

Fully-Leased Industrial/Flex Near Airport Ideal for Investor, User, New Tenant

130 Christel Lane, Arden, NC 28704

Just Off Airport Road in Asheville Airport Plaza Area, This Property Works as a Turnkey Fitness Center Business, a Sale/Leaseback Opportunity, or as a Building Adaptable for a Whole New Venture

\$1,950,000

20,000 SF on 1.98 Acres

Adjacent 2.17 Acreage Also Available



- 20,000 SF (19,000 SF and 1,000 SF tenant spaces)
- Multi-tenant, fully leased with two successful businesses
- Zoned C-1
- Total acreage includes approximately 1 acre next to parking lot
- Located in rapidly developing area
- Quality construction, built in 2006
- Monument signage on Airport Road
- Ample shared parking
- Adjacent parcel of approximately 2.17 acres also available for development

MLS# 3240134

Catylist#: 30271419

Loopnet#: 20114768

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OVERVIEW



Front of building showing entrances for the two tenants

130 Christel Lane is at the end of a short cul-de-sac in the Asheville Airport Plaza area near the Asheville Regional Airport, which is just off Airport Road behind Apple Tree Honda. Fully-leased with a successful gym (19,000 SF) and a new tanning salon (1,000 SF), this building is up-to-date and ready for a new owner. The gym has a reception/check-in area and two locker rooms. The building has a total of four restrooms, and multiple rooms that can be used for offices or classrooms, along with many other features.

The approximately 1.98 acre property includes the contiguous +/- 1 acre lot, and the +/- 50 parking spaces provides ample room for nearly

any business venture. An additional adjacent parcel of approximately 2.17 acres on this street is also available. This building is located in the heart of a developing area. With a recently-opened Hobby Lobby, a new hotel being built on Brian Boulevard around the corner, and multiple new and under-construction developments within a five mile radius along Airport Road, this property is in a prime location and should see positive valuation over time. The Asheville Regional Airport is just 1.7 miles away, and the area is full of major consumer amenities. Downtown Asheville is 14.9 miles, and downtown Hendersonville is 12 miles from this location.

This well-constructed, freestanding, 20,000 SF building and acreage offers the potential to continue to operate fully-leased as-is, or for someone to convert it to a new purpose. Location is everything, and the Arden/Fletcher zone has great potential for continued growth.



Aerial view of 130 Christel Lane and some surrounding roads and businesses

SUMMARY

BEST USES: INVESTMENT, BUSINESS OWNERSHIP, PROFESSIONAL SERVICES, FLEX

TOTAL SF: 20,000 SF	PARKING: +/- 50 SPACES
TOTAL UNHEATED SF: 600 SF	PARKING RATIO: 3.4 per 1,000 SF
TOTAL HEATED SF: 20,000 SF	
TAXES (2016): \$8,973.33 (2 PIN#s)	TRAFFIC COUNTS: 25,000
TOTAL ACREAGE: 1.98 AC (subject to lot survey)	WATER: PUBLIC
	SEWER: PUBLIC
YEAR BUILT: 2006	ELECTRIC: ON-SITE
BUILDINGS: 1	HEATING: FORCED AIR DUCTED
FLOORS: 1	COOLING: CENTRAL A/C
CONSTRUCTION: METAL SIDING	ADDITIONAL: HANDICAP FACILITIES
ROOF: ALUMINUM	
ROOF AGE: 2006	MUNICIPALITY: ARDEN (/FLETCHER)
FLOORING: CARPET, TILE, LAMINATE	COUNTY: HENDERSON
	ZONING: C-2
RESTROOMS: 4	TYPE: INDUSTRIAL / FLEX
	DEED BOOK: 1244
LOT DIMENSIONS: 264' X 278' X 262' X 324'	DEED PAGE: 1630
ROAD FRONTAGE: 264'	PIN #: 9643-84-6696 (Building) 9643-84-8694 (Adj. Land)

NEARBY BUSINESSES

This is a partial list of a just a few businesses near this location. There are many more businesses along all major corridors, south of the airport in Broadpointe Industrial Park, in Asheville and Hendersonville, and throughout Western North Carolina.

SPECIALTY	RETAIL	Cracker Barrel
Asheville Regional Airport	Lowe's	Carrabbas
Apple Tree Honda	Walmart	J&S Cafeteria
Apple Tree Acura	Target	IHOP
BMW of Asheville	Cost Plus World Market	Tamarind Thai
Shell	Michael's	Moe's Southwest Grill
Carolina Academy Child Care Center	Pet Smart	Mills River Brewery
Appalachian Spa Ventures Tours	Office Max	Culvers
ALDI	Best Buy	Bojangles
ABC Store of Fletcher	Old Navy	
	Dick's Sporting Goods	LODGING
	Kirkland	Hampton Inn & Suites
	Ross	Econo Lodge
	Marshall's	Courtyard by Marriott
INDUSTRIAL		Wingate by Wyndham
Applied Industrial Technologies	RESTAURANTS	Clarion Inn
Precept Medical Products	Olive Garden	Fairfield Inn
R&D Plastics	McDonald's	Comfort Inn
International Autoworks	Chili's	Budget Inn
United Rentals	Lone Star Steak House	Knight's Inn
Precision Products Performance	Ruby Tuesday	
Injection Technology Corporation		



Tanning salon tenant



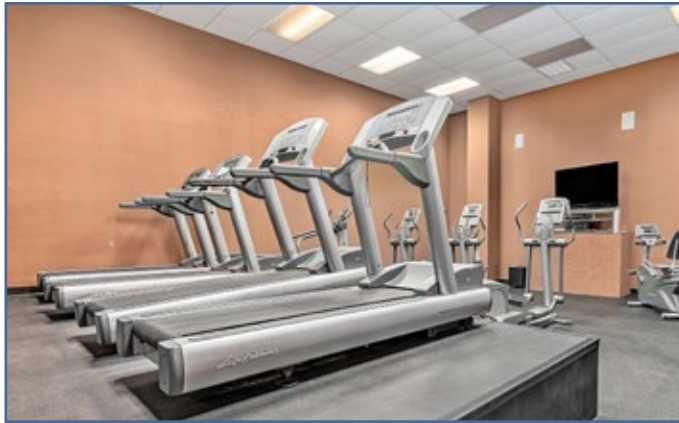
Gym tenant: lobby, looking toward parking



Gym: lobby, looking toward reception



Gym: main workout area



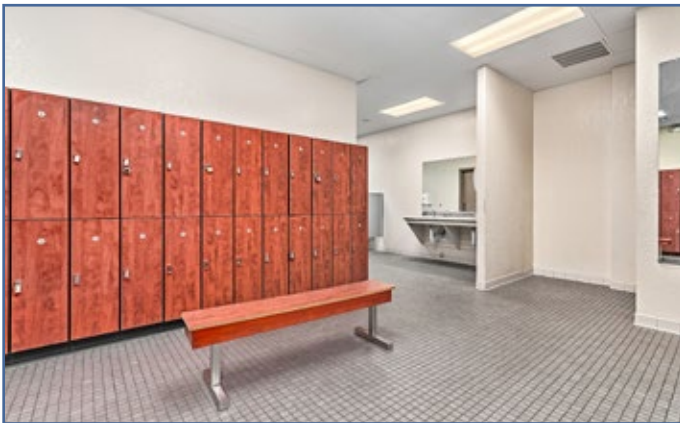
Gym: specific workout area



Gym: specific workout area at front of building

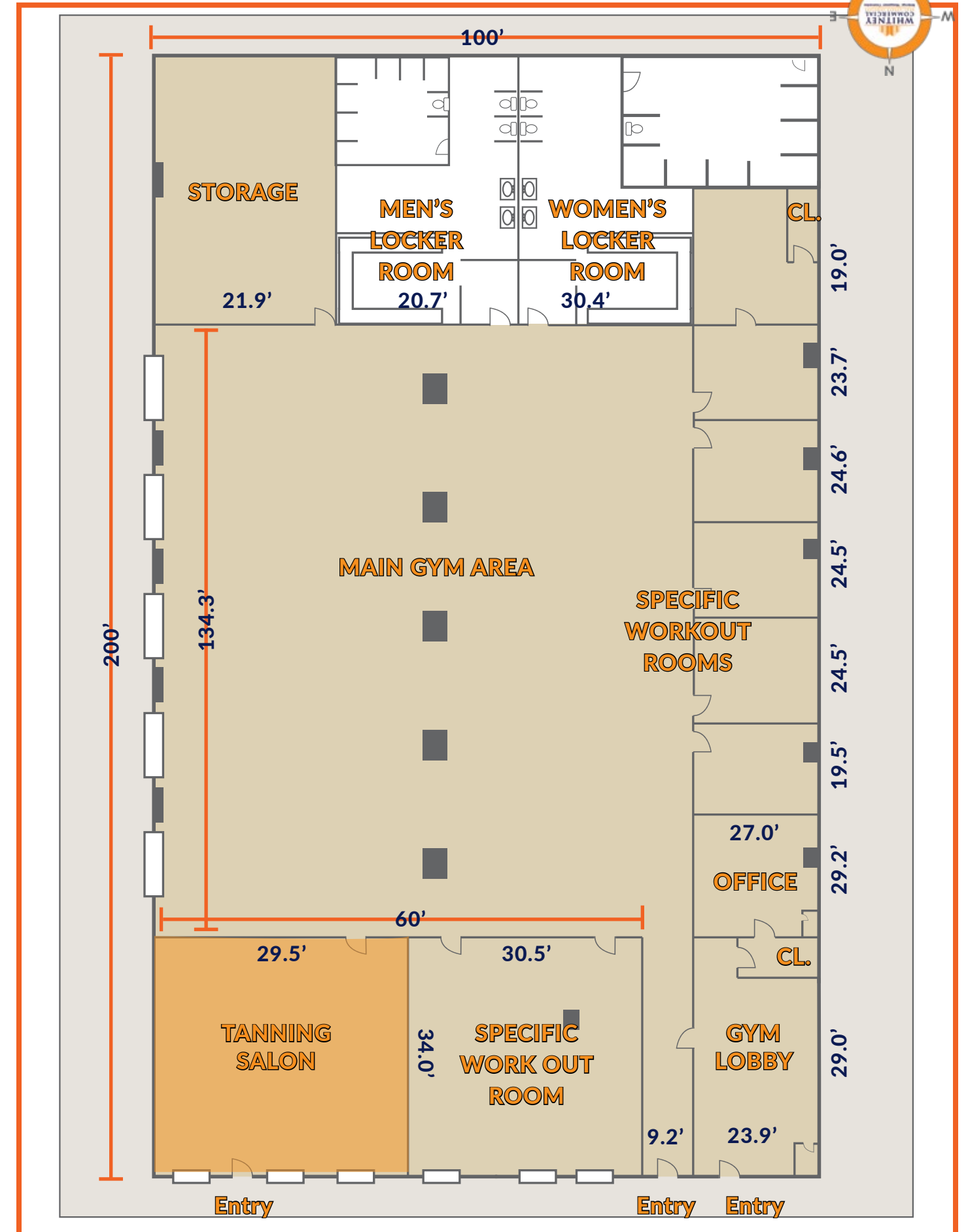


Gym: specific workout area



Gym: locker room

FLOORPLAN



*Map and floorplan illustrations and measurements are approximated.



Aerial view of 130 Christel Lane showing lot lines. Lot lines subject to final survey.



The Greater Asheville MSA* & Region

BUNCOMBE CO.* Pop. 250,000

HAYWOOD CO.* Pop. 60,000

HENDERSON CO.* Pop. 110,000

MADISON CO.* Pop. 21,000

VISITING THE REGION:

Atlanta, GA	199 mi.	Raleigh/Durham/	
Columbia, SC	158 mi.	Chapel Hill, NC	236 mi.
Charleston, SC	268 mi.	Waynesville, NC	31 mi.
Charlotte	124 mi.	Weaverville, NC	9.7 mi.
Greensboro, NC	173 mi.	Wilmington, NC	360 mi.
Greenville, SC	63 mi.		
Hendersonville, NC	26 mi.		
Johnson City, TN	61 mi.		

POPULATION SUMMARY

2015 Total Pop.: 441,782
Projected 2020 Pop.: 458,832

Household Summary
2015 Households: 179,606
2015 Avg. Household Size: 2.28

Housing Unit Summary

2015 Housing Units: 210,445
Owner-Occupied Units: 57.3%

Median Household Income
2015: \$44,628

Average Weekly Wages

2015, Q2: \$707

Median Home Value
2015: \$207,170

Sources: U.S. Census Bureau, ESRI, ProximityOne



Aerials and lot line maps of 130 Christel Lane, Arden NC, and adjacent available lot, No 10, in Asheville Airport Plaza. Lot lines and measurements subject to final survey.

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Per Capita Income
2015 \$25,924

Median Age
2015 44.2

2015 Employed Population 16+ 193,247

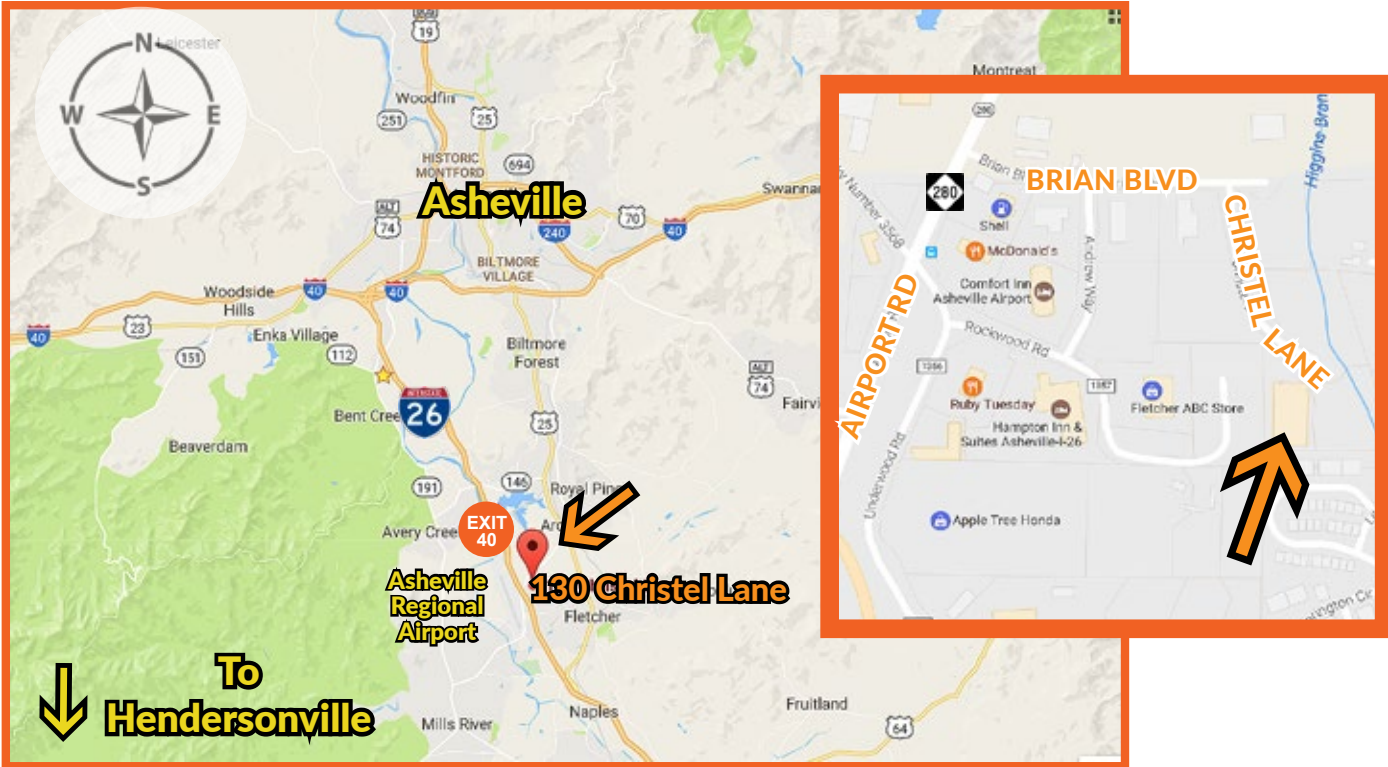
Industries by Establishment and Employment

Sector	Establishments 2015 Q2	Employment 2015 Q2
Federal Government	81	5,469
State Government	70	8,868
Local Government	203	26,878
Private industries	12,881	258,329
Total, All Industries	13,235	299,543
Natural resources & mining	110	2,255
Construction	1,405	12,780
Manufacturing	573	32,911
Total, Goods-Producing	2,088	47,946
Trade, transportation & utilities	2,664	56,978
Information	215	3,008
Financial activities	1,318	9,570
Professional & business services	2,529	30,114
Education and health services	1,491	56,991
Leisure and hospitality	1,401	44,405
Other services	1,175	9,316
Total, Service-Providing	10,793	210,383

Sources: U.S. Census Bureau, ESRI, ProximityOne

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DIRECTIONS

- Heading towards Hendersonville on I-26 East, take Exit 40.
- Turn right onto NC-280 E/Airport Road. Go approximately 0.7 miles.
- Turn right onto Brian Boulevard at the Shell station, just before the Hobby Lobby.
- Pass Andrew Way, and turn right onto Christel Lane. Building is at the end of the road.



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FOR SALE: \$1,950,000

20,000 SF Retail on 1.98 Acres

Adjacent Acreage also available

Brokerage | Property Management | Construction

1100 Ridgefield Blvd, Suite 100, Asheville, North Carolina 28806

Brokerage and Property Management Licensed as Whitney Commercial Real Estate, LLC
General Contracting Licensed as Whitney Construction & Development, Inc.