



**23,978 SF**

**FREESTANDING BUILDING  
AVAILABLE FOR SALE**

**621 GARDNER BLVD | HOLLY HILL, SC 29045**

**Sam Black**

C | 864-704-8527

[sam@reliance-advisors.com](mailto:sam@reliance-advisors.com)





## EXECUTIVE SUMMARY

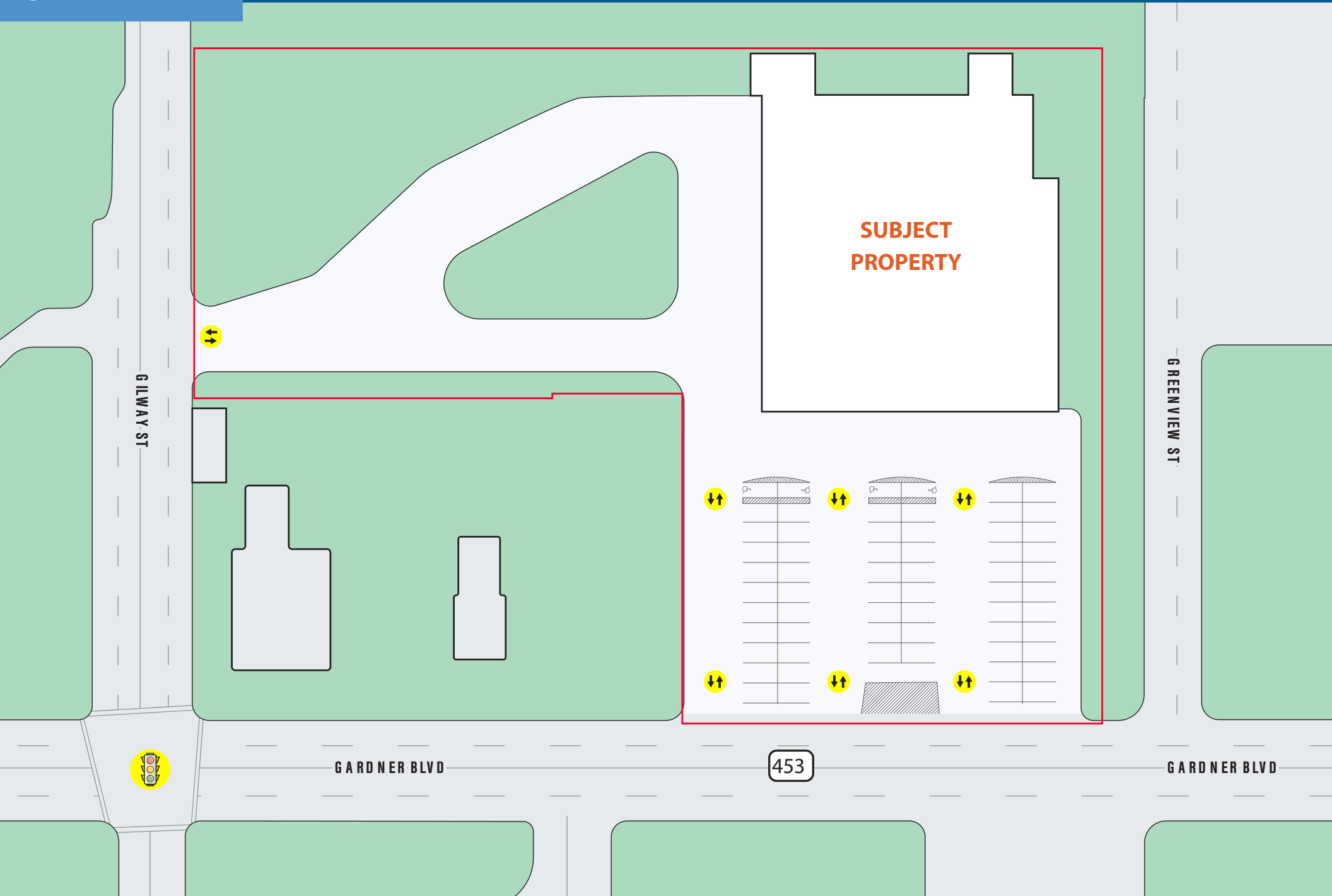
### KEY HIGHLIGHTS

- » Former IGA grocery store – building already set up for full supermarket operations.
- » Existing equipment in place: refrigerated units, freezers, shelving, coolers, etc., that reduce startup capital needed.
- » Very strong access: two frontage roads (Gardner Blvd & Gilway St) converge at a lighted intersection, enhancing visibility and traffic flow.
- » Multiple access points from both Gardner Blvd and Gilway St easier customer ingress/egress, reduced traffic bottlenecks.
- » Within 10-mile radius, only one other regional chain grocery store, creating a void in regional grocery competition and unmet demand.
- » Good visibility & signage potential at intersection, high vehicle counts likely.
- » Opportunity to re-enter grocery/shopping market quickly, since infrastructure already in place.
- » Flexibility of use: could maintain supermarket, or reconfigure part of space for complementary tenants (deli, bakery, prepared foods, etc.).
- » Potential to leverage local independent grocer model (like IGA's) to capture trust, local loyalty.

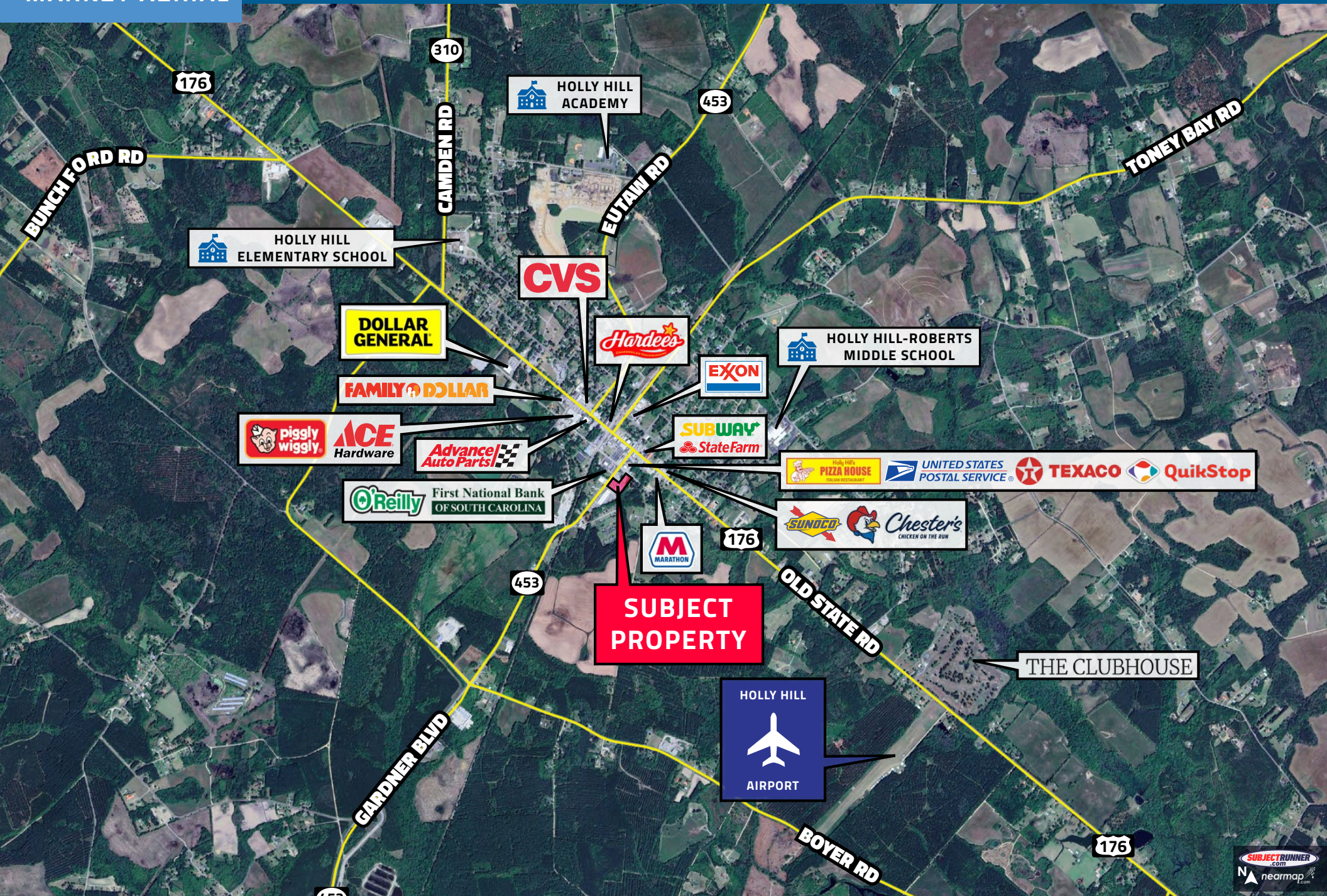
### DEMOGRAPHICS

	11-Miles
<a href="#">2024 Estimated Population</a>	19,409
<a href="#">2029 Projected Population</a>	19,893
<a href="#">Population Growth 2024 - 2029</a>	2.50%
<a href="#">Median Age</a>	47.4











GROCERY COMPETITION - 10 MILE RADIUS

