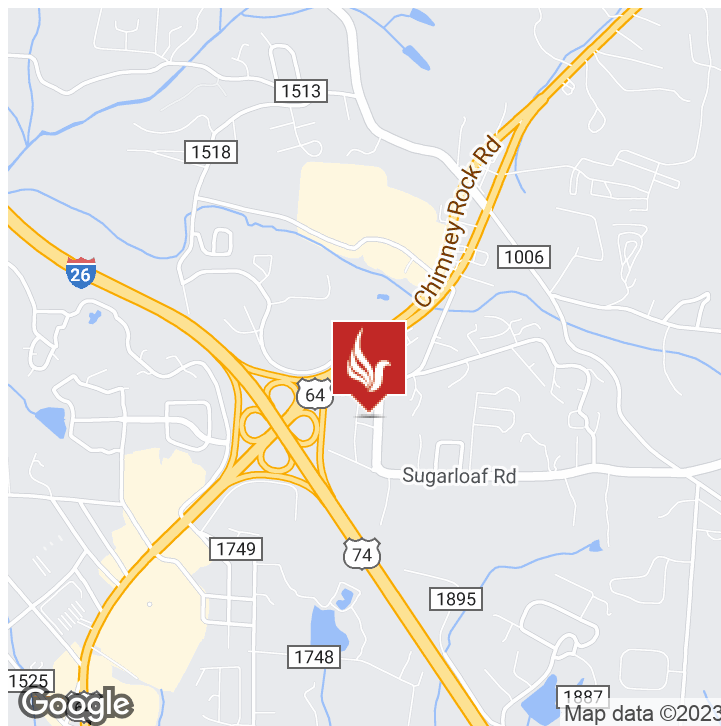




EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$11,500,000
Building Size:	126,913 SF
Available SF:	
Lot Size:	8.24 Acres
Price / SF:	\$90.61
Year Built:	1981
Renovated:	1991
Zoning:	C-3 - Highway Business District
Market:	City of Hendersonville
Submarket:	Four Seasons Blvd.
Traffic Count:	67,000

PROPERTY OVERVIEW

Drone video: <https://youtu.be/ZgdHurl428w>

Very desirable retail property located on I-26 at the cloverleaf exchange of I-26 and Four Seasons Blvd in Hendersonville, NC. The property includes 112,033 SF of retail space and a 14,880 SF 3-story office. The site has ingress and egress from 3 streets. This huge site is a prime redevelopment opportunity for a large big-box store that doesn't already have a presence in this very desirable market.

In addition to being located on I-26, the property is in a designated Opportunity Zone. OZ's were created by the Tax Cuts and Jobs Act of 2017 and encourage investors to buy and improve properties in certain areas of the market. In exchange, investors receive massive tax benefits that can eliminate capital gains on those reinvested funds.

PROPERTY HIGHLIGHTS

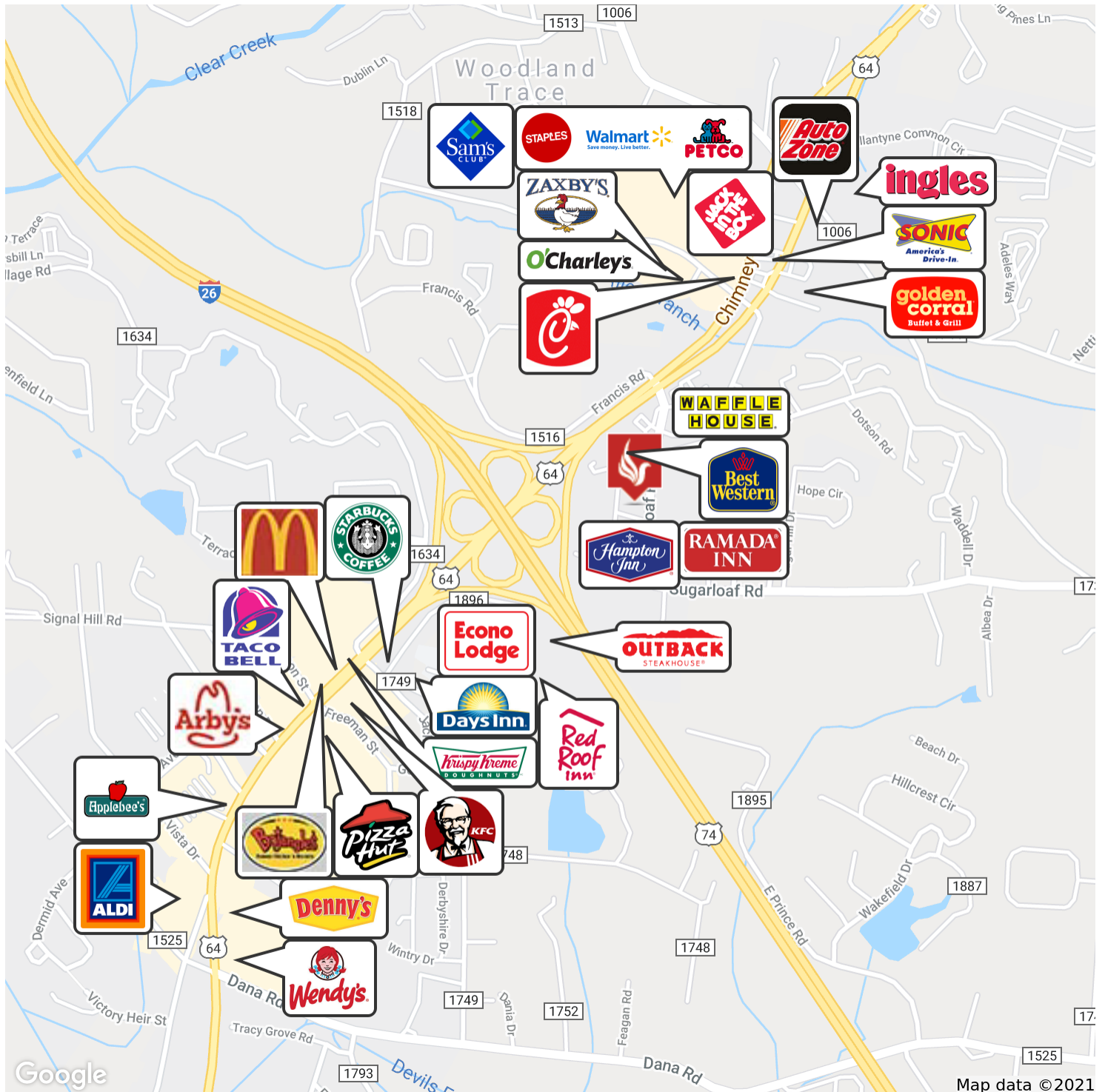
- Includes a 14,880 3-story office building
- Ingress and egress from three streets
- Successful 30-year retail history
- Located in an Opportunity Zone
- 67,000 cars per day visibility
- Amazing visibility from I-26

Kevin Jennings

Broker-In-Charge
828.275.2346
kevin@phoenixcre.us



RETAILER MAP



Kevin Jennings

Broker-In-Charge

828.275.2346

kevin@phoenixcre.us



ADDITIONAL PHOTOS



Kevin Jennings

Broker-In-Charge
828.275.2346
kevin@phoenixcre.us



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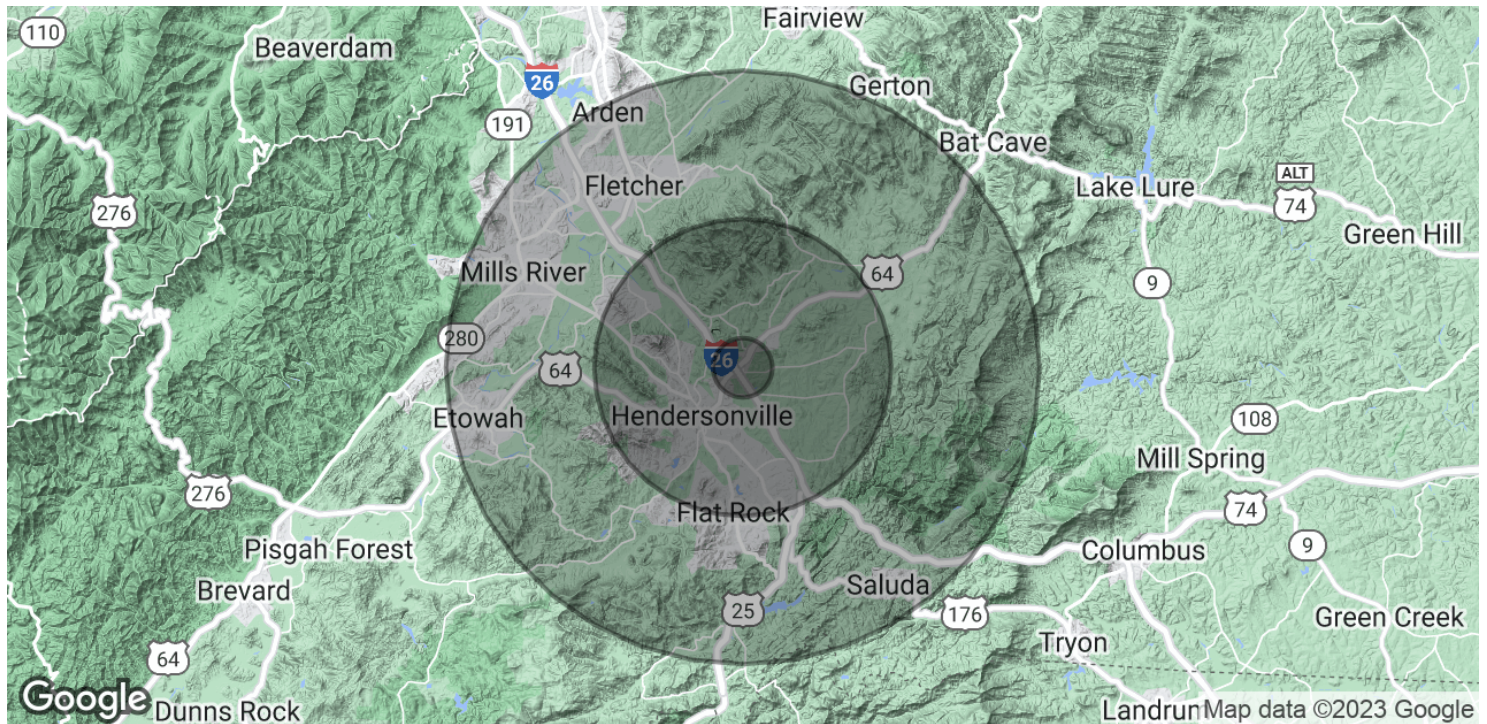
Broker-In-Charge

828.275.2346

kevin@phoenixcre.us



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,100	52,067	117,990
Average age	56.0	45.0	44.9
Average age (Male)	44.9	41.4	42.5
Average age (Female)	68.6	48.3	46.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	885	22,840	50,883
# of persons per HH	2.4	2.3	2.3
Average HH income	\$53,736	\$54,881	\$60,219
Average house value	\$183,398	\$216,072	\$235,844

* Demographic data derived from 2020 ACS - US Census

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