

FOUNDRY
COMMERCIAL



HENDERSONVILLE, NC
CHADWICK CORNERS

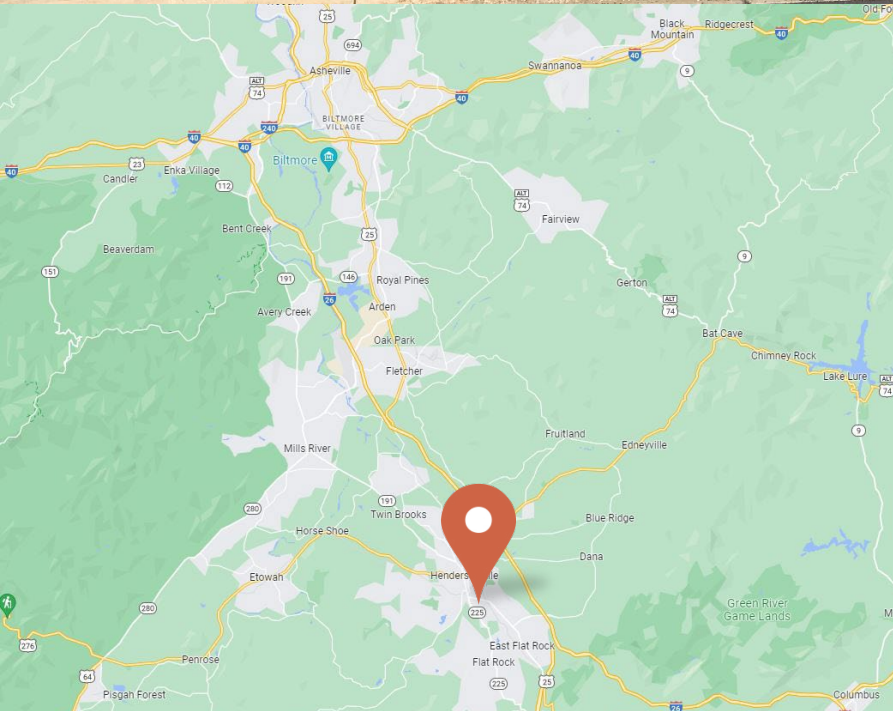
637-643 SPARTANBURG HIGHWAY
±8,188 SF AVAILABLE FOR LEASE

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HENDERSONVILLE, NC

CHADWICK CORNERS FOR LEASE



PROPERTY FEATURES

- ±8,188 SF retail space available for lease
- Great visibility and signage opportunity on Spartanburg Hwy (22,000 VPD) in Hendersonville
- Walkable to adjacent Ingles Market shopping center and connected via new walkway
- Anchored by a 22,000 SF Planet Fitness
- Area retailers include Publix, Ingles, Harris Teeter, McDonald's and Stein Mart
- Full movement access to property off Spartanburg Highway

FOR MORE INFORMATION, PLEASE CONTACT:

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SITE PLAN



SUITE	TENANT	SF
637-60	MOUNTAIN JUICERY AND SMOOTHIES	1,427
637-50	PLANET FITNESS	22,000
637-40	EGGS UP GRILL	2,800
637-45	AVAILABLE	8,188
637-30	T-MOBILE	1,326
637-20	MARINER FINANCE	1,334
643	GREAT CLIPS	1,300

TRAFFIC COUNTS	
SPARTANBURG HWY	20,300 VPD
SOUTH MAIN ST	21,000 VPD

	LEASED
	AVAILABLE
	NEGOTIATING
AUGUST 21, 2023	

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DEMOGRAPHICS






1 MILE RADIUS

	5,641 ESTIMATED POPULATION 2023
	42.5 AVERAGE AGE
	\$255,644 MEDIAN HOME VALUE 2023
	6,651 TOTAL EMPLOYEES
	\$69,745 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	32,067 ESTIMATED POPULATION 2023
	48.6 AVERAGE AGE
	\$287,111 MEDIAN HOME VALUE 2023
	19,053 TOTAL EMPLOYEES
	\$85,181 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	58,778 ESTIMATED POPULATION 2023
	49.3 AVERAGE AGE
	\$316,325 MEDIAN HOME VALUE 2023
	24,339 TOTAL EMPLOYEES
	\$93,752 AVG HOUSEHOLD INCOME



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