

BANKRUPTCY SALE

VACANT FREESTANDING RESTAURANT
REDEVELOPMENT OPPORTUNITY

341 ROCKWOOD ROAD

ARDEN, NORTH CAROLINA



±1.92 AC
PARCEL SIZE



±7,256 SF
GROSS BUILDING AREA

123

SURFACE SPACES



OCCUPANCY Delivered Vacant

ZONING HB (Highway Business District)

ACCESS 0.5 miles to I-26



341 ROCKWOOD ROAD
ARDEN, NC 28704

Freestanding Restaurant Opportunity

341 Rockwood Road is a ±7,256 SF freestanding restaurant on 1.93 acres with 124 parking spaces and 9-11 ft clear heights. The building retains elements of its prior restaurant use, including a commercial kitchen layout and FF&E, offering a foundation for a future operator or the flexibility to reimagine the space for alternative uses.

Zoning Flexibility for Future Uses

Zoned HB – Highway Business District, the property allows for diverse commercial uses, including retail and office, giving investors multiple options for adaptation or repositioning.

High-Profile Location in South Asheville

Located in Arden's busiest retail corridor with direct I-26 access, the property sits near Asheville Regional Airport and is adjacent to Hyatt Place Asheville Airport (opening soon), capturing strong traffic.

Strong Retail Synergy

Adjacent to Southridge Shopping Center, anchored by Target, Lowe's, and Best Buy, the property enjoys consistent consumer traffic from nearby national retailers.

Regional Demand Generators

Asheville Regional Airport, within walking distance, serves over 2 million passengers annually, creating steady demand for dining, retail, and hospitality services.

Established Hospitality Cluster

Several national-brand hotels, such as Hyatt Place and Courtyard by Marriott, are nearby, enhancing lodging demand and providing reliable traffic for local restaurants and retail.

CONTACT US

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OFFERED IN CONNECTION WITH

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A live sale auction will be held at the Sale Hearing on **October 2 at 9:30 a.m. at the Charles R. Jonas Federal Courthouse, Courtroom 2A, 401 W. Trade Street, Charlotte, NC.**

The Trustee will consider bids of at least \$2.25 million and such bids must be made at the Sale Hearing.

Please contact Great Neck Realty Co and Iron Commercial Property for more details on the auction and to notify them of your intended participation in the auction.

All sales are subject to Bankruptcy Court approval, Case No. 25-10038, U.S. Bankruptcy Court for the Western District of North Carolina (Asheville Division).