



714,728,738 Sixth Avenue W

Hendersonville, North Carolina 28739

Property Highlights

- Adjacent to Pardee Hospital Complex and Wingate University
- Redevelopment Mixed Use

Property Overview

IN FILL DEVELOPMENT OPPORTUNITY Potential for Residential Development or Mixed Use Medical and Residential Potential for 40,000 sf 3 story building of mixed use. Assemblage of 4 parcel totaling 1.26 acres consist of 714, 728, 738 6th Ave West (AKA Hwy 64), and additional 0.40 acres at the corners of 6th Ave and Oak also available.

Located on Sixth Avenue, AKA Hwy. 64, immediately across from Pardee Hospital and \$32 million state-of-the-art Health Science Center. Pardee Hospital with 222 acute care beds, the second-largest employer in Henderson County. The Health Science Center is home for Blue Ridge Community College, Wingate University and Pardee Hospital's comprehensive program in Cancer Treatment.

Conceptual site plans for up to 40,000 SF 3 story building available. Potential for multi-family mixed use.

Offering Summary

Sale Price:	\$1,150,000
Available SF:	
Lot Size:	1.26 Acres

Demographics	10 Miles	20 Miles	30 Miles
Total Households	50,840	127,514	269,903
Total Population	117,240	294,622	645,233
Average HH Income	\$60,256	\$61,201	\$58,997

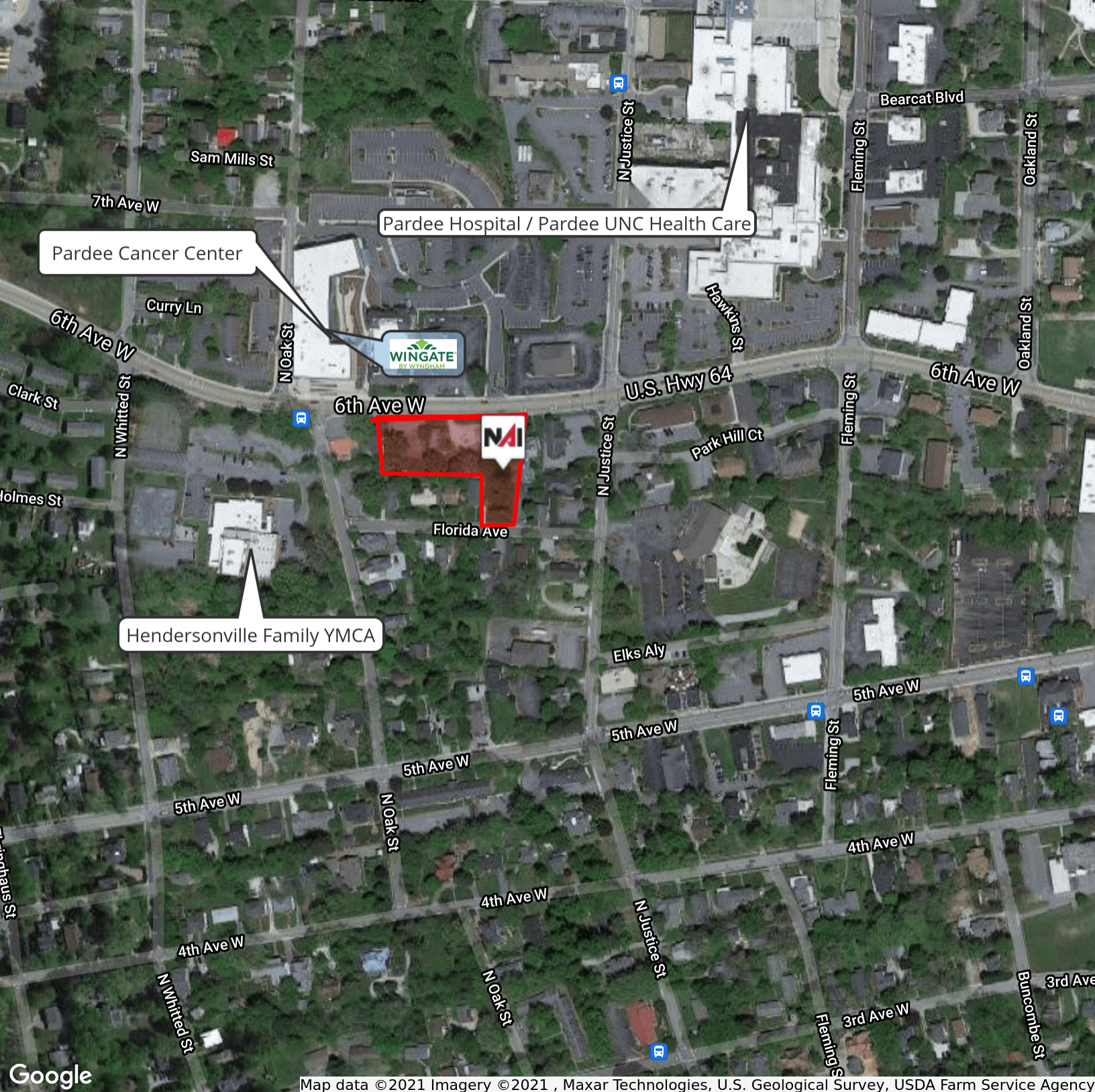
[View Property Video](#)

For More Information

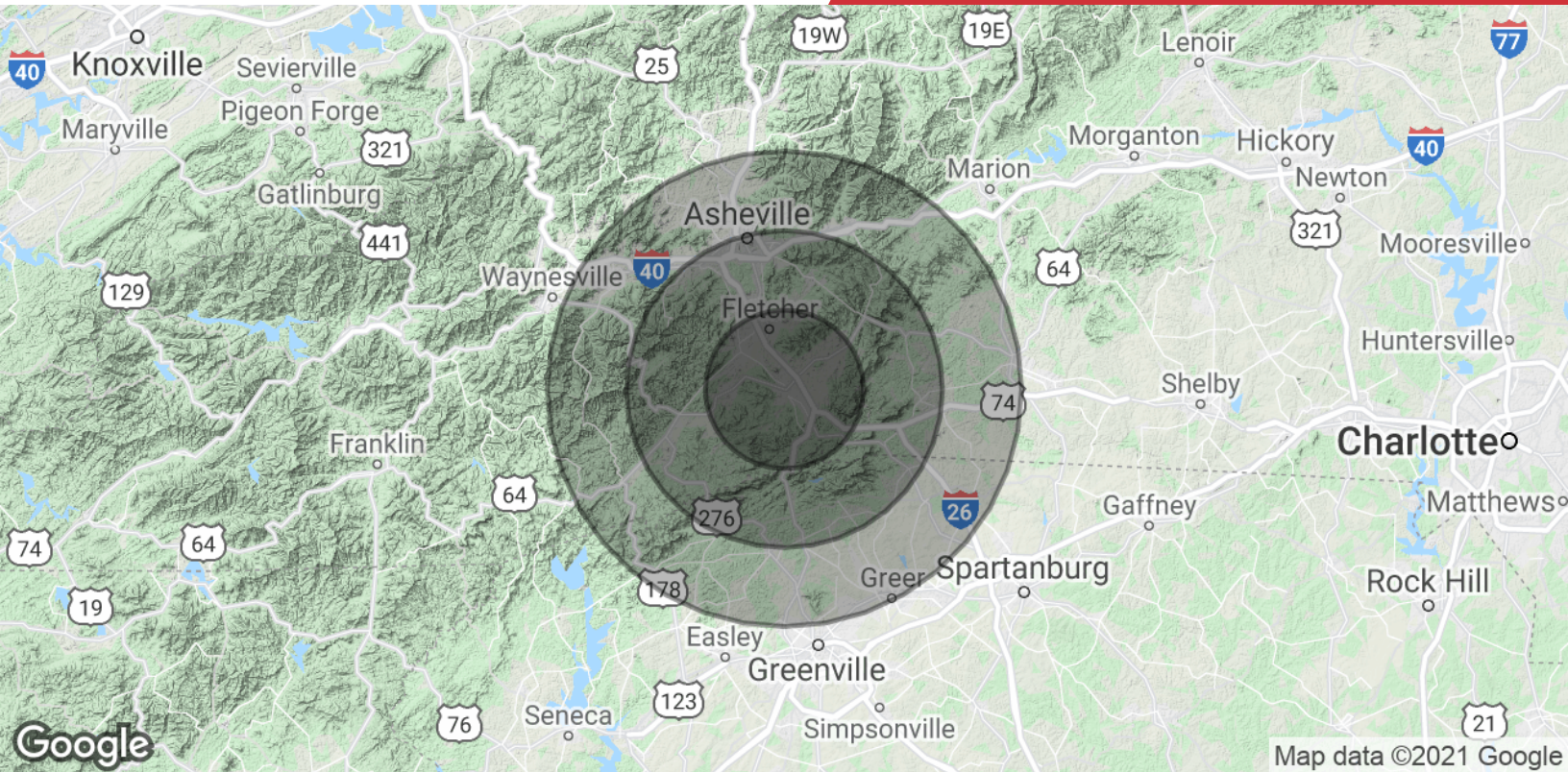
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Population

	10 Miles	20 Miles	30 Miles
Total Population	117,240	294,622	645,233
Average age	45.3	43.7	41.9
Average age (Male)	42.9	42.0	40.3
Average age (Female)	47.3	45.2	43.4

Households & Income

	10 Miles	20 Miles	30 Miles
Total households	50,840	127,514	269,903
# of persons per HH	2.3	2.3	2.4
Average HH income	\$60,256	\$61,201	\$58,997
Average house value	\$236,204	\$234,407	\$228,870

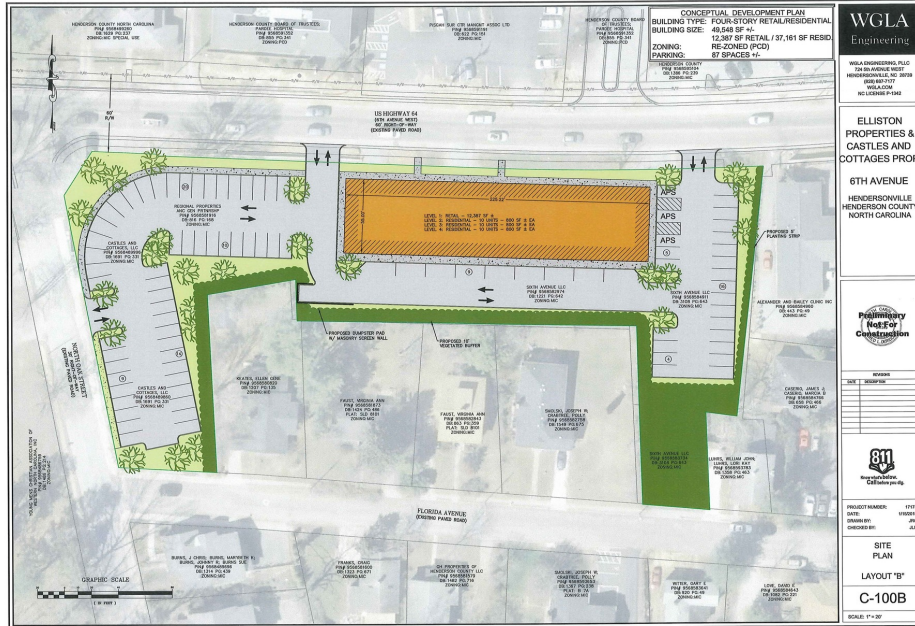
** Demographic data derived from 2010 US Census*

Video Tour

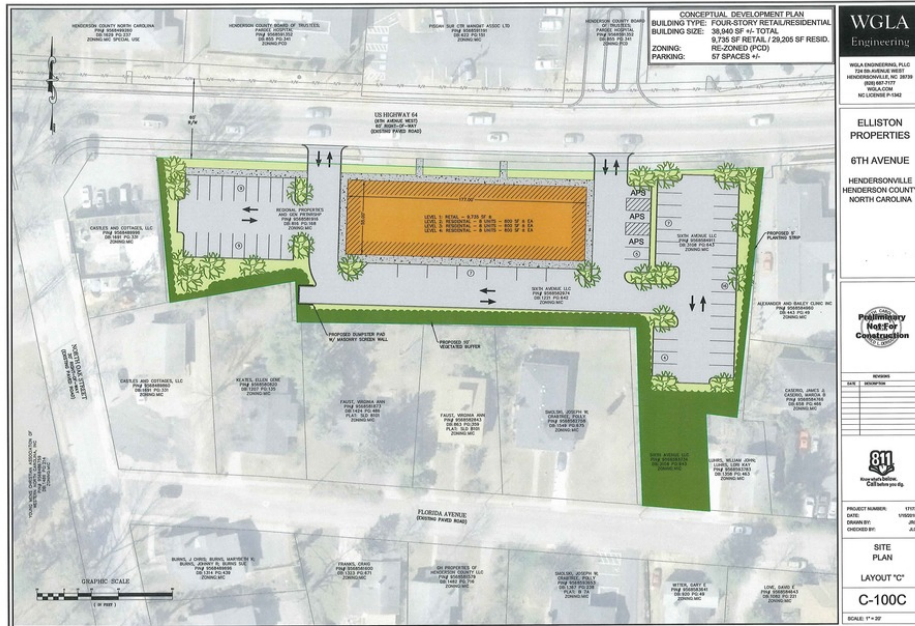


Conceptual Study A : Re-Zoned to (PCD) Includes adjacent parcel on the corner of North Oak and Sixth, offered separately. Three story building approximately, 30,000 sf 90 parking spaces

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Conceptual Studies B : Re-Zoned to (PCD) Includes adjacent parcel on corner of N Oak & Sixth, a separate listing. Four Story building approximately 49,546 sq ft, 87 parking spaces



Conceptual Study C: Re-Zoned to (PCD) Four story building approximately 38,040 sf 57 parking space.

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October 27, 2017

Properties in Green overlay are in this listing. Yellow overlay is also available per separate listing.

2017

Address	Florida Street Parcel	714 Sixth Ave West	728 Sixth Ave West	738 Sixth Ave West	TOTALS
Matrix					
Parcel Number	9568 58 3734	9568 58 4911	9568 58 2974	9568 58 1916	
Book/Page	3108/643	3108/643	1221/542	816/168	
Acres	0.09	0.34	0.46	0.37	1.26
Zoning					
Ownership	Sixth Avenue LLC	Sixth Avenue, LLC	Sixth Avenue, LLC	Regional Properties Inc Gen Ptnrshp	