

## 5.68 Acre Auto Salvage Yard in Fruitland With Permits to Continue Operation

458 Garren Road, Hendersonville, NC 28792

**For Sale or Lease**

**\$320,000**

**(\$56,338.03/Ac.)**

**\$5,000/mo.**



Aerial view; Inset: aerial looking northeast



- Well-known auto salvage yard in Henderson County
- Permits to continue operation transfers with sale
- 2 miles to Chimney Rock Road/US 64
- 6.5 miles to I-26
- 8 miles to historic downtown Hendersonville

MLS#: 3377332

Loopnet: 12155416

**Andrew Riddle**  
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## SUMMARY: 458 Garren Road

**BEST USES:** Auto Salvage Yard

**PERMITTED USES:** Per R2R Zoning, Henderson Co.

### OVERALL

MUNICIPALITY: HENDERSONVILLE  
COUNTY: HENDERSON  
COMMUNITY: NORTHEAST  
ZONING: R2R  
(Residential District 2 Rural)  
TYPE: Land  
DEED BOOK, PAGE: 1228, 55  
PIN #: 9691-36-4975

**TOTAL ACRES:** 5.68 Ac.  
**TOTAL SF:** 247,420 SF  
**LOT DIMENSIONS:** ~585' x 336'  
x ~335' x 569'  
**LEVEL:** YES  
**ROAD FRONTAGE:** ~585'  
**TRAFFIC COUNTS:** 8,600 VPD (US 64)  
**WATER:** WELL  
**SEWER:** SEPTIC  
**ELECTRIC:** PUBLIC



Street view of entrance

## market | >>> intel

### GREATER AVL MSA - 4 COUNTIES:

**Buncombe, Haywood, Henderson & Madison**

Population: 443,890  
Projected 2020 Population: 468,146  
Households: 179,606  
Average Household Size: 2.28  
Median Home Value: \$207,170  
Average Family Income: \$73,638  
Median Age: 44.2  
Private Industries: 12,881

Service Providing Industries: 10,793  
Federal, State & Local Industries: 12,235

### HENDERSONVILLE DATA:

#### 3 MILE RADIUS:

2016 Population: 33,019  
Average Household Income: \$60,580  
Owner Occupied Housing Units: 9,141  
Population 35 - 64: 11.73%  
Population 20 - 34: 7.6%  
Population 65+: 10%

#### 5 MILE RADIUS:

2016 Population: 61,425

Average Household Income: \$64,668  
Owner Occupied Housing Units: 18,180  
Population 35 - 64: 12.1%  
Population 20 - 34: 7.4%  
Population 65+: 9.6%

#### 10 MILE RADIUS:

2016 Population: 117,168  
Average Household Income: \$64,347  
Owner Occupied Housing Units: 34,456  
Population 35 - 64: 12.9%  
Population 20 - 34: 7.3%  
Population 65+: 8.3%

## DIRECTIONS FROM I-26:

- Take Exit US 64 toward Edneyville
- Turn left on Fruitland Road
- Turn right on South Mills Gap Road
- Turn left on Garren Road
- Property is on the right



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**FOR SALE: \$320,000**  
**FOR LEASE: \$5,000/mo.**  
**458 Garren Road**  
**Hendersonville, NC 28792**

\*All maps, aerials, illustrations, and measurements are approximated.

3/15/19

**Whitney Commercial Real Estate Services 828.665.9085 WhitneyCRE.com Commercial Brokerage | Property Management | General Contracting**

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