

Executive Summary



LEASE OVERVIEW

LEASE RATE:	Negotiable
LOT SIZE:	0.45 Acres
APN #:	9652-68-4073
ZONING:	C-1 - Commercial
MARKET:	Fletcher
SUB MARKET:	Hendersonville Road
TRAFFIC COUNT:	16,180

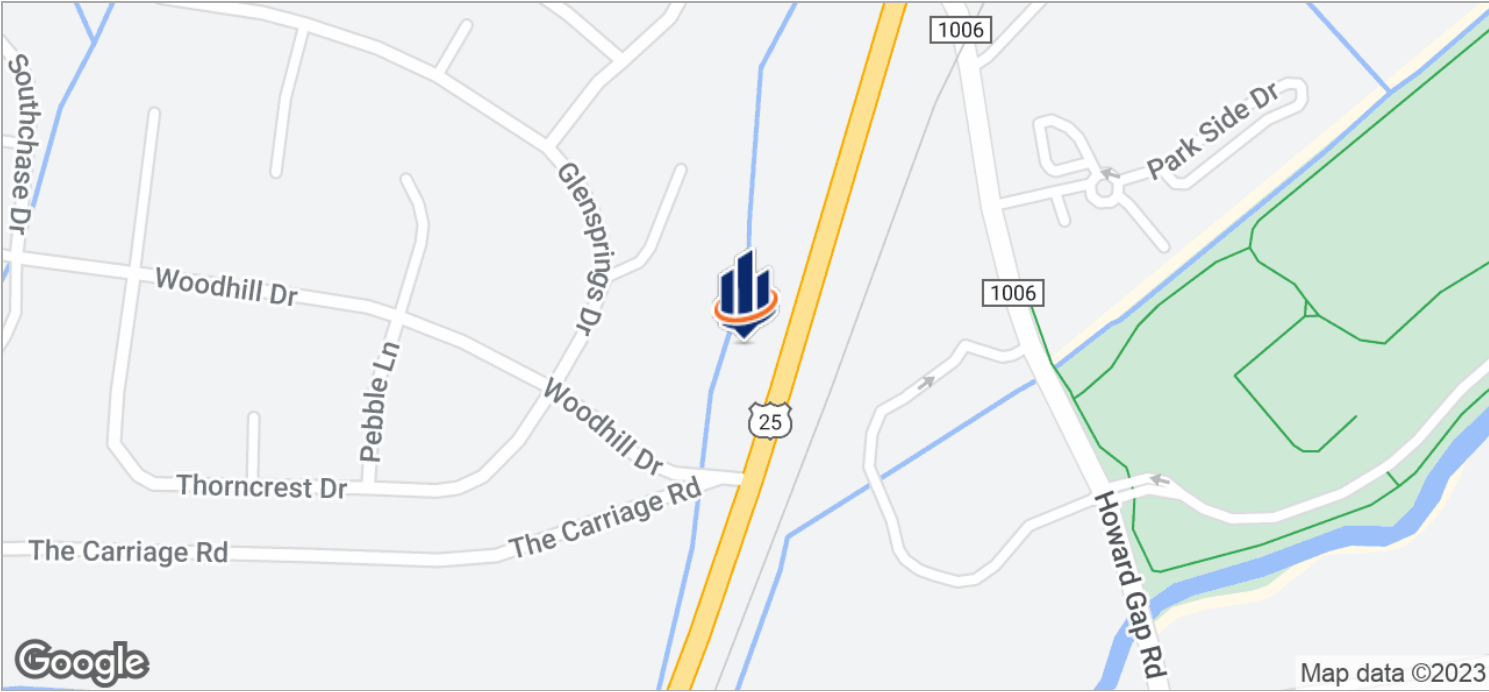
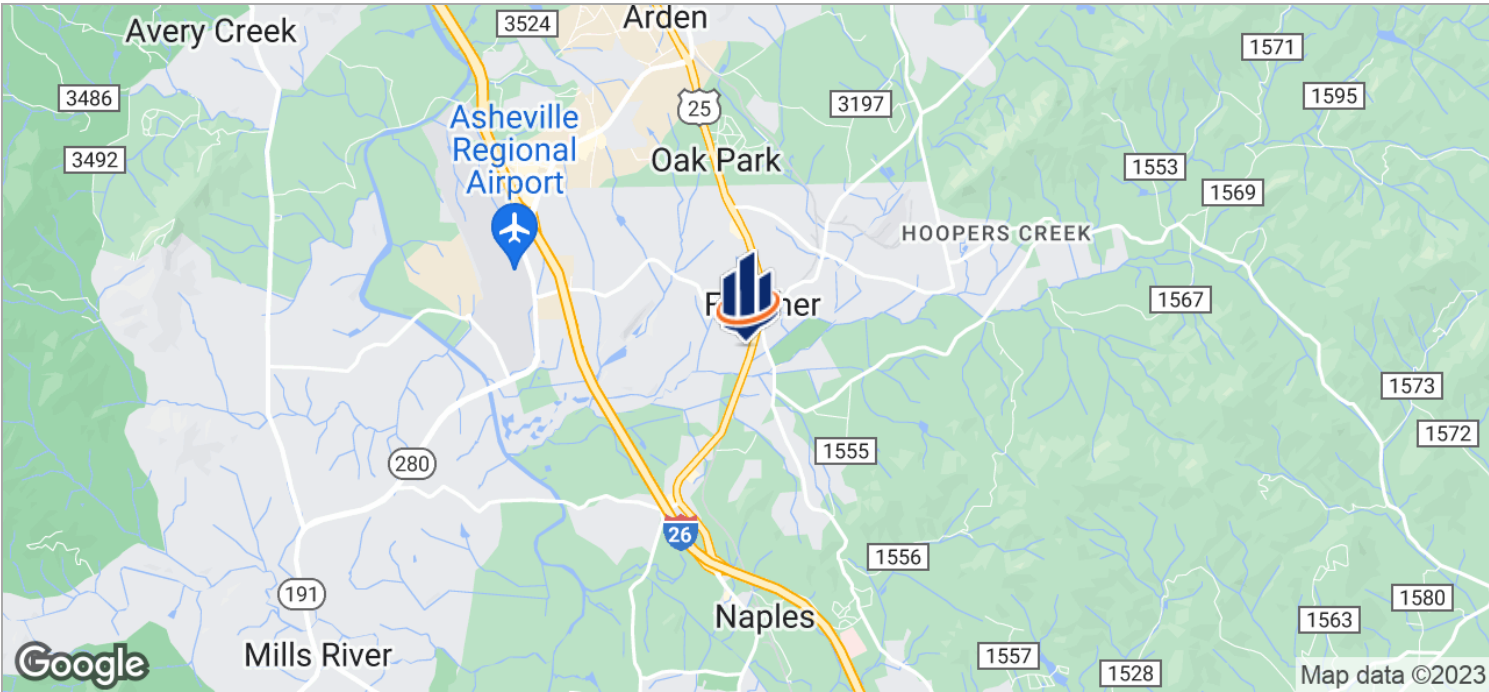
PROPERTY DESCRIPTION

SVN / BlackStream, LLC is pleased to offer the opportunity to lease this very desirable commercially zoned lot located on the extremely busy Hendersonville Road in Fletcher, NC.

This approximate 0.45-acre lot is located on Hendersonville Road in the Town of Fletcher. The site is level with 157 frontage feet of visibility on Hendersonville Road and 16,180 cars per day visibility. Perfect location for NNN retail.

*The information contained herein was obtained from sources deemed to be reliable. However, SVN / BlackStream, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. SVN / BlackStream recommends a commercial appraisal prior to listing. This is not a commercial appraisal.

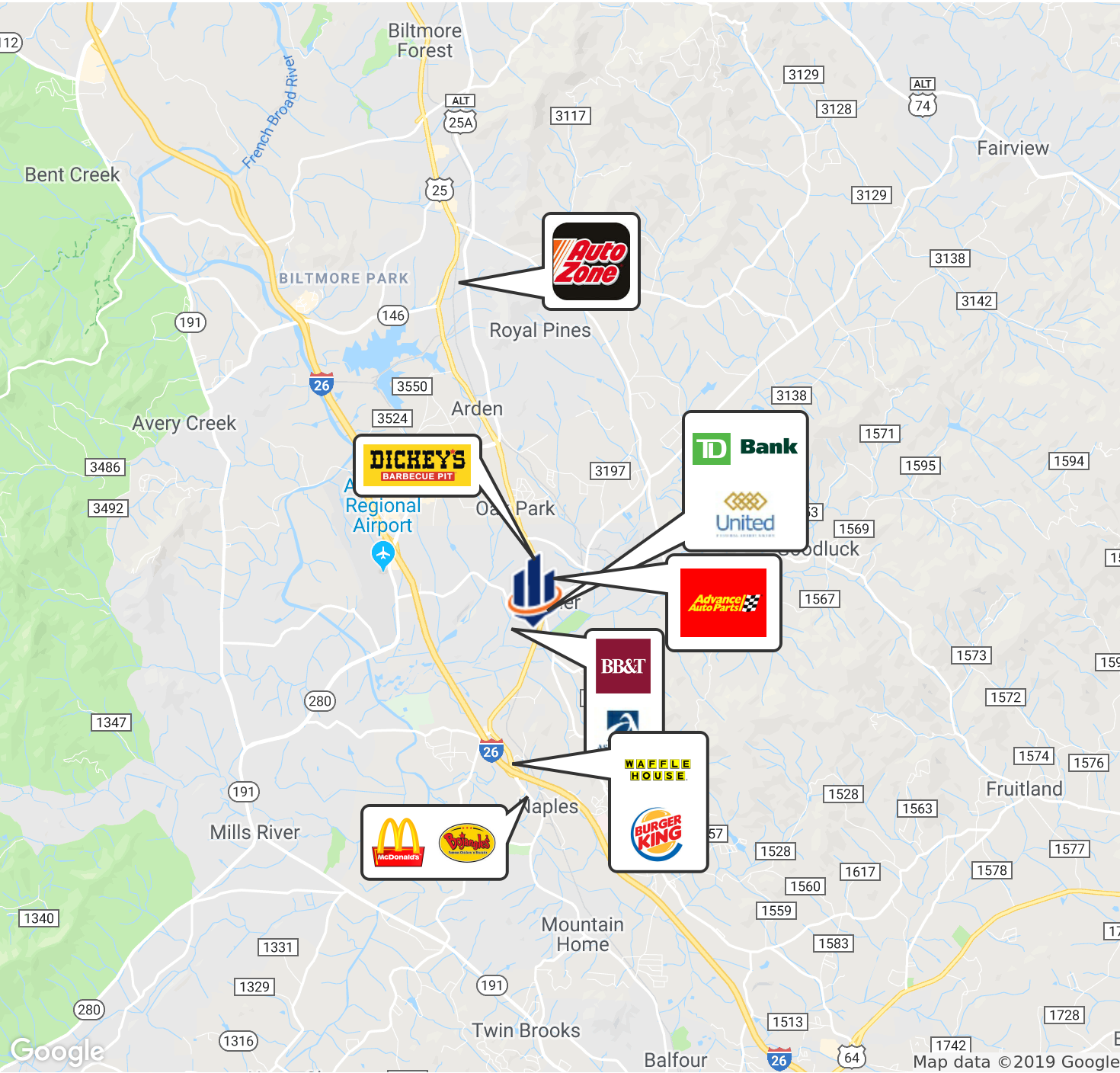
Location Maps



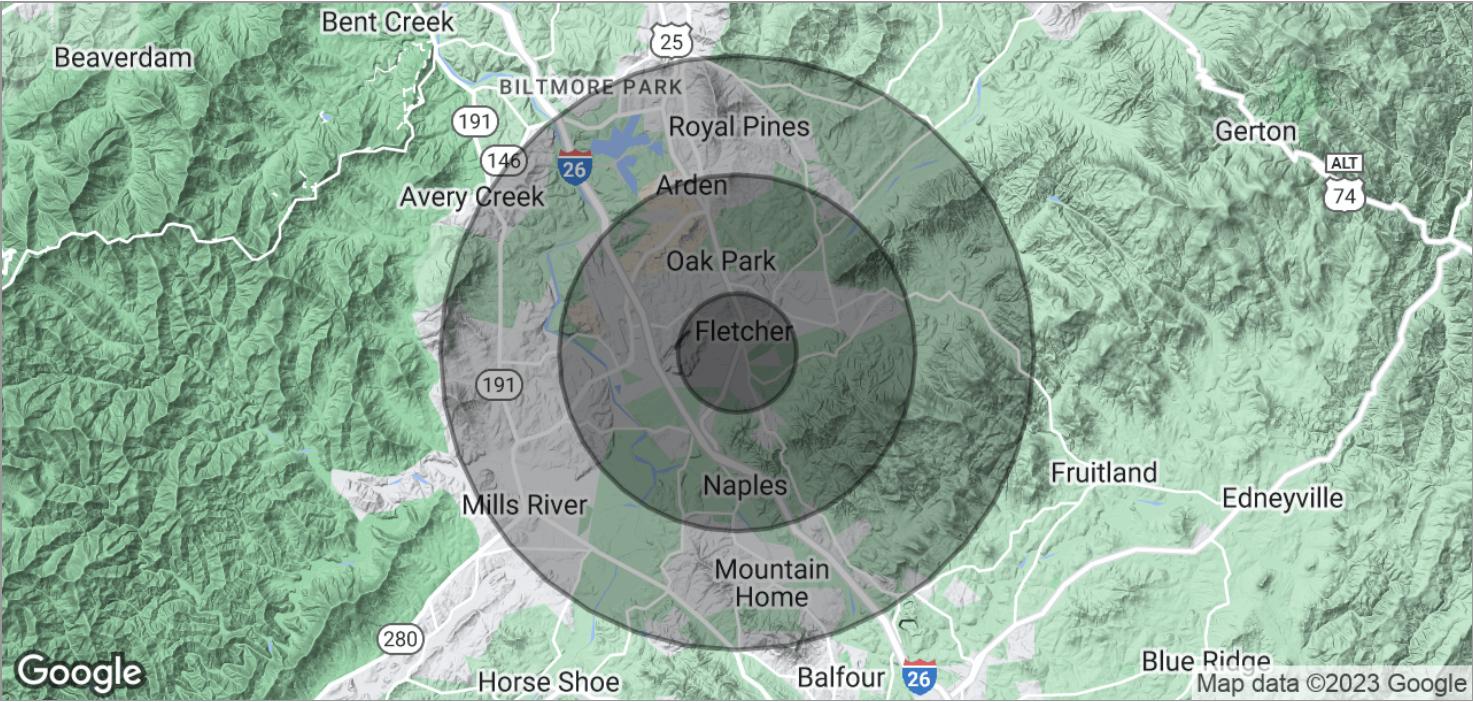
Additional Photos



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,474	19,257	45,524
MEDIAN AGE	39.0	40.7	43.4
MEDIAN AGE (MALE)	37.5	39.5	42.5
MEDIAN AGE (FEMALE)	39.7	41.5	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,108	8,269	19,525
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$55,893	\$60,591	\$65,740
AVERAGE HOUSE VALUE	\$186,901	\$183,444	\$189,791