

IMMEDIATELY AVAILABLE FOR LEASE

± 0.42 - ± 2.57 Acre Laydown Yard in Gaffney, SC



296 Lemuel Road Gaffney, SC 29341

PROPERTY DESCRIPTION

- Immediately available for Lease
- Laydown yards are located off of Exit 96 in Cherokee County's I85
- $\pm 61,300$ vehicles pass by this site every day
- Topography: Flat

OFFERING SUMMARY

Laydown Lot 1: ± 1.191 Acres | \$1,250/month

Laydown Lot 2: ± 0.964 Acres | \$1,250/month

Laydown Lot 3: ± 0.419 Acres | \$850/month

Total: ± 2.574 Acres | \$3,350/month



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296 Lemuels Road

Gaffney, SC 29341



REEDY COMMERCIAL



Lot 1



Lot 2



Lot 3

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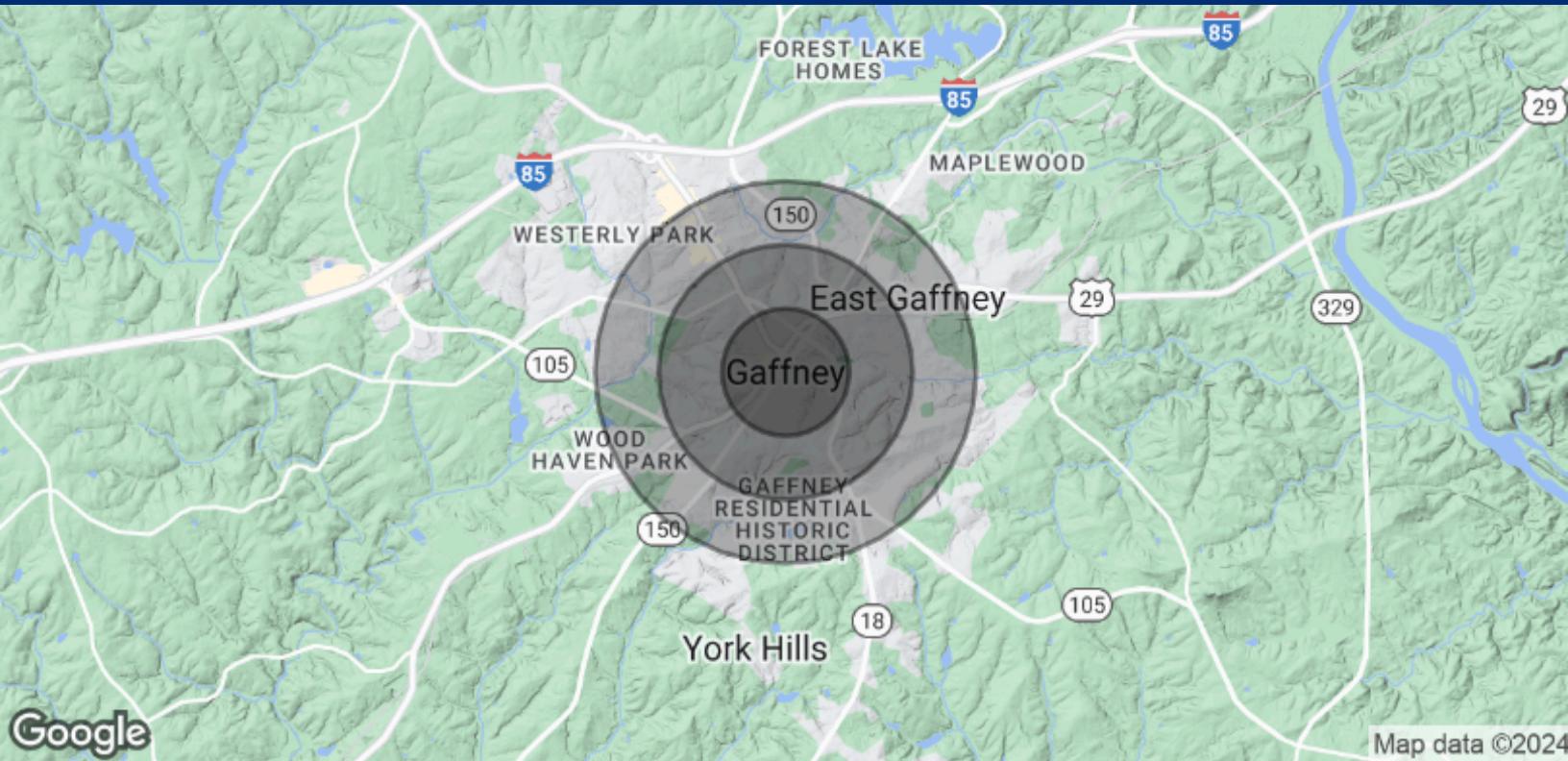


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DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,342	5,140	9,002
Average Age	37.8	36.6	36.6
Average Age (Male)	36.1	35.0	34.1
Average Age (Female)	40.5	40.1	40.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	690	2,634	4,472
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$27,925	\$25,924	\$27,636
Average House Value	\$78,289	\$75,307	\$81,433

2020 American Community Survey (ACS)