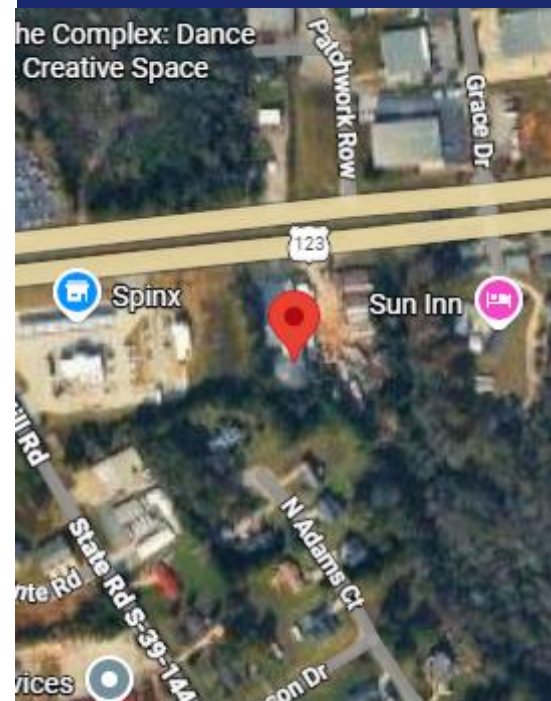




## FLEX BUILDING FOR SALE

FOR SALE:  
\$1,250,000.00

- +/- 7,040 SF Flex Building for Sale with Prime Road Frontage on Calhoun Memorial Hwy. (Hwy 123)
- 14' Eave Height & 16' Center Height
- (2) 10' x 12' Electric Drive-in Roll-up Doors
- Entire Building is Fully Conditioned and has Fully Built-out Living Quarters, including a Bedroom, Bathroom, Kitchenette, & Living Area
- Traffic Count: 23,400 VPD
- +/- 0.73 Acres with Large Fenced-in and Paved Parking Lot with Security System
- Cars and Boat with Trailer can be Purchased with the Building for \$1,500,000.00 (Contact Agent for List)
- Pickens County Parcel Number: 5049-14-43-6386
- Zoning: Commercial



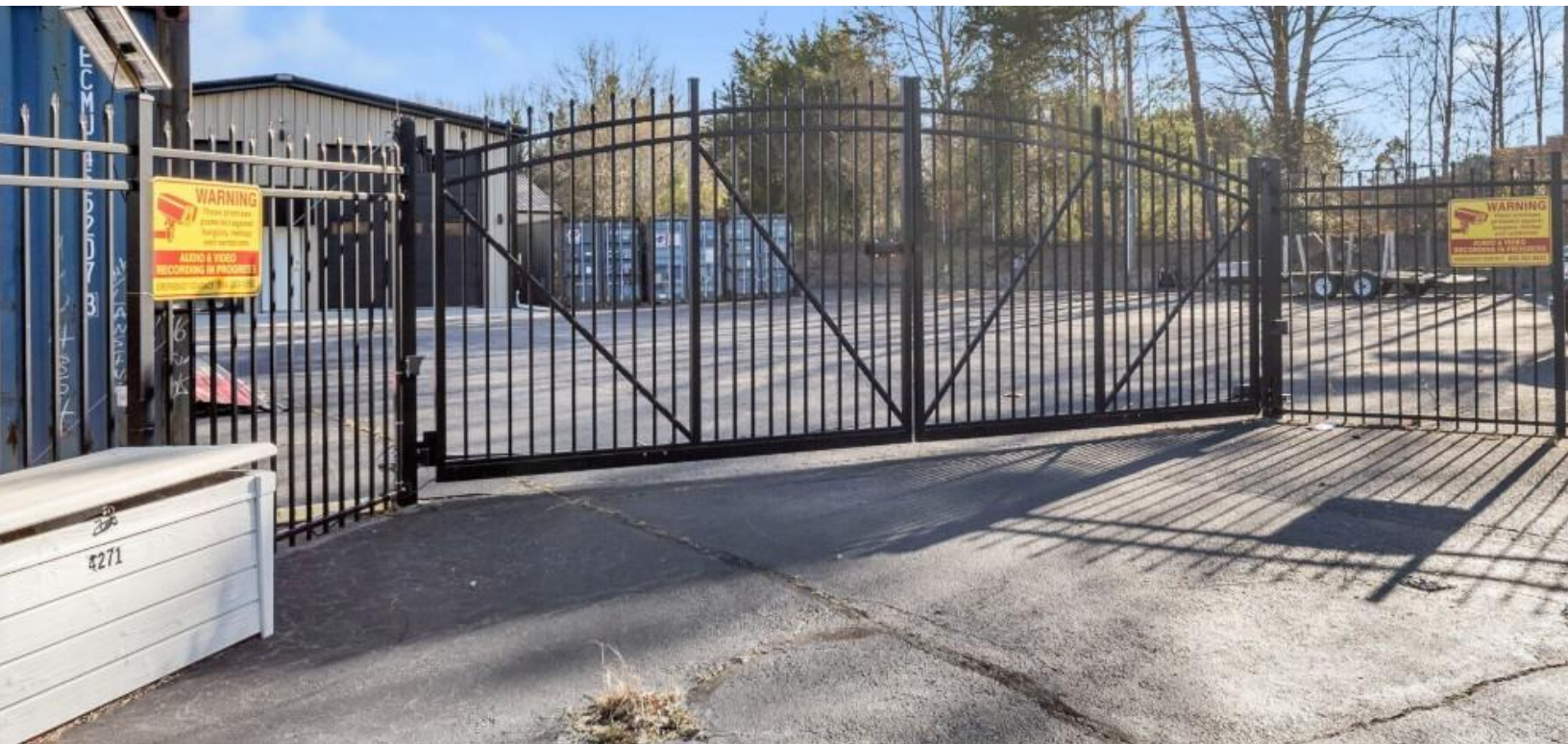


## OUTSIDE PICTURES



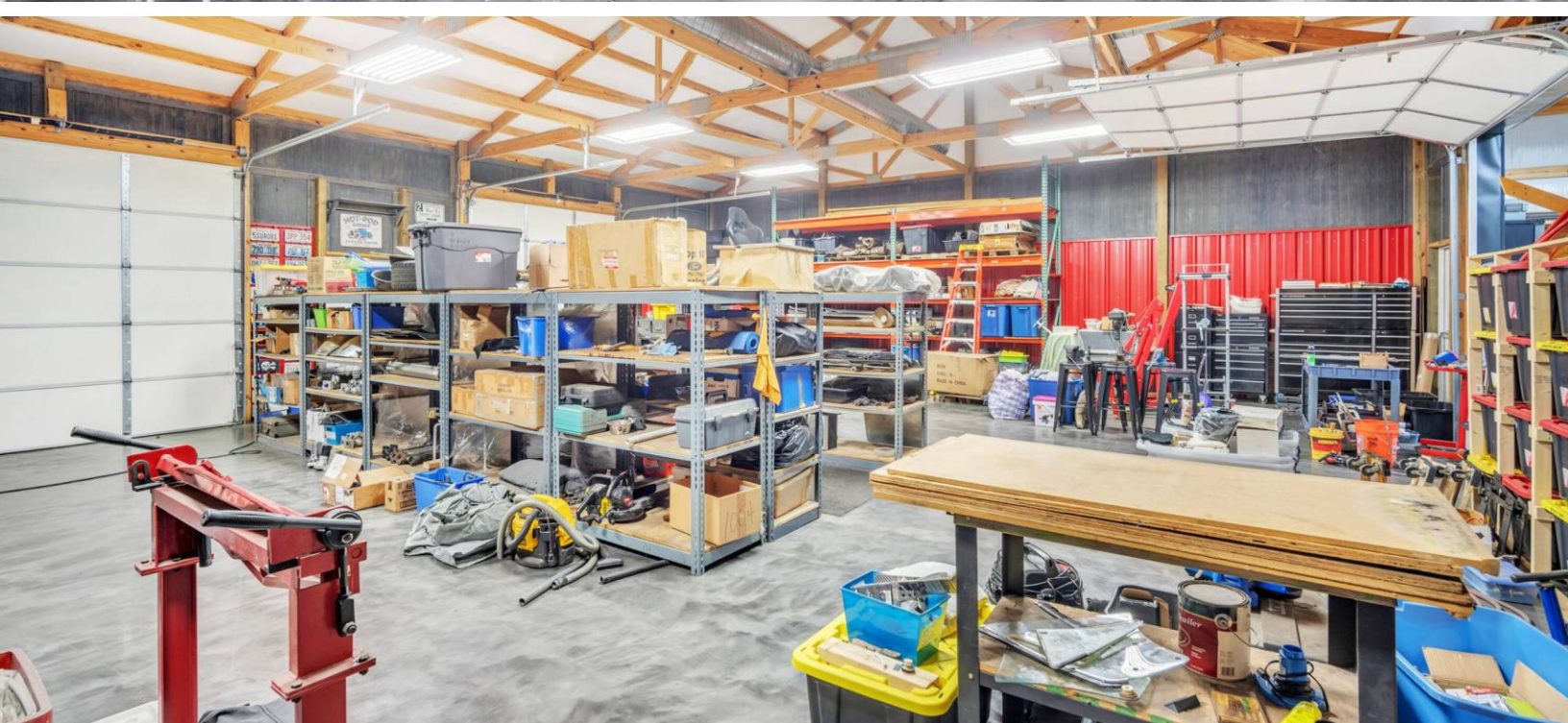


## OUTSIDE PICTURES



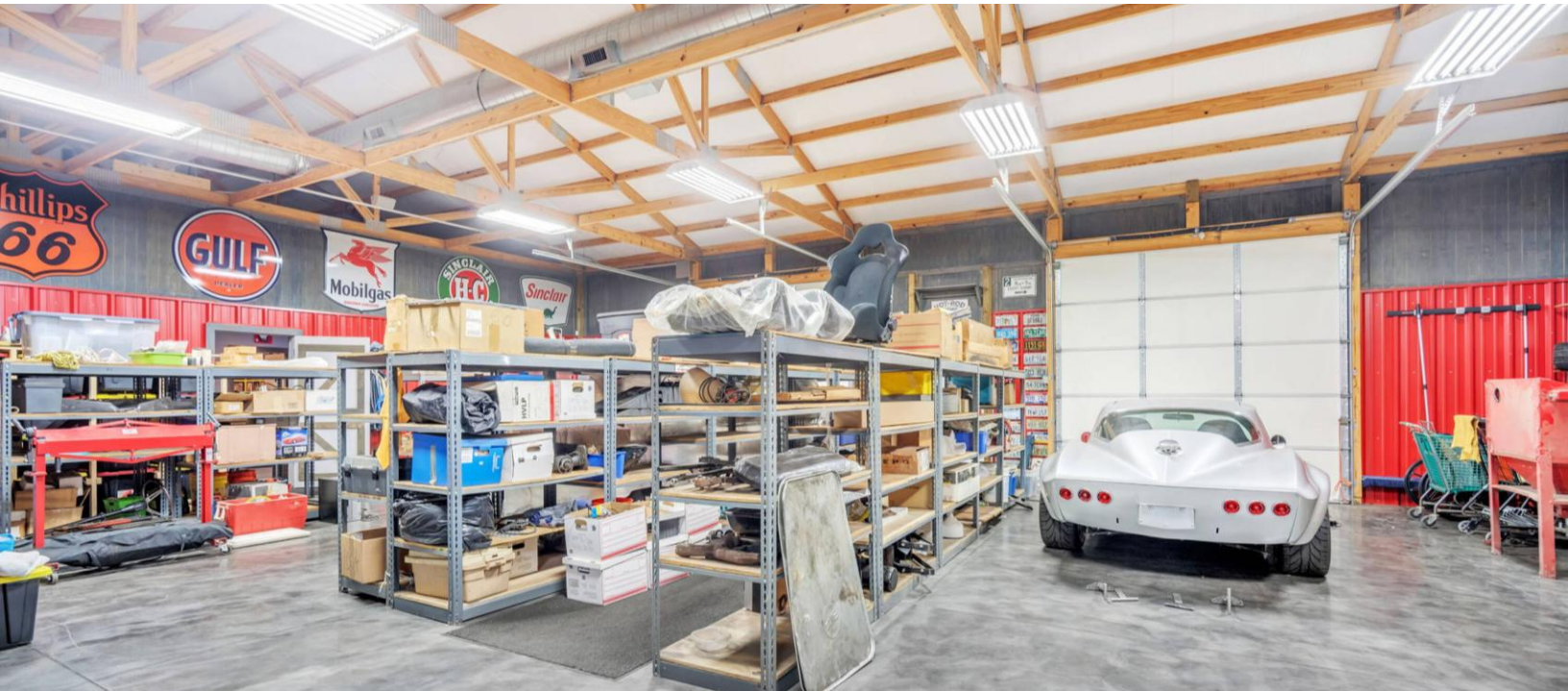


## INSIDE PICTURES





## INSIDE PICTURES





## APARTMENT AREA



## FLOOR PLAN



## DEMOGRAPHICS

### Population

	2 miles	5 miles	10 miles
2020 Population	7,943	69,782	257,613
2024 Population	7,582	71,808	276,462
2029 Population Projection	7,842	76,875	301,420
Annual Growth 2020-2024	-1.1%	0.7%	1.8%
Annual Growth 2024-2029	0.7%	1.4%	1.8%
Median Age	40.4	39.3	38
Bachelor's Degree or Higher	23%	22%	29%
U.S. Armed Forces	0	60	201

### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$75,240	\$75,204	\$80,748
Median Household Income	\$56,820	\$53,742	\$55,327
< \$25,000	574	6,310	24,828
\$25,000 - 50,000	671	6,963	26,970
\$50,000 - 75,000	725	5,314	18,657
\$75,000 - 100,000	266	2,665	11,709
\$100,000 - 125,000	439	2,716	8,985
\$125,000 - 150,000	52	1,127	5,461
\$150,000 - 200,000	126	1,382	5,999
\$200,000+	154	1,632	8,549