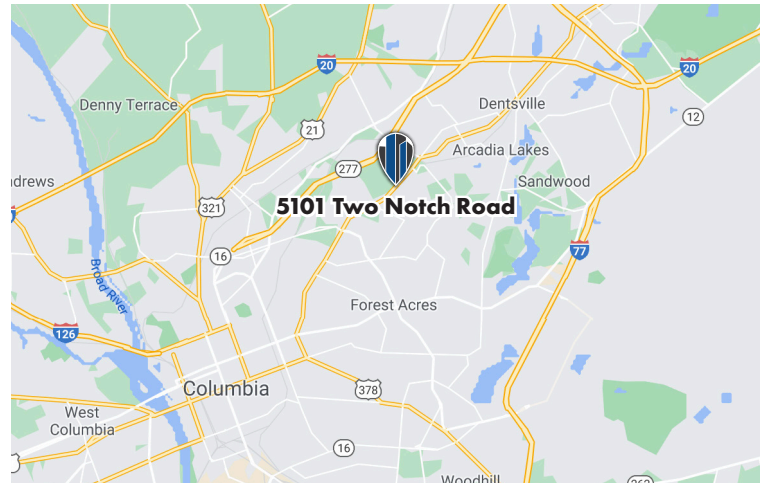




FOR SALE

- 2,000 SF Retail Building with shed and small 210 SF retail building
- 0.32 AC
- The larger building was damaged in the 2015 flood and is being sold AS-IS.
- The smaller building is currently leased to a used auto dealer for \$1,100/month. Either tenant or landlord has the option to terminate this lease with 90 days written notice.
- Year built: 1978
- Richland County Zoning: GC
- TMS: 14107-01-02
- Heavily traveled retail corridor with more than 25,000 vehicles passing per day
- 380 ft frontage on Two Notch Rd and 340 ft frontage on Baldwin Rd

SALES PRICE: \$189,000



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	6,329	69,794	160,064
TOTAL HOUSEHOLDS:	2,606	28,213	61,379
MEDIAN HH INCOME:	\$51,702	\$41,998	\$44,041