



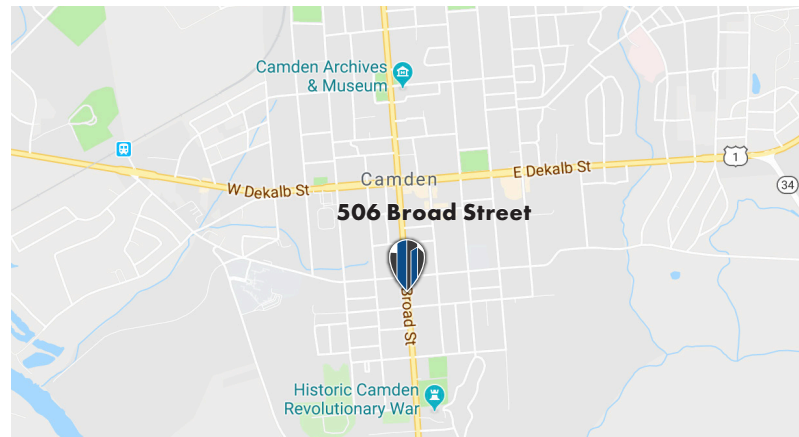
FOR SALE OR LEASE

HIGHLIGHTS:

- 4,417 SF Retail building, former auto repair facility
- 2.23 AC
- Zoned: Commercial (LBD)
- Located in Kershaw County
- Excellent visibility with multiple access points
- 4 roll up doors

LEASE RATE: \$6.79/SF (\$2,500/mo MGRS)

FOR SALE: Offers Considered



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	2,027	11,044	22,691
TOTAL HOUSEHOLDS:	894	4,552	9,317
MEDIAN HH INCOME:	\$31,048	\$39,487	\$47,146