

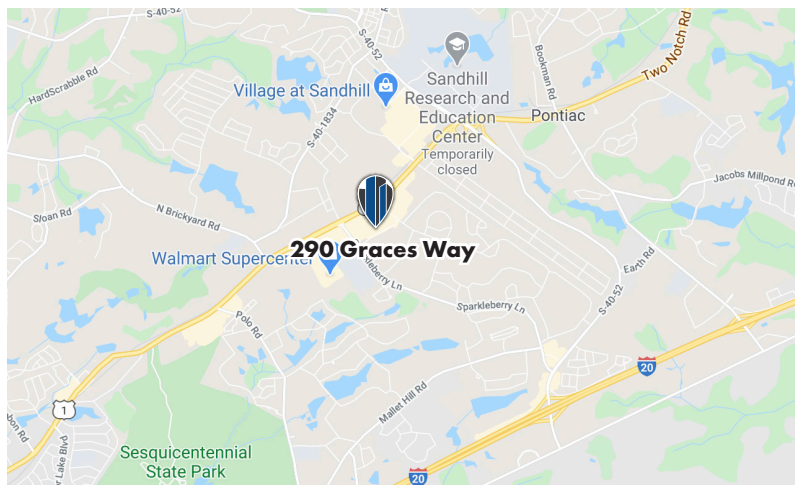


## FOR SALE OR LEASE

- 3,700 SF retail/office building on 0.73 Acres
- Richland County TMS: 22812-01-45
- Zoned M-1 (flexible for a variety of commercial uses)
- Located across the street from Spring Valley High School
- Affluent area, with 1, 3, and 5 mile median household incomes over \$65,000
- Successful daycare center has operated from this location for the last 10 years
- Quiet secondary street located just off of Two Notch Road, a heavily traveled retail corridor with more than 35,000 vehicles passing per day
- Fenced play area on site

**SALES PRICE: \$475,000**

**LEASE RATE: \$4,315/month**



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	4,533	47,848	102,537
<b>TOTAL HOUSEHOLDS:</b>	1,804	18,600	39,110
<b>MEDIAN HH INCOME:</b>	\$69,472	\$69,009	\$65,171





**The Woodlands Golf and Country Club  
Median Home Price: \$215,000**

**Spring Valley High School  
Enrollment:  
2,081 Students**

**Wildewood Golf and Country Club Median Home Price: \$355,000**