



# 1592 SANDIFER BLVD

1592 Sandifer Blvd, Seneca, SC 29678

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**PROPERTY DESCRIPTION**

Available for lease approximately +/- 7,250 SF retail building on +/- 0.86 acres located at 1592 Sandifer Blvd in Seneca. This property is centrally located on the main retail corridor in the market & at the major intersection of Sandifer Blvd & Wells Hwy. Traffic counts are approximately 24K VPD. Directly across the street from Applewood Shopping Center nearby retailers include: The Home Depot, PetSmart, Hobby Lobby, Aldi, Lowe’s, Belk, Chick-fil-A & Walmart Supercenter. This property displays excellent signage & visibility. Asking rate for lease is \$11.50/SF NNN. Please reach out to Listing Agents with any interest or to schedule a showing.

**PROPERTY HIGHLIGHTS**

- Excellent visibility
- Heavy traffic counts
- Located on main corridor

**OFFERING SUMMARY**

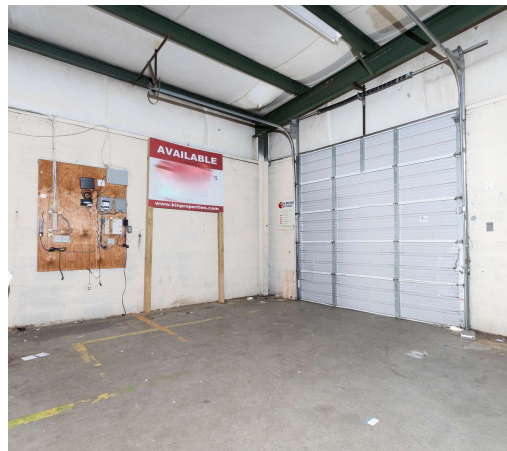
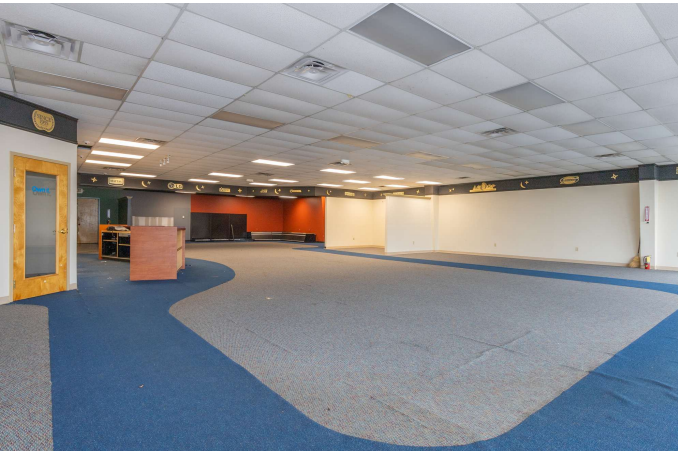
Lease Rate:	\$11.50 SF/yr (NNN)
Available SF:	7,250 SF
Lot Size:	0.86 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	512	5,530	11,202
Total Population	1,189	12,683	26,105
Average HH Income	\$76,618	\$72,377	\$71,960

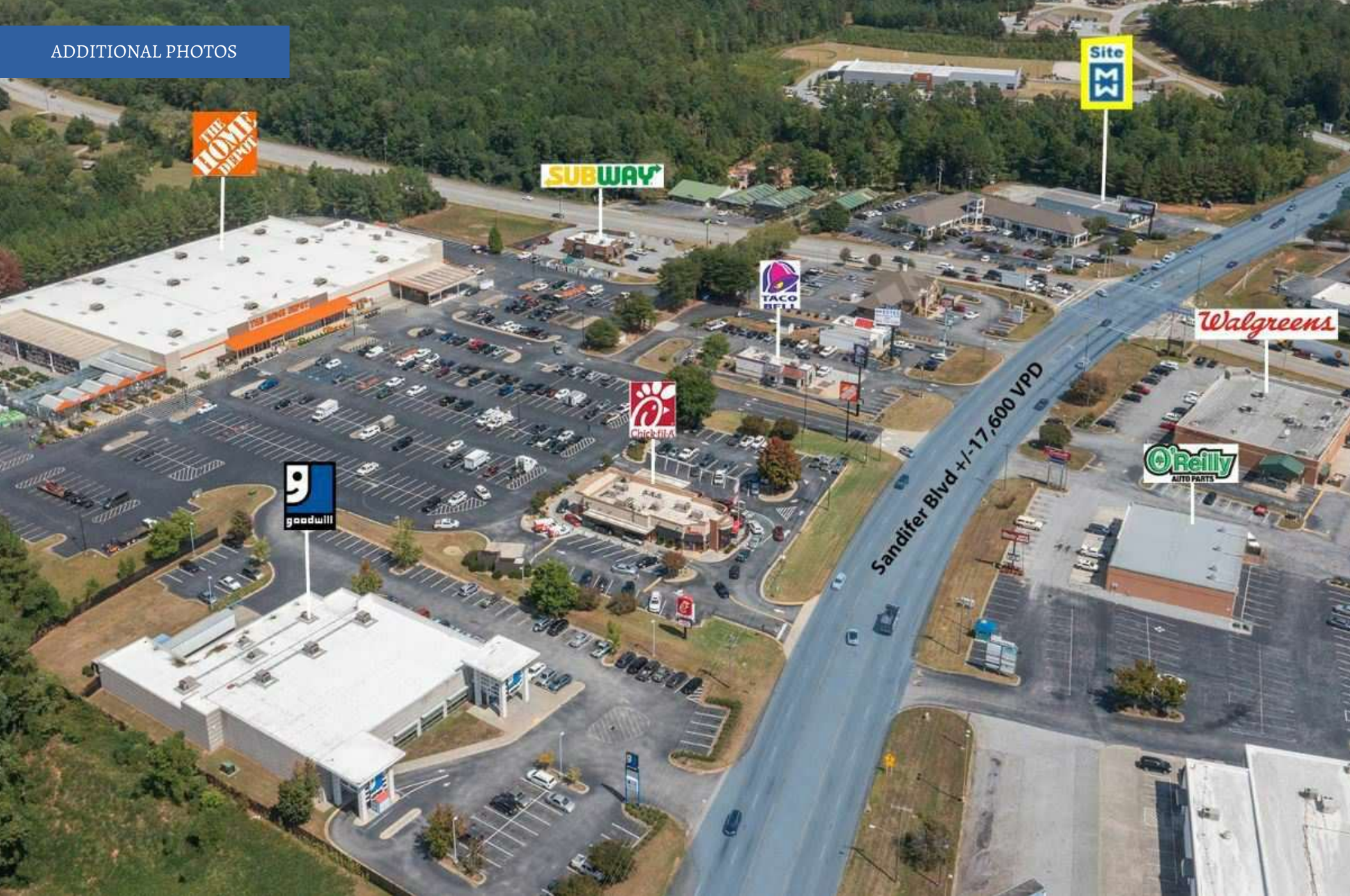


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ADDITIONAL PHOTOS



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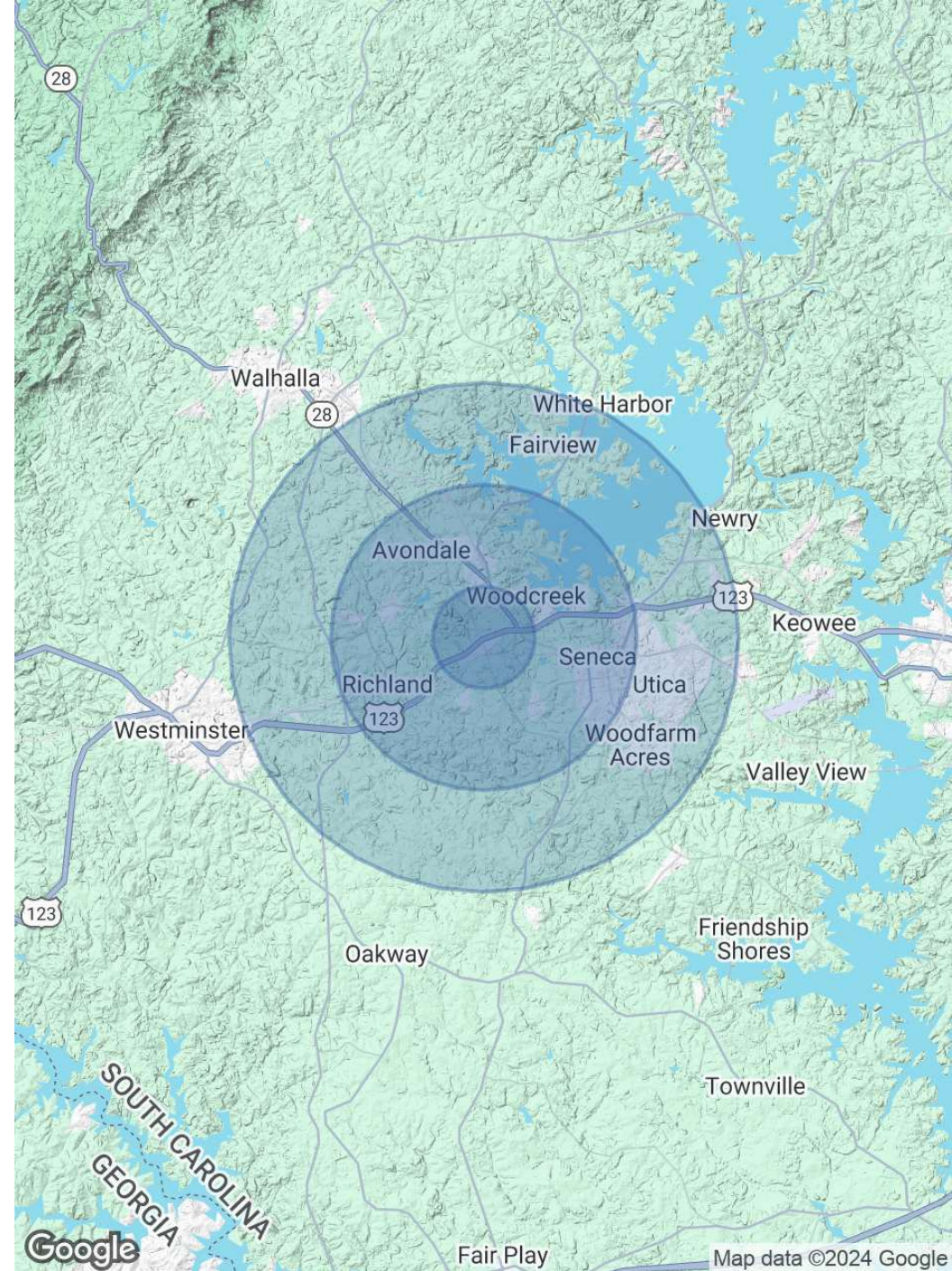
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,189	12,683	26,105
Average Age	49	47	45
Average Age (Male)	47	45	44
Average Age (Female)	51	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	512	5,530	11,202
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$76,618	\$72,377	\$71,960
Average House Value	\$348,786	\$306,564	\$312,122

Demographics data derived from AlphaMap



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