



FOR SALE OR LEASE

- Total Building size 12,000 SF
- Land size .70 AC
- Flex Space
- Currently has 4 tenants & 2 vacancies
- One mile from major retailers Costco, Starbucks, Sportman's Warehouse
- Ample parking
- Pylon signage available
- Broad River Rd VPD +/- 20,300

Lease Rate: \$14.00/SF + Utilities
Sales Price: \$775,000

360 Tours



Suite B



Suite C

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	5,195	46,760	100,782
TOTAL HOUSEHOLDS:	2,418	18,937	41,517
MEDIAN HH INCOME:	\$38,024	\$45,355	\$51,842

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Suites For Lease



Suite B - Office

1,500 SF Office, Suite B: 3 offices, 2 BA, Kitchenette, Conference room

Suite C - Showroom

1,750 SF Retail/Showroom, Suite C: 2 offices, 1 BA, Roll up door for Suite C

