



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$11,500,000
Lot Size:	8.24 Acres
Price / Acre:	\$1,395,631
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>

This site has had a very successful 30-year retail history as The World of Clothing, located on I-26 at the cloverleaf exchange of I-26 and Four Seasons Blvd in Hendersonville, NC. The property currently includes 112,033 SF of retail space and a 14,880 SF 3-story office on 8.24-acres of premium land. The site has ingress and egress from 3 streets. This huge site is a prime redevelopment opportunity for multi-family and/or retail that wants quick access to the interstate and the rest of Western NC. Asheville is located just 20 miles to the northwest.

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

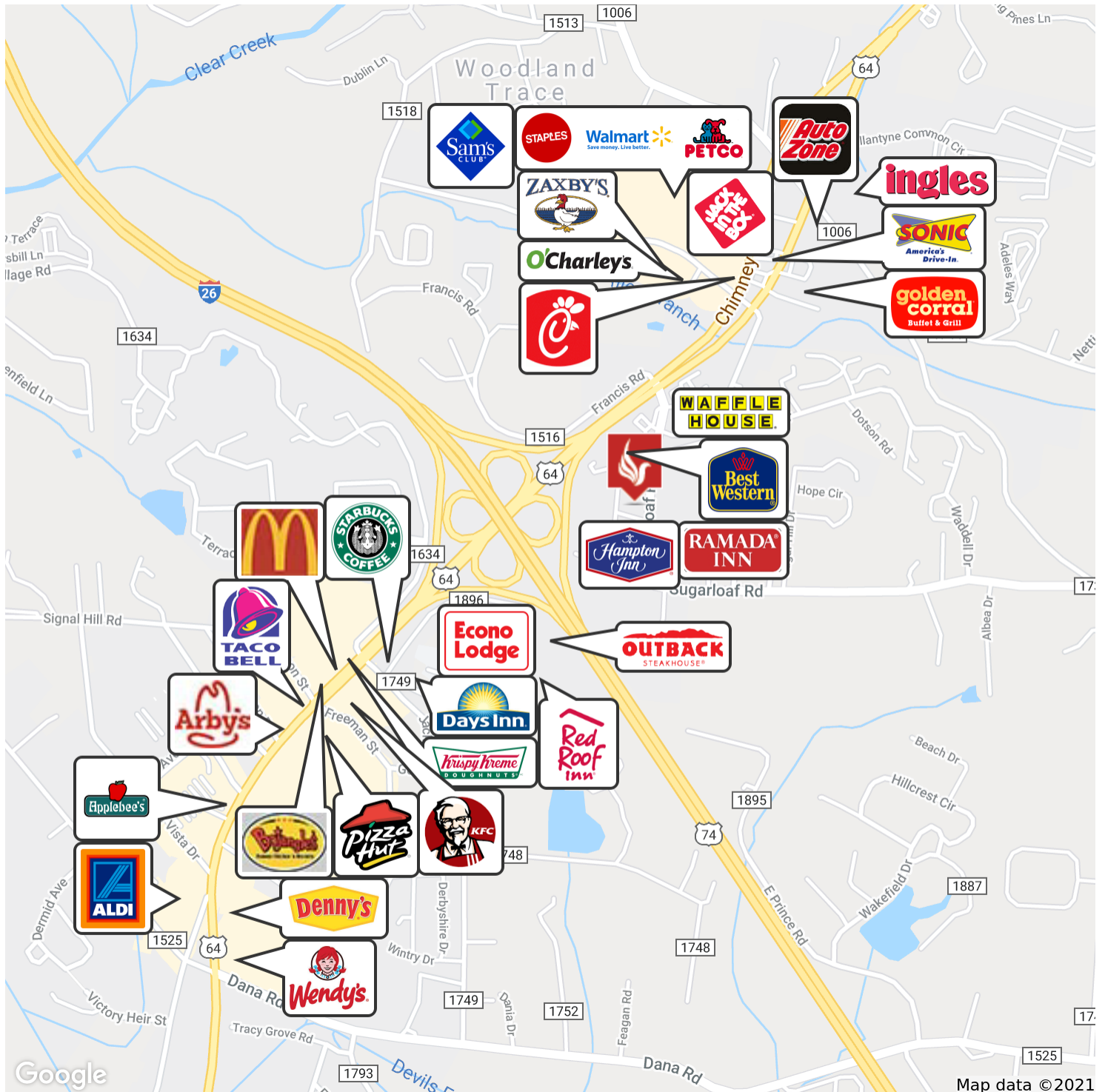
- Site with successful 30-year retail history
- Ingress and egress from three streets
- 8.24-acres with easy access to I26
- Located in an Opportunity Zone
- 67,000 cars per day visibility
- Amazing visibility from I-26

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RETAILER MAP



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ADDITIONAL PHOTOS



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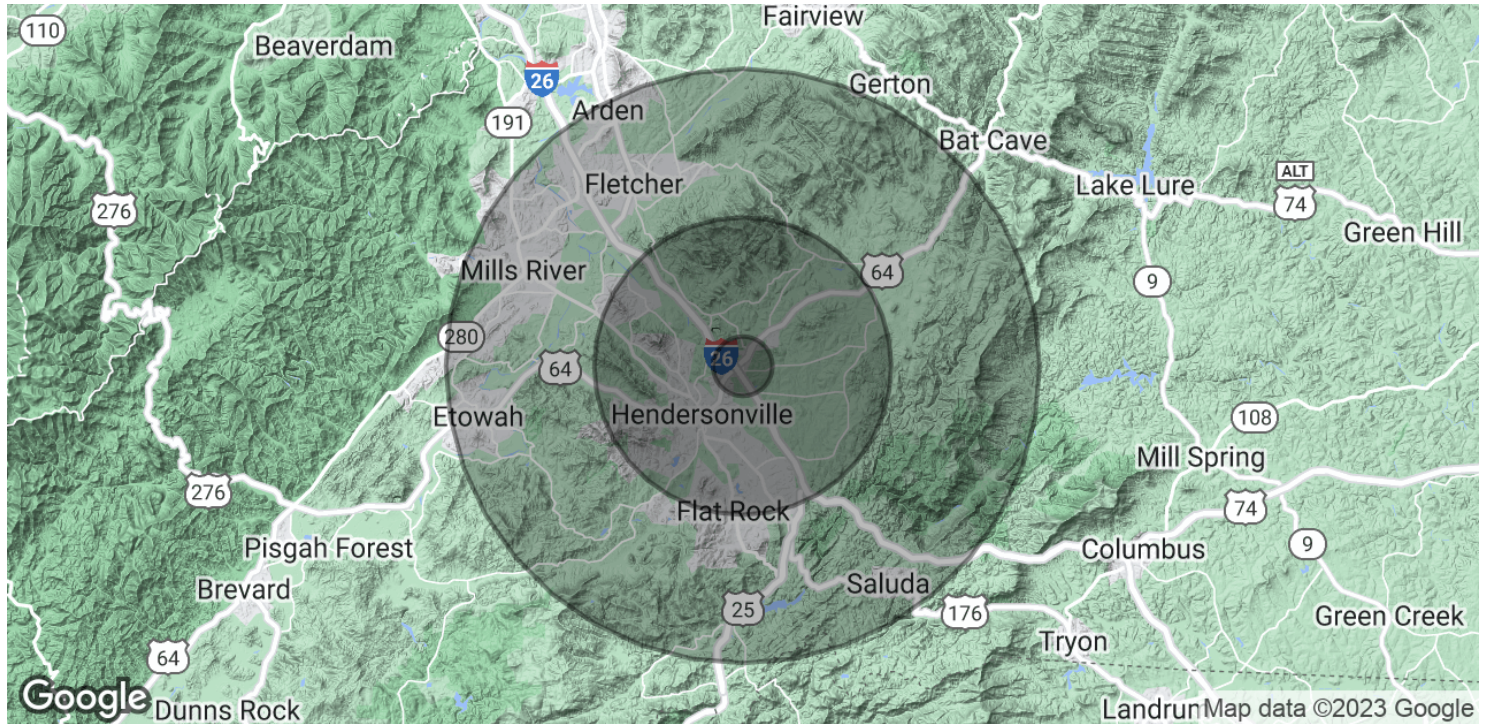


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,068	51,712	117,693
Average age	55.7	44.9	44.8
Average age (Male)	44.7	41.3	42.5
Average age (Female)	68.0	48.2	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	874	22,680	50,746
# of persons per HH	2.4	2.3	2.3
Average HH income	\$53,630	\$54,682	\$60,314
Average house value	\$183,131	\$215,206	\$236,411

* Demographic data derived from 2020 ACS - US Census

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