

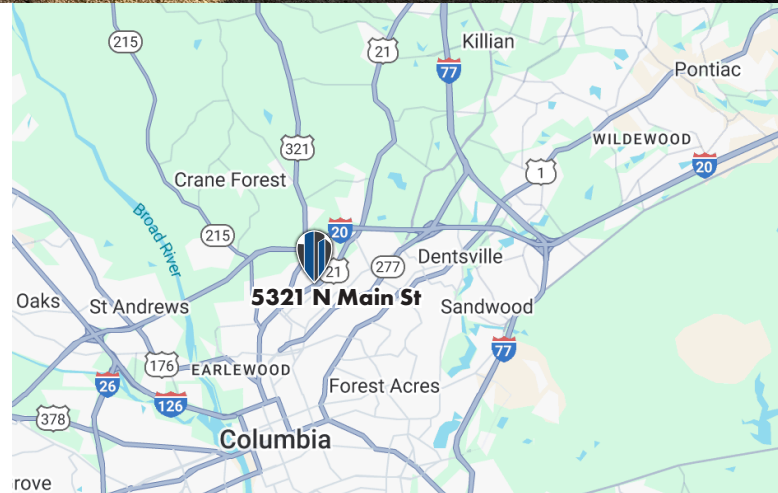


FOR SALE OR LEASE

- 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: \$185,000

LEASE RATE: \$1,750/month + utilities



DEMOGRAPHICS

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

