

For Lease

1,700 SF | \$18/SF/month (NNN)

Retail Space



108 Hendersonville Highway

Pisgah Forest, North Carolina 28768

Property Highlights

- Anchor tenant of 5-unit Retail Plaza
- Perfect for professional office or retail use
- Highly visible location

Property Overview

Highly visible commercial opportunity at the intersection of Asheville Highway and Highway 64 in Pisgah Forest. Located just 3 miles North of Brevard, NC, Pisgah Forest offers a variety of restaurants, retail shopping, and recreational activities. The 1,700 square foot space serves as the anchor tenant of a 5-unit retail plaza, and offers the perfect opportunity for professional office or retail users. Current configuration includes 2 offices, a restroom, and ample storage in the rear of the unit.

Offering Summary

Lease Rate: \$18/SF per month (NNN)

Building Size: 1,700 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	15	77	330
Total Population	51	233	976

For More Information



Chris Mansfield

Commercial Broker

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Additional Photos

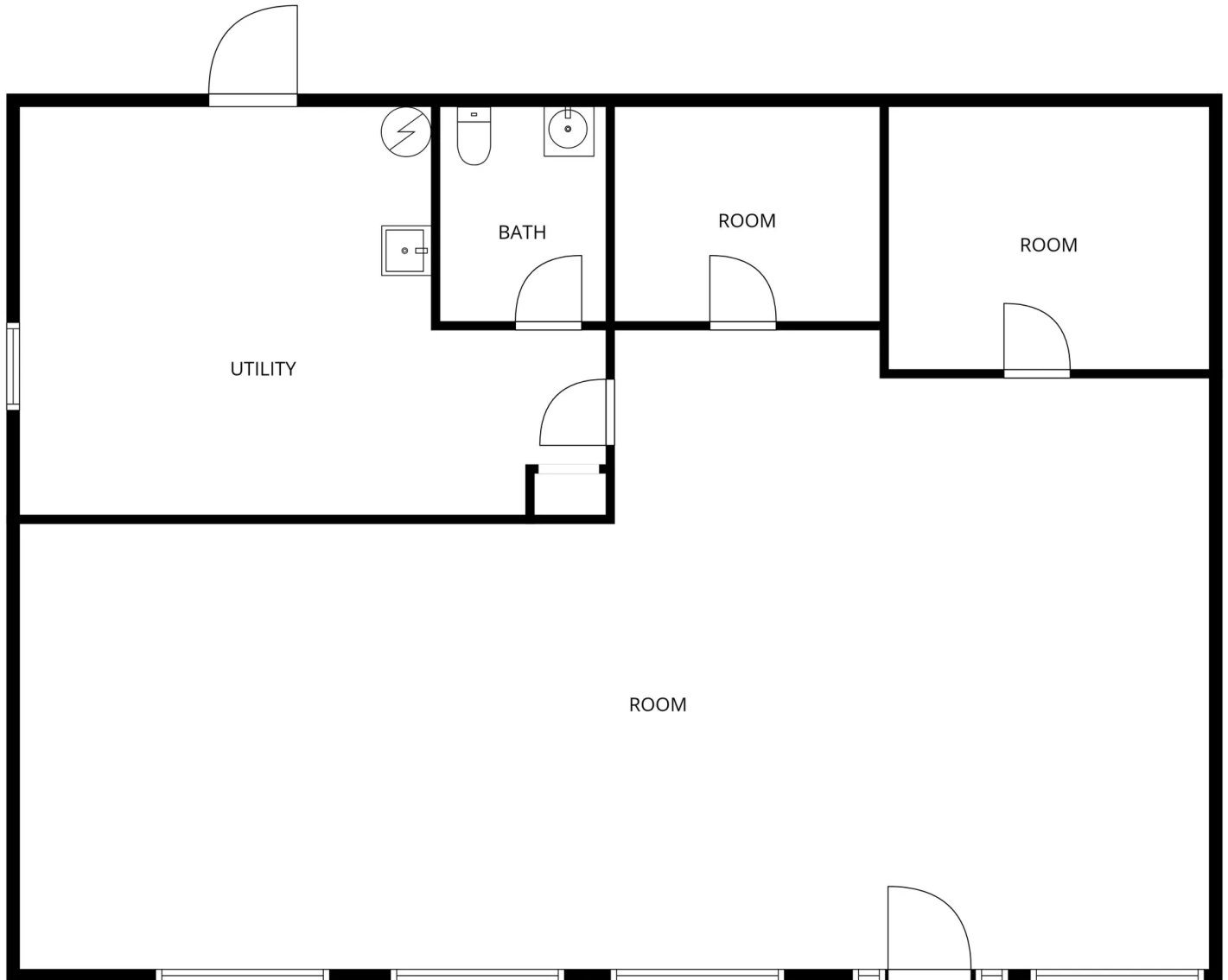
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Floor Plan

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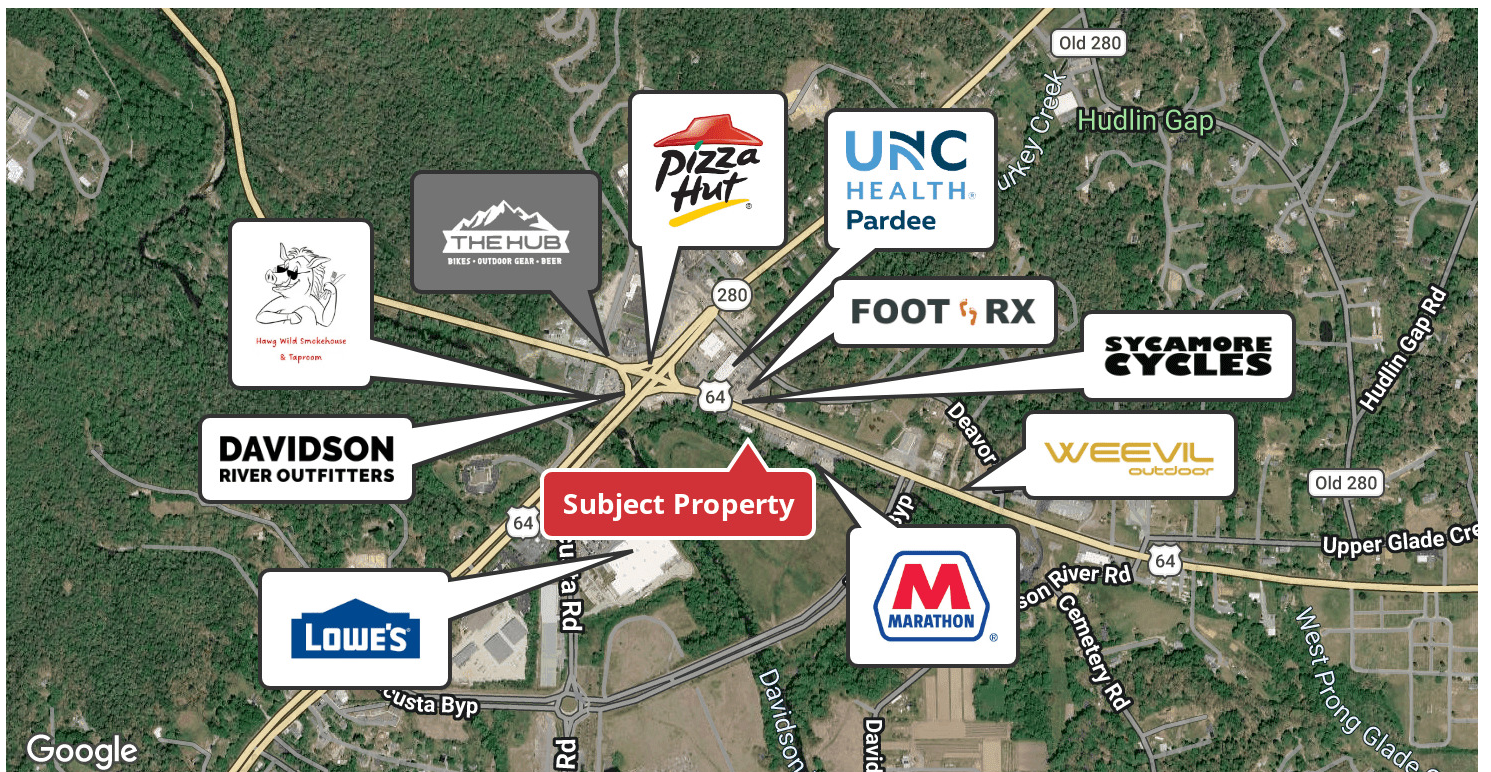
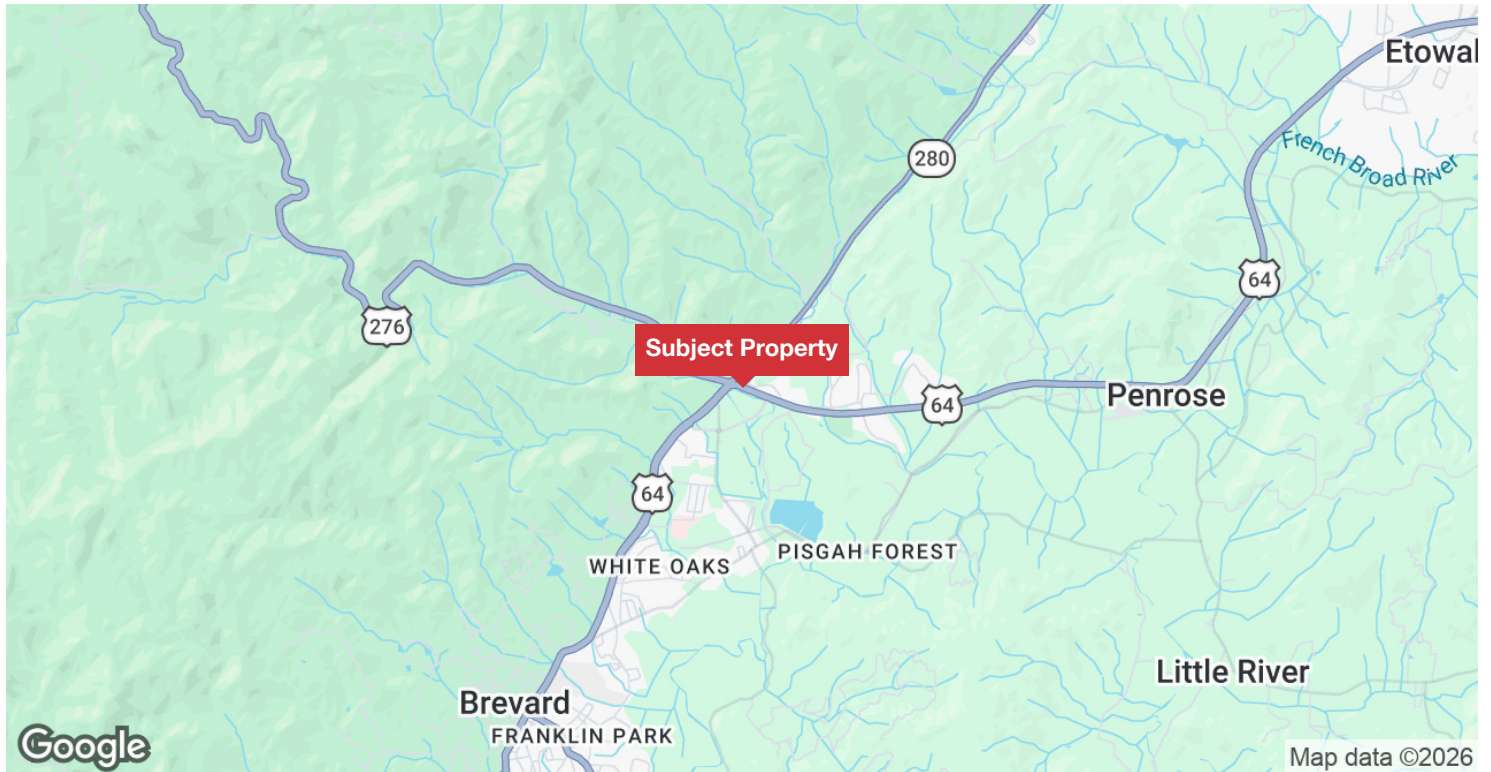
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map

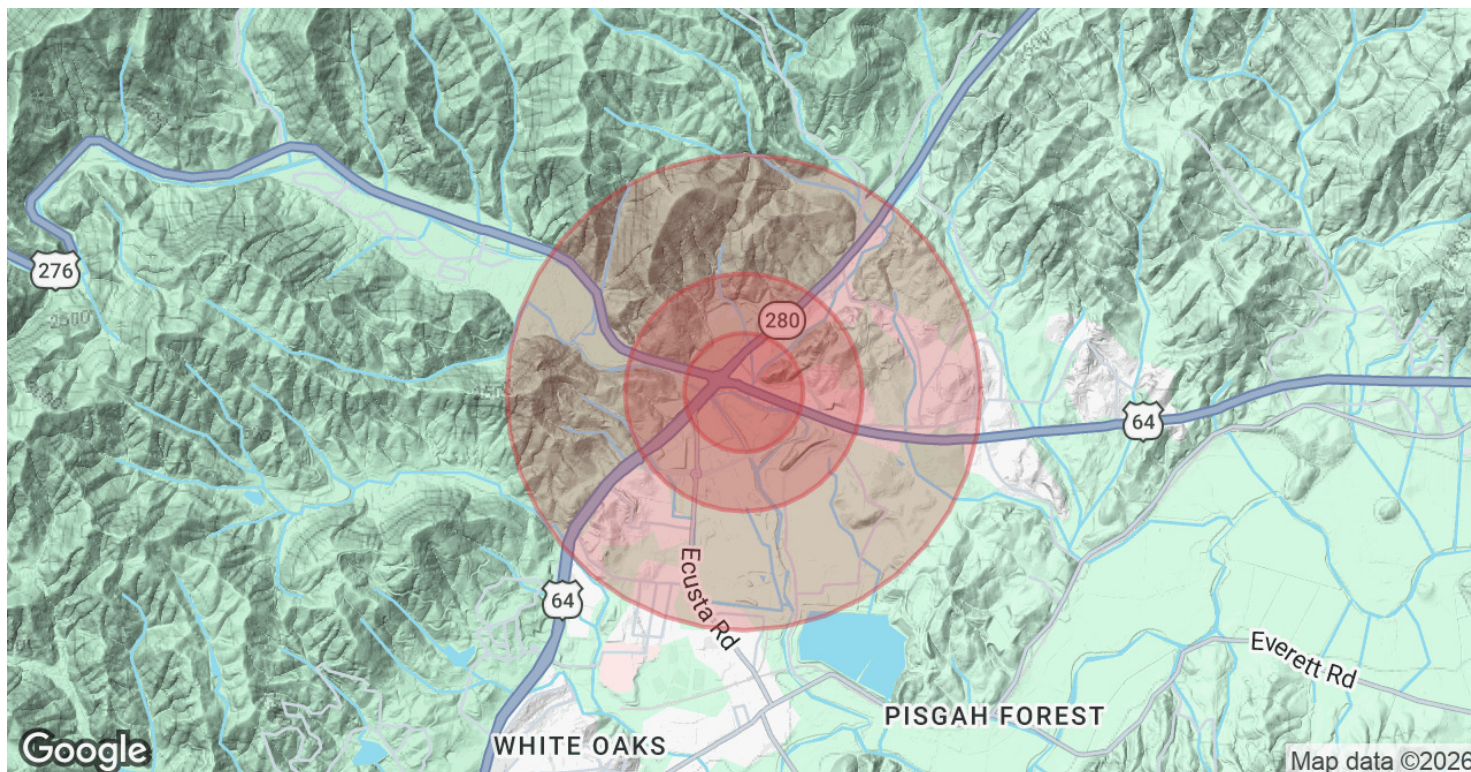
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Demographics

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	51	233	976
Average Age	40.2	40.7	41.5
Average Age (Male)	38.1	37.9	38.6
Average Age (Female)	41.7	42.5	43.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	15	77	330
# of Persons per HH	3.4	3.0	3.0
Average HH Income	\$97,217	\$84,367	\$82,071
Average House Value	\$380,094	\$308,906	\$296,883

2023 American Community Survey (ACS)

Agent Bio

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Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

Memberships

Member Associate - Society of Industrial and Office Realtors (SIOR)

Registered Architect (NY)

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