



FOR SALE

360 Tour

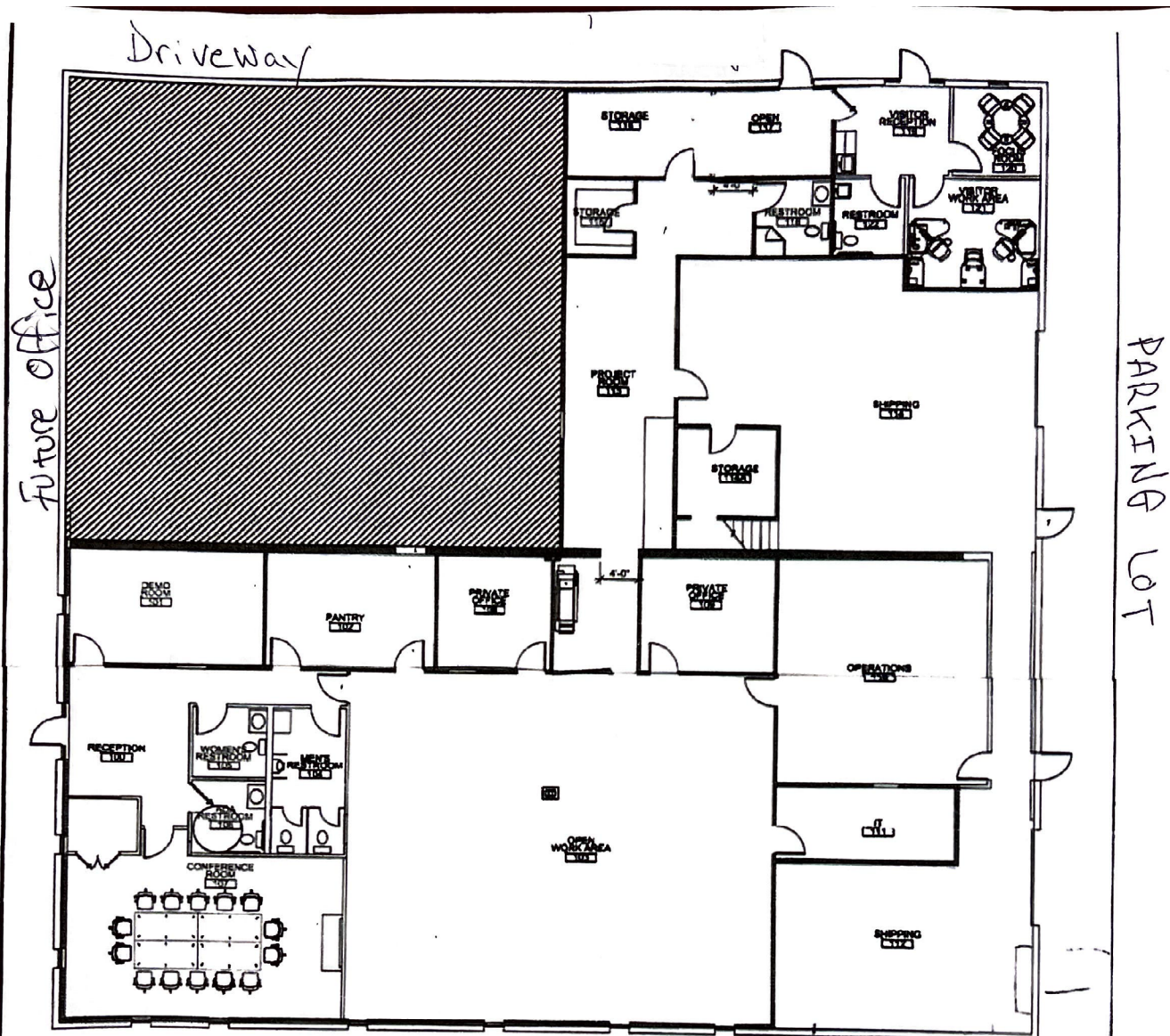
- 10,000 SF flex space building
- 2 Separate offices with their own entrances
- 1 Grade Level Doors
- 1 High Dock Door
- Ample Parking
- Can be subdivided
- Total land size: 1.19 AC
- Off of Fernandina Frontage Rd
- VPD +/- 108,100 on I-26
- County: Richland
- APN: 04910-01-02



Sales Price: \$950,000

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	6,426	50,721	100,189
TOTAL HOUSEHOLDS:	3,074	19,894	40,195
MEDIAN HH INCOME:	\$50,203	\$53,459	\$58,405



Notes:
 7,260 Usable Sq. Ft. ±
 4 - 8' x 12' Workstations
 8 - 8' x 6' Workstations
 3 - Visitor Workstations
 2 - Private Office
 1 - Large Conference Room - Seats 20

Furniture Requirements:
 Open Work Area # 103: 4 Workstations to match existing
 Conference Room # 107: Conference table, chairs, credenza
 Focus Room # 120: Table, chairs
 Visitor Work Area # 121: Visitor Workstations

Use existing furniture for all other spaces.

