



41 Caldwell Street

Brevard, North Carolina 28712

Downtown
Brevard

Site

W Probart St

N Caldwell St

11,500 YPD

Available for Sale, Lease, or Build-to-Suit

+/- 0.787 AC located in the National Historic District of Brevard, NC

Property Overview

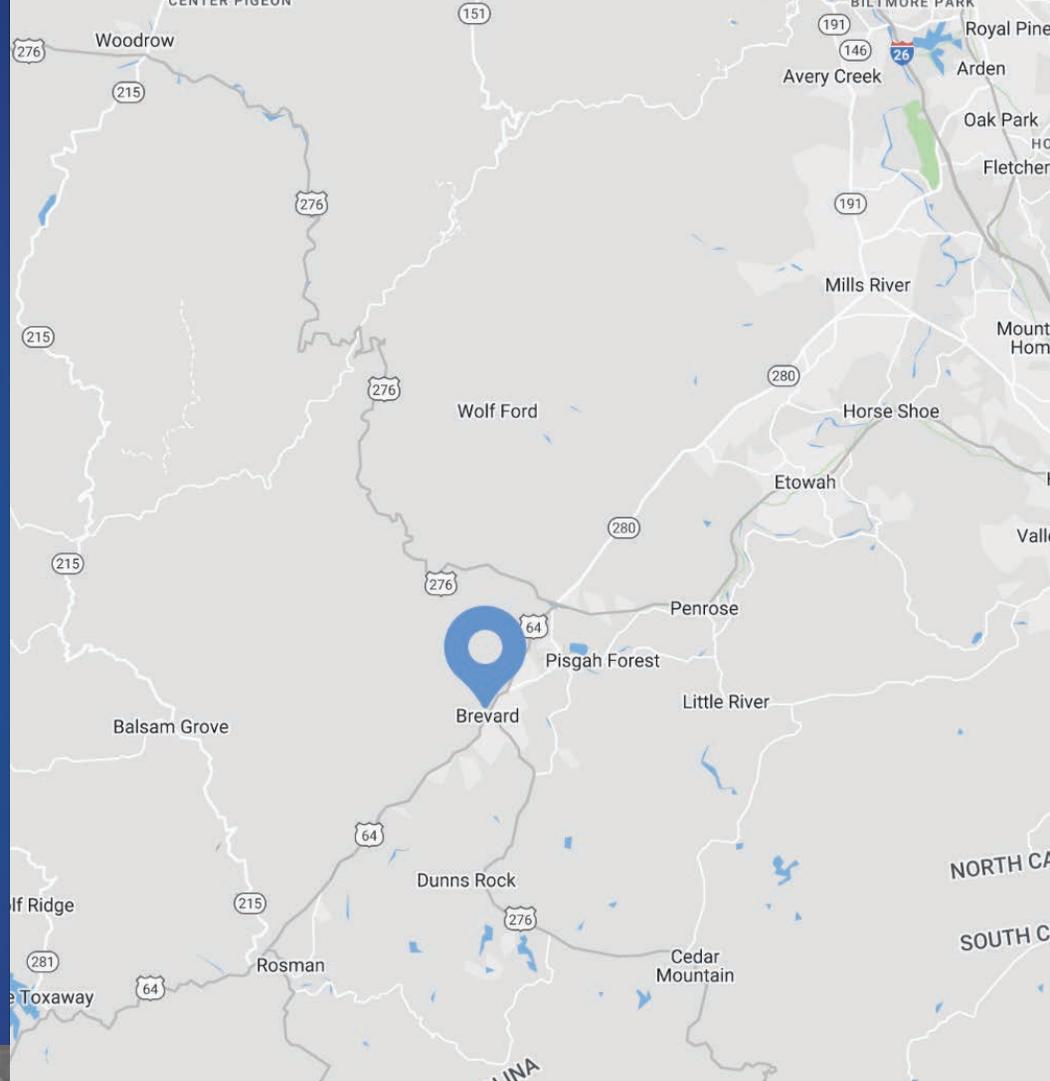
41 N Caldwell Street

Available for Sale, Lease, or BTS

Located in the heart of Downtown Brevard, North Carolina, the property is surrounded by shopping, restaurants, art galleries, and other specialty shops. The property is a part of Brevard's Main Street Historic District and available for sale, lease, or built-to-suit.

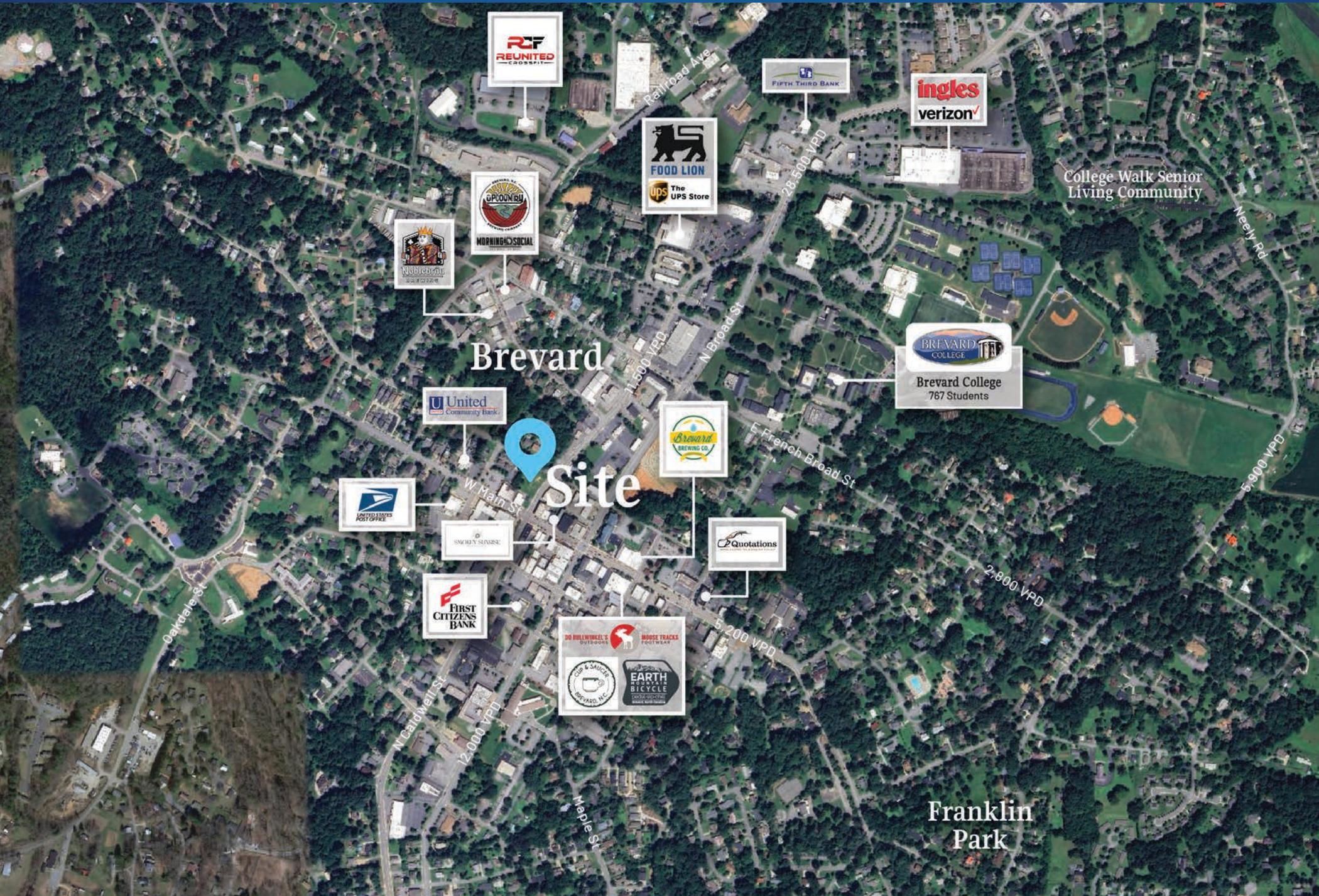
Property Details

Address	41 N Caldwell St Brevard, NC 28712
Availability	+/- 0.787 AC Available for Sale, Lease, or Built-to-Suit
Use	Land
Parcel	8586-41-7455-000
Traffic Counts	N Caldwell St 11,500 VPD W Main St 3,400 VPD
Sale Price	\$950,000
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	5,967	12,858	18,856
Avg. Household Income	\$83,904	\$91,591	\$91,670
Median Household Income	\$54,469	\$62,099	\$62,153
Households	2,557	5,790	8,319
Daytime Employees	4,451	7,908	9,752



Brevard

Site

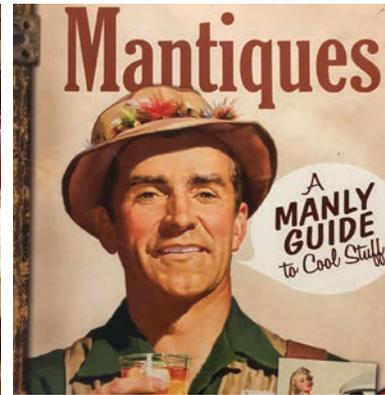
BREVARD COLLEGE
767 Students

Franklin Park

Brevard

North Carolina

Brevard is located at the entrance to Pisgah National Forest and has become a noted tourism, retirement and cultural center in western North Carolina. A moderate climate, environmental beauty and cultural activities attract relocators to the area. Downtown Brevard serves as both a vibrant hub for the arts and the crossroads to exceptional outdoor recreation. Known as "Home of the White Squirrel," the downtown is host to several annual festivals including the White Squirrel Festival, 4th of July, Halloweenfest, and Twilight Tour.





Contact for Details

John Nichols

(704) 373-9797

johnichols@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.