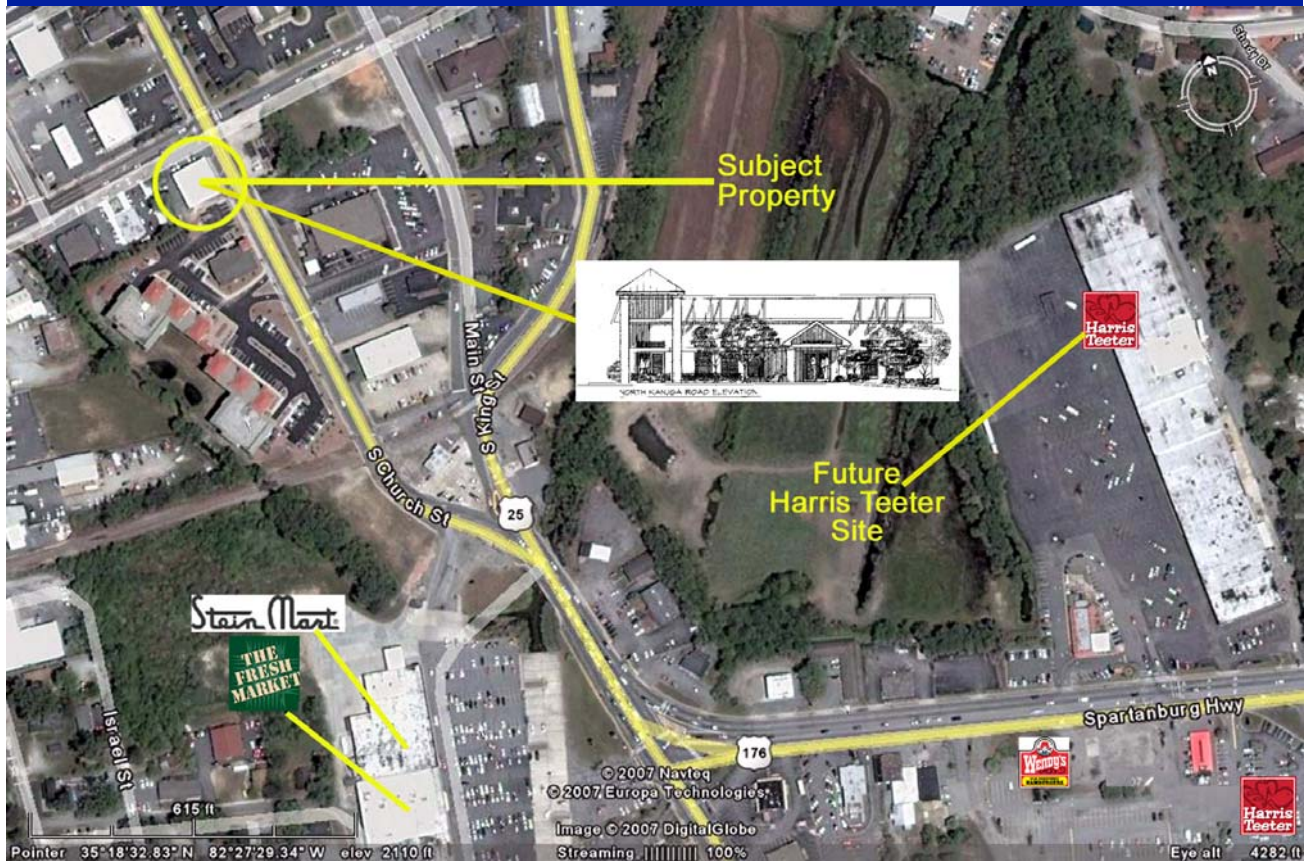


# Corner Parcel for Sale or Lease

## Downtown Hendersonville, NC



Corner of Hwy 25 South  
(Church Street) & Kanuga  
Hendersonville, NC

*Sales Price*

**\$660,000** (as is)

**\$1,200,000** (Standard Build Out)

*Lease Rate*

**\$18/SF to \$20/SF**

(Standard Finishes)

**5200SF BUILDING  
HIGHLY VISIBLE PRIME  
CORNER PARCEL**

- CMU ZONING  
(CENTRAL MIXED-USE DISTRICT)
- DAILY TRAFFIC COUNT  
14,000 CARS/DAY (2004)
- SIGNALIZED INTERSECTION
- SHARED PARKING AVAILABLE
- DOWNTOWN HENDERSONVILLE!

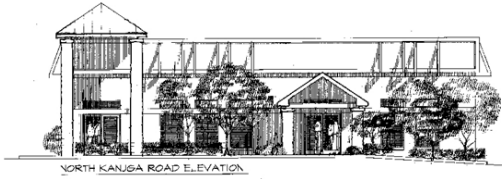
**CONTACT: JIM HEFFEL**

828-698-3923, x224 Cell: 828-551-7115  
**GATEKEEPER PROPERTY MANAGEMENT, LLC**

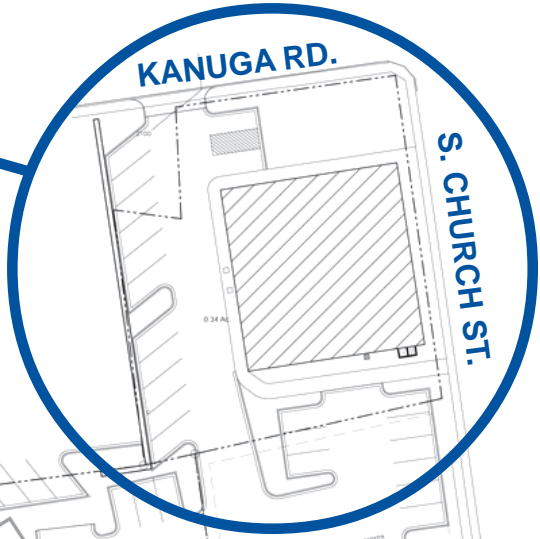
# Subject Property

Downtown

Hendersonville, NC



Site Plan, building placement and architecture can be modified to suit tenant or buyer.



## Beacon Commons

Existing Mixed-Use Development

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