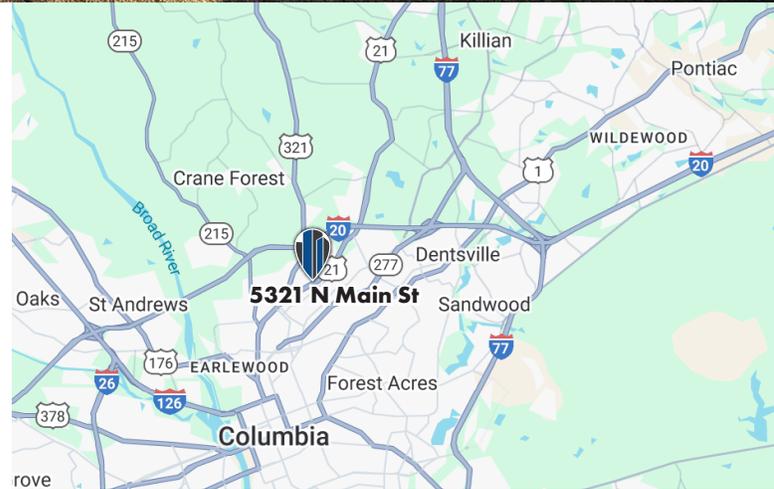




## FOR SALE

- 1,305 SF heated office/specialty building (former child care facility with 23 child capacity)
- Additional buildings include a covered carport and 500 SF storage building with roll up door
- 0.45 Acres fully fenced with lockable gate
- Close proximity to downtown and I-20
- 8,200 VPD on N Main
- Richland County TMS: 11705-03-08 (MU-1 Zoning)
- New HVAC and duct work in 2025
- Roof was replaced in 2021
- [Click here for Virtual Tour](#)

**SALE PRICE: \$199,000**



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	8,751	53,707	152,483
<b>TOTAL HOUSEHOLDS:</b>	3,807	23,170	64,768
<b>AVERAGE HH INCOME:</b>	\$36,320	\$55,511	\$67,657

