

HUNTER BUILDING

443 NORTH MAIN STREET
HENDERSONVILLE, NC 28792

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	0.18 Acres
Year Built:	1910
Building Size:	14,158 SF
Zoning:	C-1/MSH
Market:	Hendersonville CBD
Submarket:	Historic District
Traffic Count:	3,400
Price / SF:	\$155.39

PROPERTY OVERVIEW

SVN/Blackstream, LLC is pleased to offer for sale this very desirable, historical mixed-use investment property located in the heart of the Downtown Hendersonville Historic District.

*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. This is not a commercial appraisal.

PROPERTY HIGHLIGHTS

- 100% leased until 2020 with leases expiring at various dates
- Located in the Downtown Hendersonville Historic District
- The building is on the National Historic Registry
- Potential value-add with below-market rents
- Situated at a four-way lighted intersection
- Exposure to over 3,400 vehicles per day
- Very Walkable

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Additional Photos



Additional Photos



Additional Photos

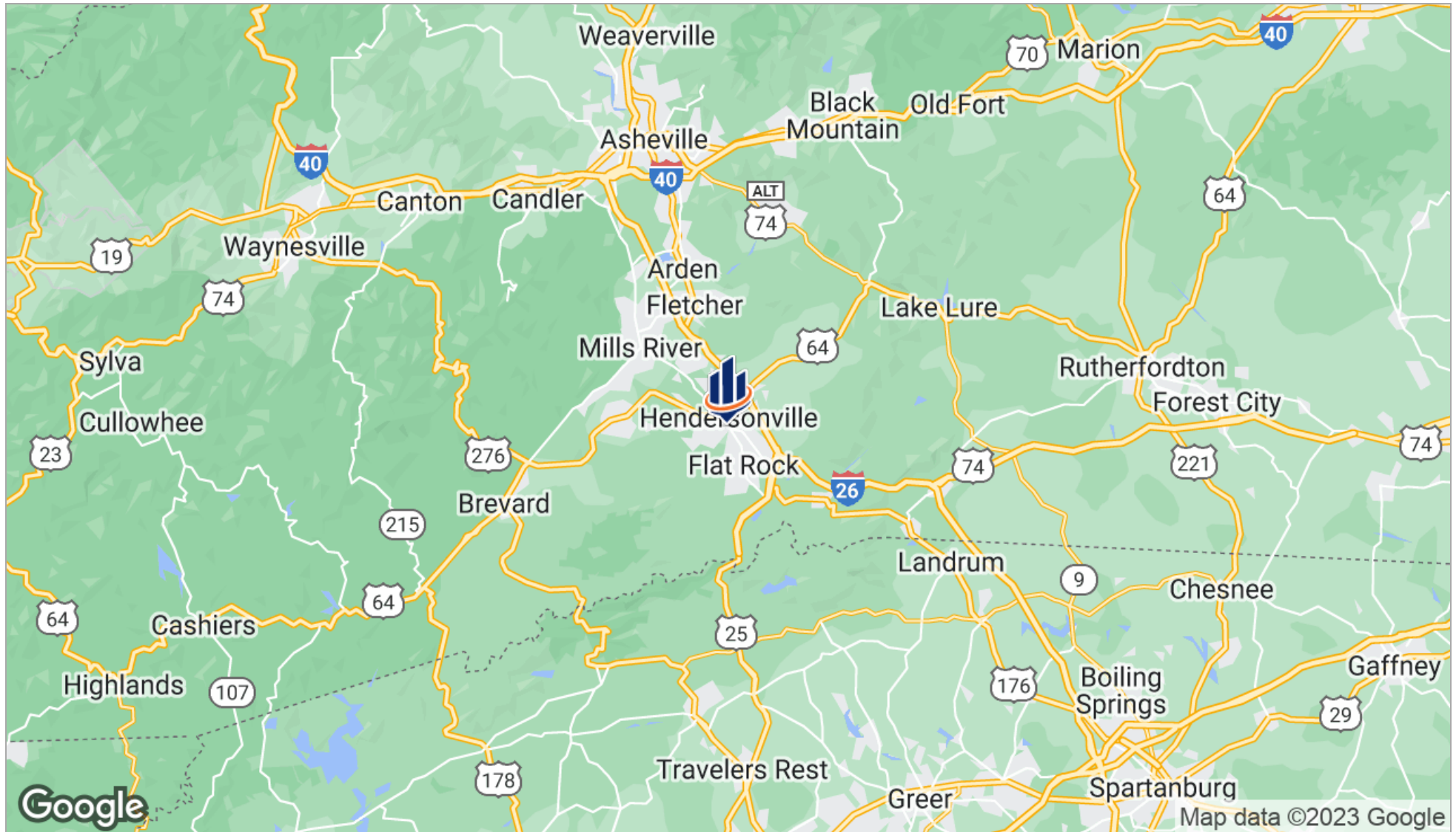


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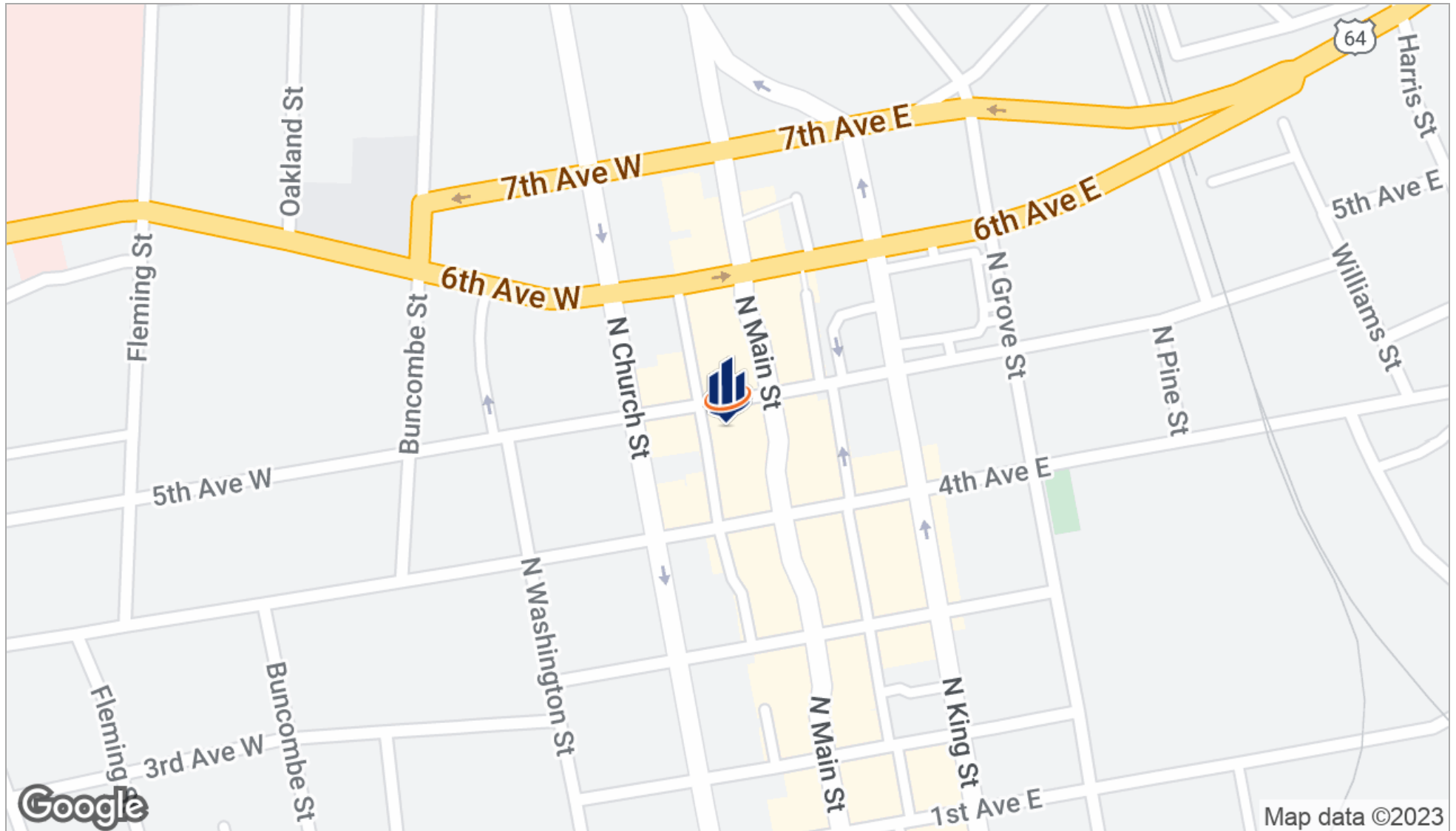
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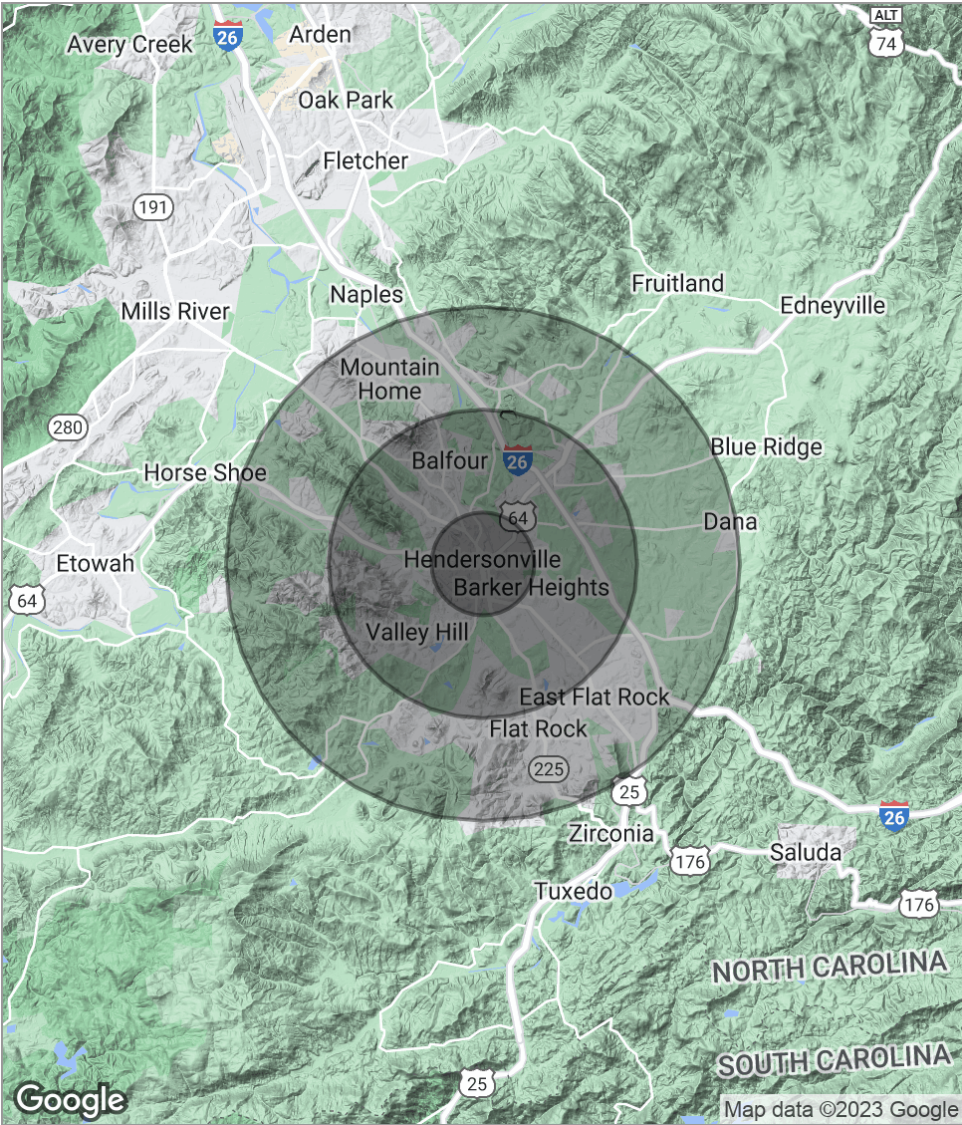
Regional Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,629	28,793	56,869
Median age	38.1	45.5	47.1
Median age [Male]	36.2	41.8	43.7
Median age [Female]	39.9	49.1	50.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,497	12,596	24,974
# of persons per HH	2.3	2.3	2.3
Average HH income	\$47,987	\$55,817	\$59,382
Average house value	\$332,175	\$255,598	\$255,526

* Demographic data derived from 2020 ACS - US Census

County Profile

Henderson County **NC**

April 2017

Demographics

Population & Growth

2016 Est Population
2010 Census Total Population
July 2016 NC Certified Population Estimate

Population

110,905
106,740
114,385

% Annual Growth

1.1%
0.2%

Urban/Rural Representation

2010 Census Total Population: Urban
2010 Census Total Population: Rural

71,227
35,513

Urban/Rural Percent

66.7%
33.3%

Estimated Population by Age

2016 Est Median Age
2016 Est Total Pop 0-19
2016 Est Total Pop 20-24
2016 Est Total Pop 25-34
2016 Est Total Pop 35-44
2016 Est Total Pop 45-54
2016 Est Total Pop 55-64
2016 Est Total Pop 65+

47
23,707
5,401
10,989
12,915
14,731
15,976
27,186

% Pop by Age

21.4%
4.9%
9.9%
11.6%
13.3%
14.4%
24.5%

Commuters, Workers Age 18 and Over, and Over 65 Est

Percent of Workers, By Travel Time

Avg Travel Time, Minutes 21.8
Workers Not Working at Home 43,762
Travel Time to Work: < 10 minutes 12.5%
Travel Time to Work: 10-14 minutes 16.9%
Travel Time to Work: 15-19 minutes 19.8%
Travel Time to Work: 20-24 minutes 17.3%
Travel Time to Work: 25-29 minutes 7.7%
Travel Time to Work: 30-34 minutes 11.8%
Travel Time to Work: 35-44 minutes 4.2%
Travel Time to Work: 45-59 minutes 5.7%
Travel Time to Work: 60+ minutes 4.1%

Workers, By Transportation

Worker Transp, Base 46,669
Work at Home 6.2%
Drove Car/Truck/Van Alone 81.0%
Carpooled Car/Truck/Van 10.0%
Public Transportation 0.2%
Walked 1.6%
Bicycle 0.1%
Taxi, Motorcycle, Other 0.8%

Place of Work

Worked in State/County of Residence
Worked in State/Outside County of Residence
Worked Outside State of Residence

Commuters

30,848
14,281
1,540

Residents

66.1%
30.6%
3.3%

Education

2016-17 Kindergarten-12th Enrollment
2017 Average SAT score (1600 new scale)
2017 Percent of Graduates taking SAT
2014-15 Higher Education Completions
2014-15 Higher Education Total Enrollment
2016 Est Education Attainment - At Least High School Graduate
2016 Est Education Attainment - At Least Bachelor's Degree

13,690
1,103
34.4%
523
5,978
72,554
24,312

Pop Age 25+

88.7%
29.7%

Housing

		% Ann Growth or % Total
2016 Est Total Housing Units	55,547	0.6%
2010 Census Total Housing	45,448	
2010 Census Total Households	54,710	
2010 Census Occupied Housing	36,186	79.6%
2010 Census Vacant Housing	9,262	20.4%
2016 Est Median Value of Owner Occupied Housing	\$185,800	
2016 Est Median Gross Rent	\$784	
2016 Est Owner Occupied Housing	34,141	72.7%
2016 Est Renter Occupied Housing	12,844	27.3%
2016 Est Owner Occupied Housing Vacancy	2.4%	
2016 Est Renter Occupied Housing Vacancy	2.3%	

Income

		% Ann Growth or % Pov
2016 Est Median Family Income	\$59,490	
2016 Median Household Income (SAIPE)	\$53,638	13.4%
2015 Est Median Worker Earnings	\$27,476	
2016 Per Capita Income (BEA)	\$39,002	
2015 Est Pop, Income Below Poverty Level (SAIPE)	13,707	12.2%

Employment ■ Unemployment

	Currently	2016 Annual
Feb 2018 Prelim., 2016 Employment	51,696	50,135
Feb 2018 Prelim., 2016 Unemployment	2,023	2,222
Feb 2018 Prelim., 2016 Unemployment Rate	3.8%	4.2%
2017Q4 YTD, 2017 Announced Job Creation	62	62
2017Q4 YTD, 2017 Total Announced Investments (\$mil)	\$11.1	\$11.1

Employment / Wages by Industry

	2017Q3 Employment	2016 Annual Employment	2017Q3 Avg Weekly Wage	2016 Avg Weekly Wage
Total All Industries	38,011	36,872	\$735	\$2,881
Total Government	5,254	5,478	\$850	\$3,379
Total Private Industry	32,757	31,394	\$717	\$2,795
Agriculture Forestry Fishing & Hunting	1,123	956	\$650	\$2,243
Mining	.	.	.	.
Utilities	.	.	.	.
Construction	1,895	1,882	\$812	\$3,102
Manufacturing	5,553	5,356	\$968	\$3,960
Wholesale Trade	1,298	1,268	\$919	\$3,804
Retail Trade	5,394	5,119	\$541	\$2,141
Transportation and Warehousing	889	913	\$861	\$3,294
Information	316	314	\$776	\$3,078
Finance and Insurance	644	629	\$1,049	\$4,270
Real Estate and Rental and Leasing	331	352	\$601	\$2,583
Professional and Technical Services	1,091	915	\$818	\$3,875
Mgt of Companies, Enterprises	.	.	.	.
Administrative and Waste Services	1,850	2,080	\$623	\$2,080
Educational Services	.	.	.	.
Health Care and Social Assistance	7,212	6,793	\$888	\$3,436
Arts, Entertainment and Recreation	679	571	\$480	\$1,895
Accommodation and Food Services	4,209	3,973	\$352	\$1,256
Other Services Ex. Public Admin	1,263	1,161	\$524	\$2,113
Public Administration	1,577	1,558	\$838	\$3,255
Unclassified	0	0	\$0	\$0

Commercial Retail Industrial

Local Business

2018Q1 Available Industrial Buildings	21
2017Q3 Establishments: Total Private Industry	2,936
2017Q3 Establishments: Manufacturing	135
2016 Est Self Employed	3,780

Local Retail Business

2017 Total Retail Sales (With Food/Drink) (\$mil)	\$1,764.9
2017 Total Retail Businesses (With Food/Drink)	875
2017 Avg Sales/Business Total (with Food/Drink)	\$2,017,063
2018Q1 Available Commercial Buildings (if reported)	8

Quality of Life

Taxes

FY2017-18 Property Tax Rate per \$100 Value	\$0.5650
FY2016-17 Annual Taxable Retail Sales (\$mil)	\$1,203.5
2018 Tier designation	3

Childcare

2018Q1 Licensed Child Care Facilities	63
2018Q1 Licensed Child Care Enrollment	2,243

Weather

Annual Rainfall, inches	53
Annual Snowfall, inches	11
Average Annual Temperature, F	55
Average Annual High Temperature, F	66
Average Annual Low Temperature, F	44

Healthcare Providers

2016 Number of Physicians	269
2016 Physicians per 10,000 population	23.7
2016 RNs per 10,000 population	95.7
2016 Dentists per 10,000 population	4.6
2016 Pharmacists per 10,000 population	11.5

Sources:

Census (2010 & ACS 2012-16) for demographics, commuters, place of work, educational attainment, housing, and income data at <https://factfinder.census.gov>. ESRI for retail data at www.ESRI.com. Applied Geographic Solutions for weather data at www.AppliedGeographic.com. NC Dept. of Education for SAT data by NC county system at <http://www.ncpublicschools.org>. US Dept. of Education, National Center for Education Statistics for higher education data at <https://nces.ed.gov/ipeds/datacenter>. NC Commerce, Labor and Economic Analysis Division, for NC tiers, occupational data, employment and unemployment, and wages and establishments by industry at <http://accessnc.nccommerce.com/>. EDPNC for announced new jobs and investment and available buildings at <https://edpnc.com>. NC Dept. of Health & Human Services for childcare data at <http://www.ncdhhs.gov/>. UNC Sheps Center for healthcare professions at <https://NCHealthWorkforce.SIRS.UNC.edu>. Full datasets and topic dashboards are available at <http://AccessNC.NCCommerce.com>.

Notes:

Data are the latest available at the date this profile was prepared. SAT scores use the new scoring system (2400 max) and represent NC county systems. Unemployment data are now showing preliminary month and subject to change. Census American Community Survey (ACS) data are estimates (Est) from the 2012-16, 5 year survey. ACS data is as of the end year with \$ inflated to the end year. Full datasets and topic dashboards are available at <http://AccessNC.NCCommerce.com>.

Local Information



DOWNTOWN HENDERSONVILLE INFORMATION

Nestled in the beautiful Blue Ridge Mountains of Western North Carolina, 2,200 feet above sea level, Hendersonville has long been a favorite summer destination for those looking to escape the heat. The area has evolved into a four-season travel destination, with scenic marvels to attract visitors of all ages. Offering a variety of interests, including outdoor recreation, live entertainment, historic sites, theatre, shopping and a wide array of restaurants, the area boasts a range of accommodations – from elegant bed and breakfasts to rustic cabins offering a variety of amenities.

Historic Downtown Hendersonville is more than just a business district. It is the heart of an economically and culturally vibrant mountain community. Take any day of the year to walk the 16 blocks that constitute Historic Downtown Hendersonville, and you'll find a place bustling with the activity of work and play. Cruise, on foot or in your car, the distinctive serpentine Main Street for an introduction to the mix of specialty shops, art galleries, funky-to-formal restaurants and vibrant entertainment venues.

HENDERSON COUNTY

- Named "Best Kept Secret" in North Carolina by the Raleigh News & Observer [2015]
- Ranked #2 on CreditDonkey.com's "Best City to Live in North Carolina" [2015]
- Named one of the "Best Cities in Western North Carolina" by RealEstateScoreCard.com [2015]
- Ranked #15 for overall travel economic impact with \$246.6 million spent out of 100 N.C. counties [2014]
- Named #1 on USA Today's "Best Place to Retire" list [2013]
- Hendersonville named as one of the Top 23 Destinations for Leaf Peeping by Trip Advisor [2015]