

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$2,900,000

**LOT SIZE:** 1.52 Acres

**BUILDING SIZE:** 54,874 SF

**CEILING HEIGHT:** 12.0 FT

**YEAR BUILT:** 1929

**ZONING:** CMU - Central Mixed Use

**MARKET:** City Of Hendersonville

**SUB MARKET:** CBD

**CROSS STREETS:** North King Street And 7th Avenue

**TRAFFIC COUNT:** 11,000

## PROPERTY DESCRIPTION

SVN / BlackStream, LLC is pleased to offer the opportunity to purchase this very desirable historic mill in Hendersonville, NC.

This well-maintained brick building is located at the extremely busy 4-way lighted intersection of North King Street and 7th Avenue East. The site enjoys exposure to 11,000 cars per day. The structure contains 54,874 SF on three levels. Sale includes a 0.83-acre lot for parking for 200 cars. If used for multi-family redevelopment, 2 additional stories can be added.

Own 1/3 of a city block and 220 parking spaces in the CBD of the City of Hendersonville. CMU zoning allows for 64 feet building height, as long as at least three floors are residential. The opportunities are limitless for this huge historic mill. Multi-family complex / retail / brewery ... The possibilities are endless!

\*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 before listing. This is not a commercial appraisal.

# Complete Highlights

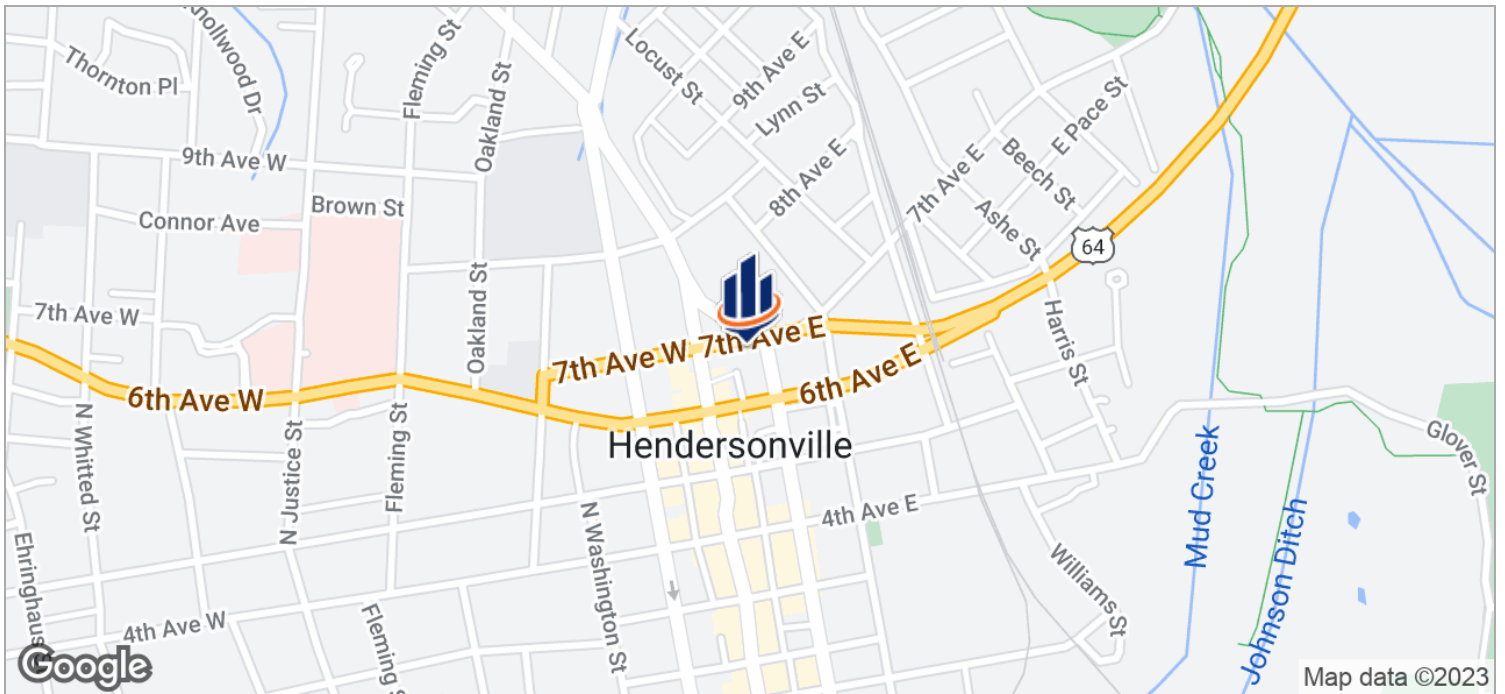
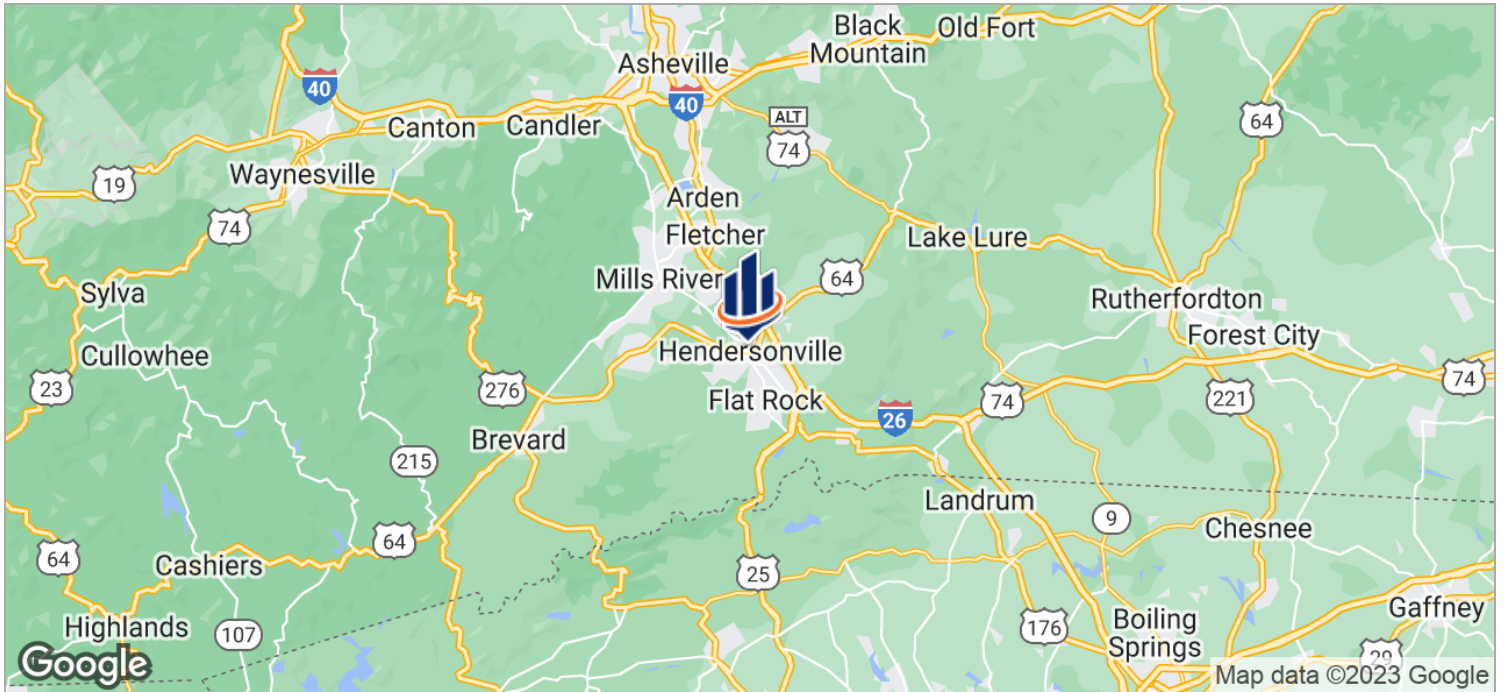
## PROPERTY HIGHLIGHTS

- Located in the CBD of Hendersonville
- CMU zoning allows 64' bldg. height
- 11,000 cars-per-day exposure
- Located at 4-way intersection
- Hardwood floors throughout
- Active custom rug mill
- Tax credits available
- Parking for 200 cars
- 54,874 SF





# Location Maps



# Additional Photos





# Additional Photos





# Additional Photos



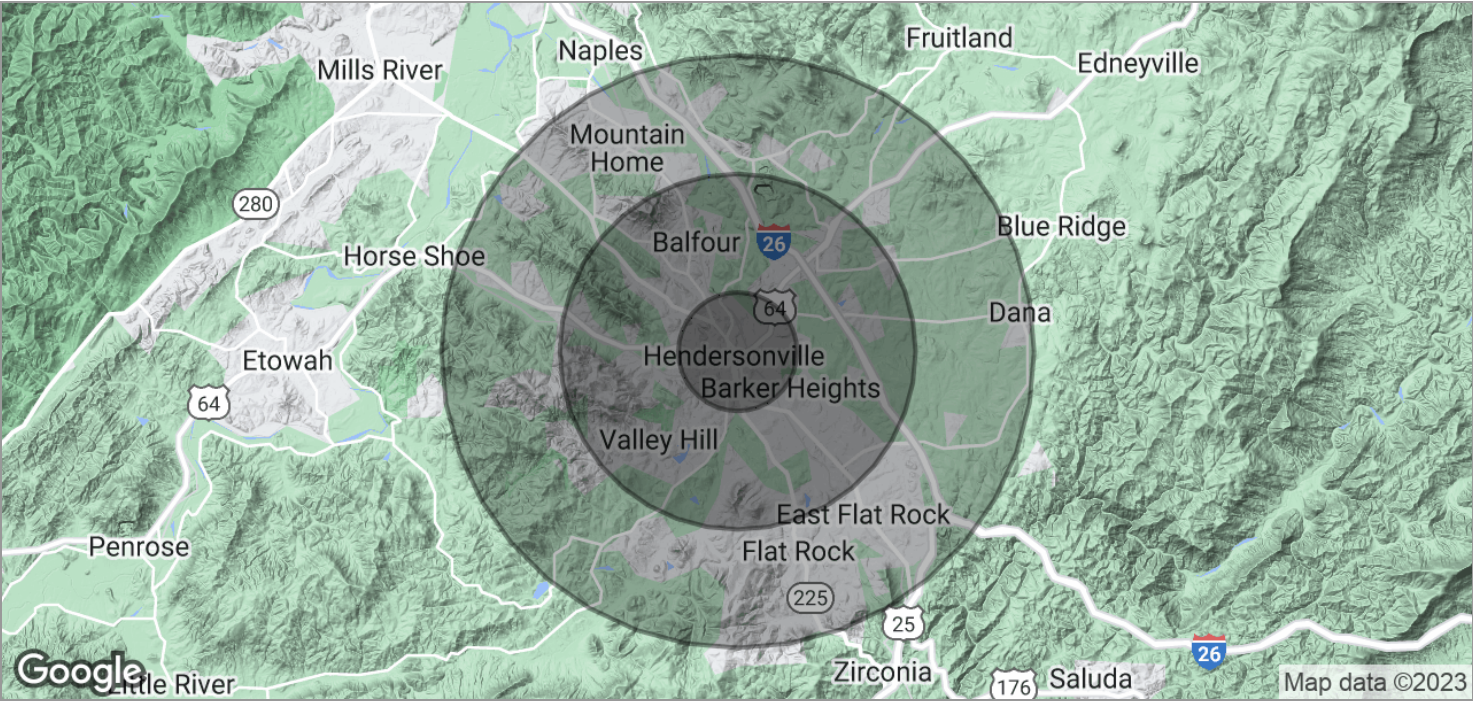


# Additional Photos





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,540	28,707	57,117
MEDIAN AGE	38.3	45.5	47.1
MEDIAN AGE (MALE)	36.3	41.7	43.7
MEDIAN AGE (FEMALE)	40.4	49.2	49.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,453	12,540	25,084
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$48,090	\$55,536	\$59,216
AVERAGE HOUSE VALUE	\$324,716	\$251,157	\$252,341