



# 3122 HENDERSONVILLE ROAD

FLETCHER, NC 28732

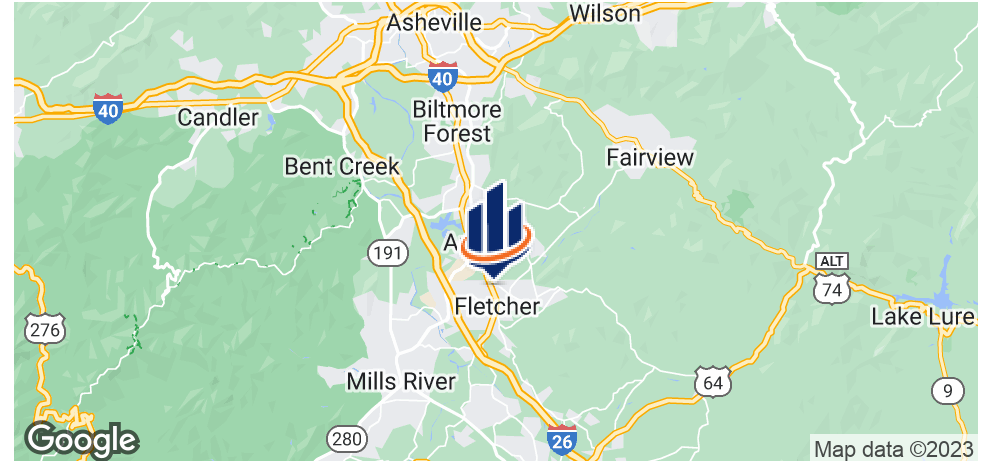
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7.42-acres

Universal Health Care

The Seasons at Cane Creek - 192 units

# Property Summary



## OFFERING SUMMARY

Sale Price: \$2,300,000

Lot Size: 7.42 Acres

Zoning: C1 and R2

Market: Town of Fletcher

Traffic Count: 23,000

## PROPERTY OVERVIEW

SVN / BlackStream, LLC is pleased to present this opportunity to purchase this very desirable 7.42-acre tract located adjacent to The Seasons at Cane Creek, a 192-unit apartment complex; in the growing Town of Fletcher, NC. With the combination of two other listings from local realtors, a corner-access lot containing 10.39-acres can be assembled.

\*The information contained herein was obtained from sources deemed to be reliable. However, 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.

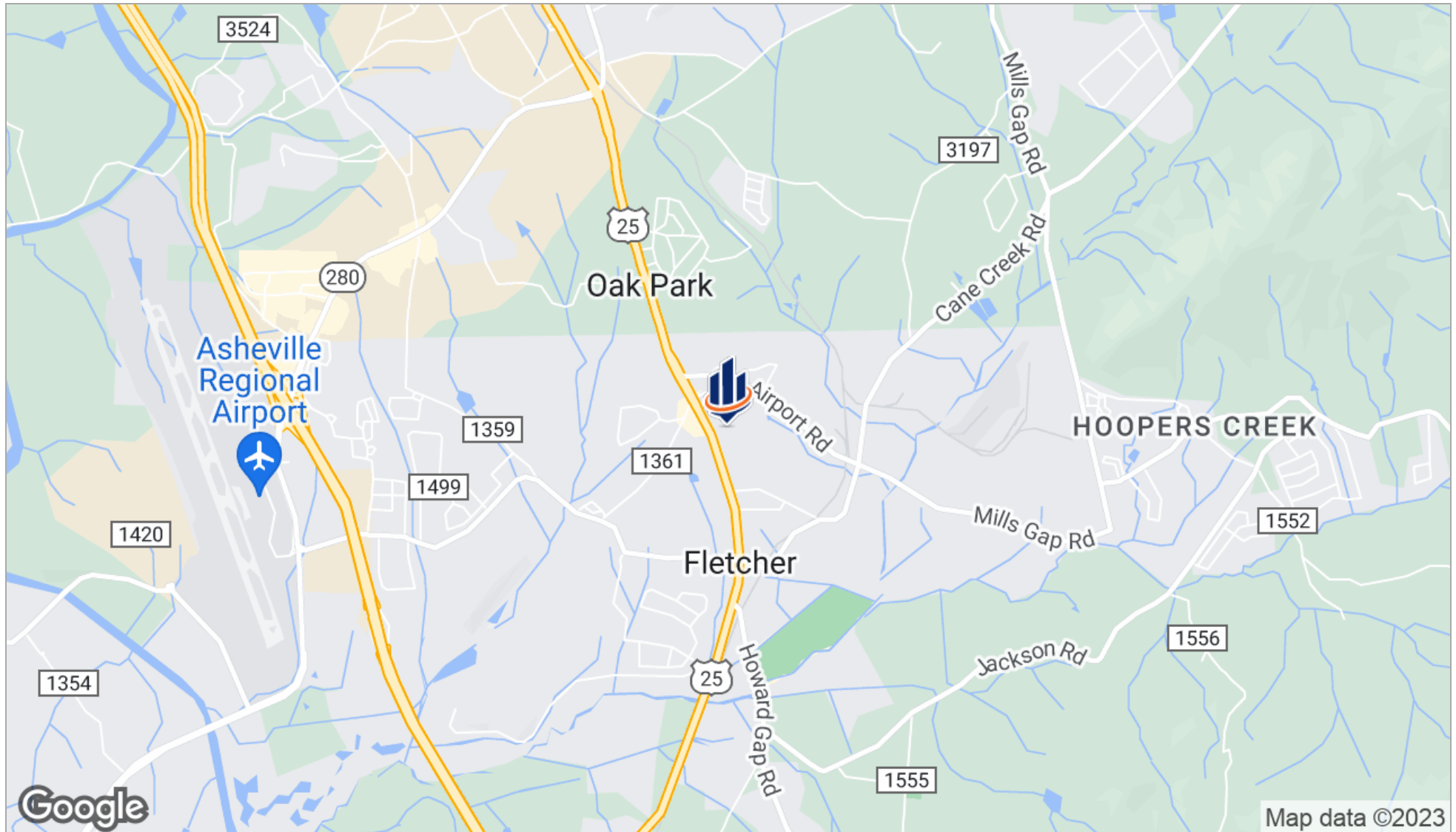
## PROPERTY HIGHLIGHTS

- Within 1.5 miles of Target, Wal-Mart SuperCenter, Lowes, OfficeMax, PetSmart, Best Buy, Clarion Inn, Comfort Inn, and MUCH more
- Can be combined with two addition listings for a corner-access tract containing 10.39-acres.
- Located halfway between Asheville and Hendersonville
- 2 miles from the Asheville Regional Airport (AVL)
- 23,000 vehicles per day traffic count
- Within 500 feet of Ingles
- Within 2 miles of I-26

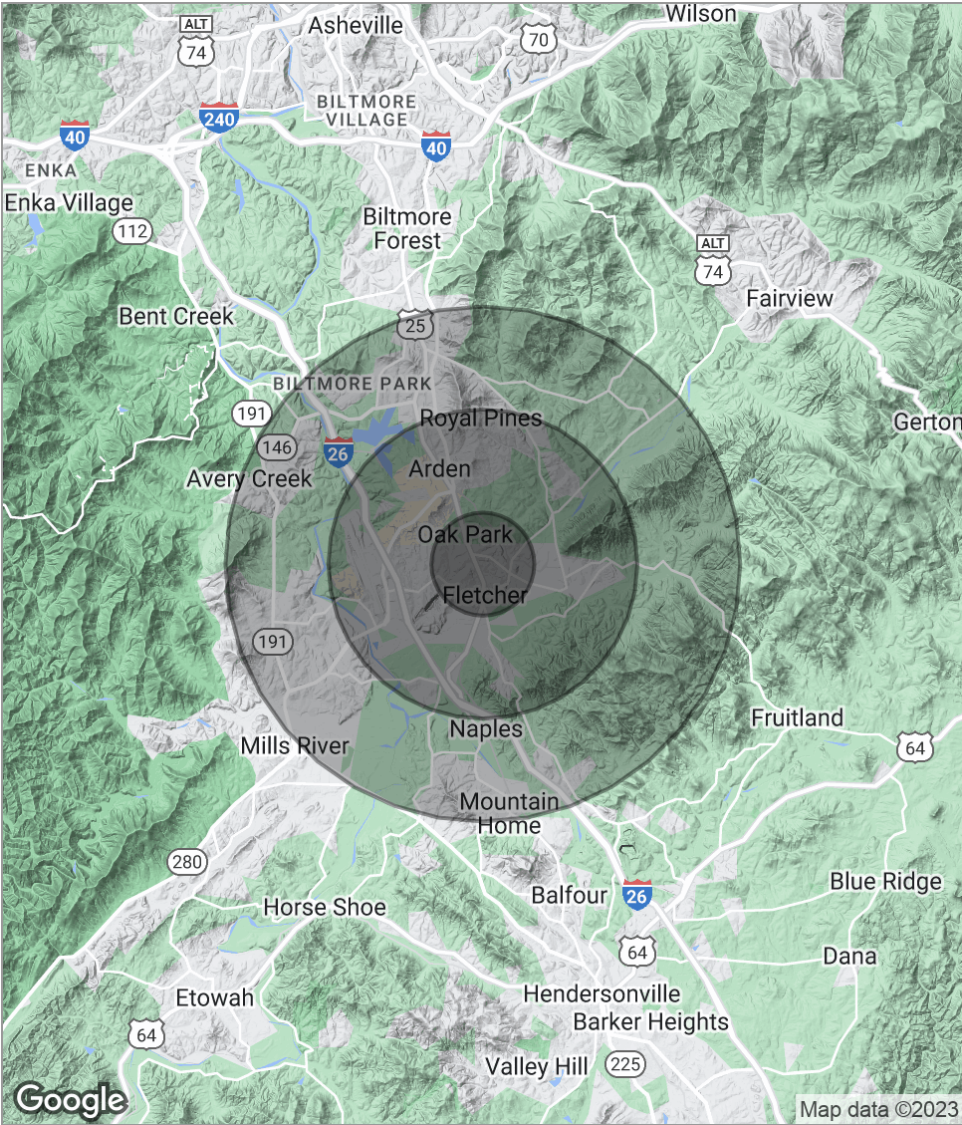
# Additional Photos



# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,239	21,783	45,726
Median age	38.6	40.4	42.2
Median age [Male]	37.6	39.4	41.2
Median age [Female]	39.0	41.2	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,417	9,236	19,712
# of persons per HH	2.3	2.4	2.3
Average HH income	\$55,822	\$62,347	\$68,084
Average house value	\$180,249	\$179,214	\$195,168

\* Demographic data derived from 2020 ACS - US Census