

FOR SUBLEASE

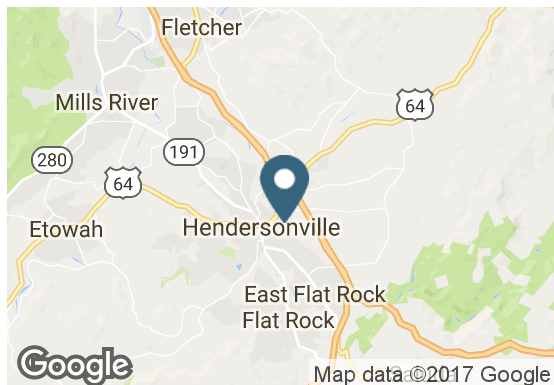
Former JCPenney Box Available

1800 Four Seasons Blvd | Hendersonville, NC



Overview

LEASE RATE	\$6.00/PSF
AVAILABLE SF	±33,718 SF



Description

Located at the NEQ of U.S. Hwy 64 & N. Blue Ridge Avenue in the Blue Ridge Mall in Hendersonville, NC, which is immediately adjacent to Asheville, NC. Co-tenancy retailers include Belk, Dunham's Sports, TJMaxx, Jo-Ann Fabrics, Sears Home, Tuesday Morning, Hibbett Sports and rue 21.

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Population	4,038	32,162	61,984
Total # Households	1,847	14,166	26,500
Median HH Income	\$41,344	\$41,594	\$44,524
Daytime Population	4,366	23,712	32,560

Year: 2016 | Source: Esri

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Traffic Counts

US Hwy 64 ('14)	35,000 VPD
US Hwy 25 ('15)	51,000 VPD

Year: 2014 & 2015 | Source: NCDOT

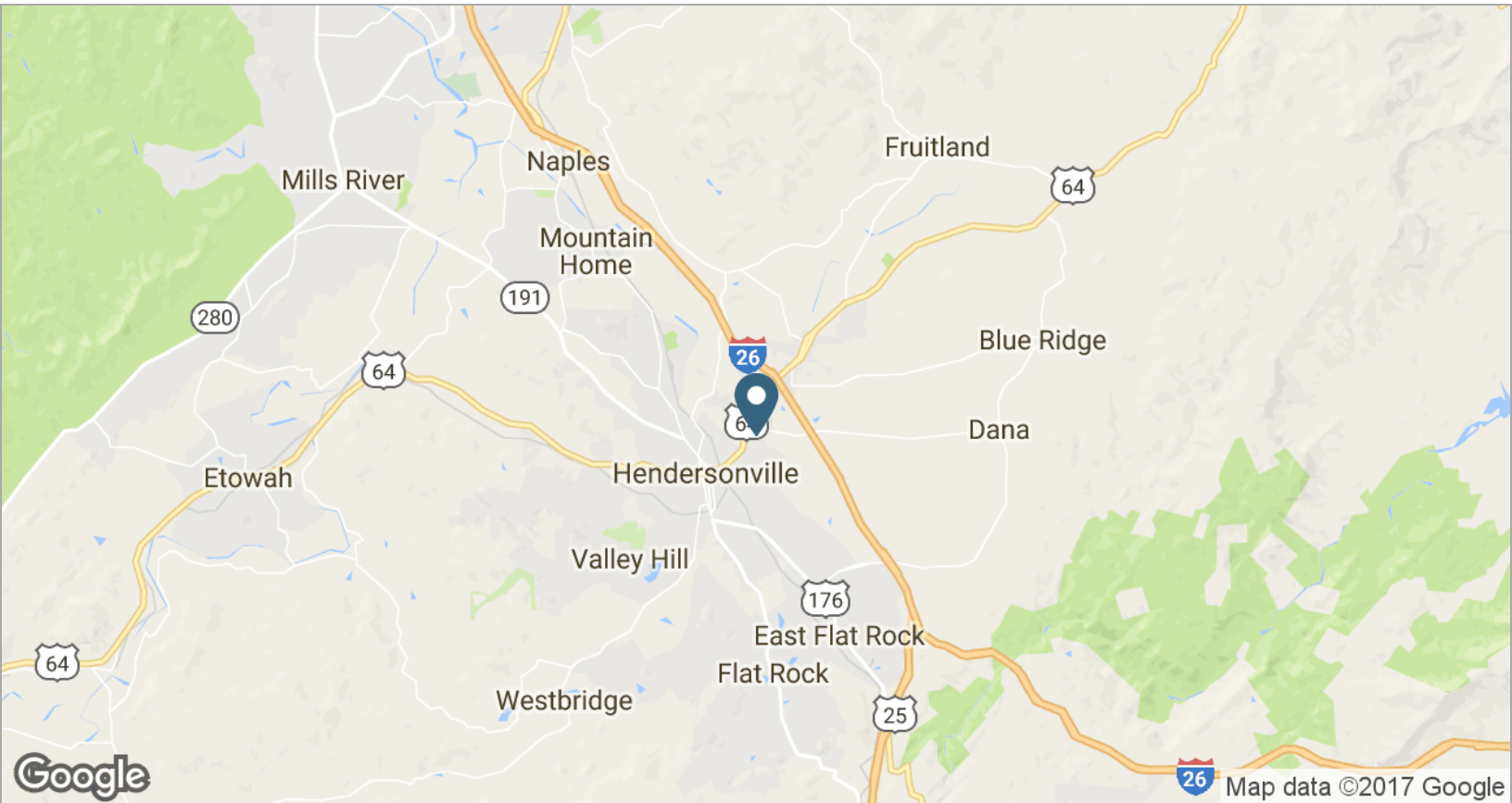
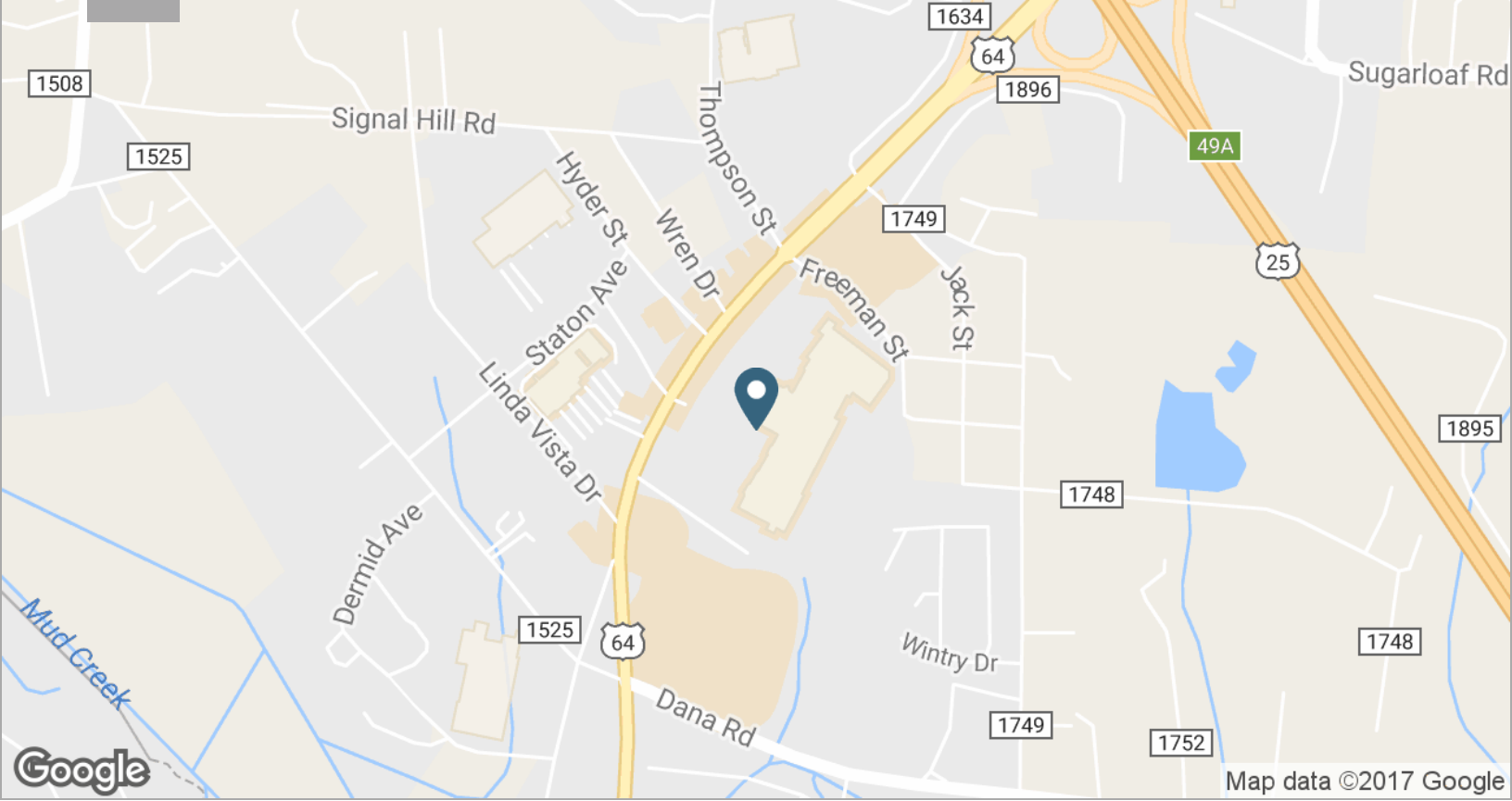
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Blue Ridge Mall
 Freeman St
 Tuesday Morning **HIBBETT SPORTS**
claire's **JO-ANN** SHOE DEPT. ENCLOSURE
 Fabric and craft stores 1748
 SHOE SHOW **HOMETOWN STORE** rue21
t.j.maxx

TRACTOR SUPPLY CO **GROCERY OUTLET**
 "Biggest Market"
FAMILY DOLLAR

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	1 mile	3 miles	5 miles
Population			
2000 Population	3,149	26,979	50,374
2010 Population	3,555	29,633	56,848
2016 Population	4,038	32,162	61,984
2021 Population	4,391	34,350	66,456
2000-2010 Annual Rate	1.22%	0.94%	1.22%
2010-2016 Annual Rate	2.06%	1.32%	1.39%
2016-2021 Annual Rate	1.69%	1.33%	1.40%
2016 Male Population	42.4%	47.0%	47.9%
2016 Female Population	57.6%	53.0%	52.1%
2016 Median Age	60.1	47.1	47.7
Households			
2000 Households	1,135	11,544	21,403
2010 Households	1,607	13,270	24,739
2016 Total Households	1,847	14,166	26,500
2021 Total Households	2,034	15,063	28,268
2000-2010 Annual Rate	3.54%	1.40%	1.46%
2010-2016 Annual Rate	2.25%	1.05%	1.11%
2016-2021 Annual Rate	1.95%	1.24%	1.30%
2016 Average Household Size	2.02	2.21	2.30
Housing Units			
2016 Total Housing Units	2,174	16,599	31,402
2016 Owner Occupied Housing Units	724	8,418	17,712
2016 Renter Occupied Housing Units	1,124	5,747	8,789
2016 Vacant Housing Units	327	2,433	4,902
Race and Ethnicity			
2016 White Alone	79.7%	82.3%	85.1%
2016 Black Alone	8.3%	6.0%	4.3%
2016 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2016 Asian Alone	1.0%	1.2%	1.1%
2016 Pacific Islander Alone	0.1%	0.3%	0.2%
2016 Hispanic Origin (Any Race)	15.1%	14.7%	13.5%
Income			
2016 Median Household Income	\$41,344	\$41,594	\$44,524
2016 Average	\$57,325	\$56,239	\$61,820
Per Capita Income	\$28,324	\$25,193	\$26,775
2016 Population 25+ by Educational Attainment			
Total	3,158	23,855	46,043
High School Graduate	29.3%	23.1%	22.4%
GED/Alternative Credential	3.6%	4.8%	4.5%
Some College, No Degree	19.9%	23.9%	23.5%
Associate Degree	5.4%	8.8%	8.5%
Bachelor's Degree	21.2%	17.9%	18.7%
Graduate/Professional Degree	6.8%	9.6%	10.9%
Data for all businesses in area			
Total Businesses:	328	2,285	3,043
Total Employees:	4,366	23,712	32,560
Total Residential Population:	4,038	32,162	61,984
Employee/Residential Population Ratio:	1.08:1	0.74:1	0.53:1