



FOR LEASE |  $\pm 10,125$  SF &  $\pm 20,000$  SF of Retail Space in Neighborhood Center

1305-1307, 1319 W FLOYD BAKER BLVD

Gaffney, South Carolina 29341

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# CHEROKEE PLAZA

1305-1307,1319 W Floyd Baker Blvd.  
Gaffney, South Carolina 29341

## Property Overview

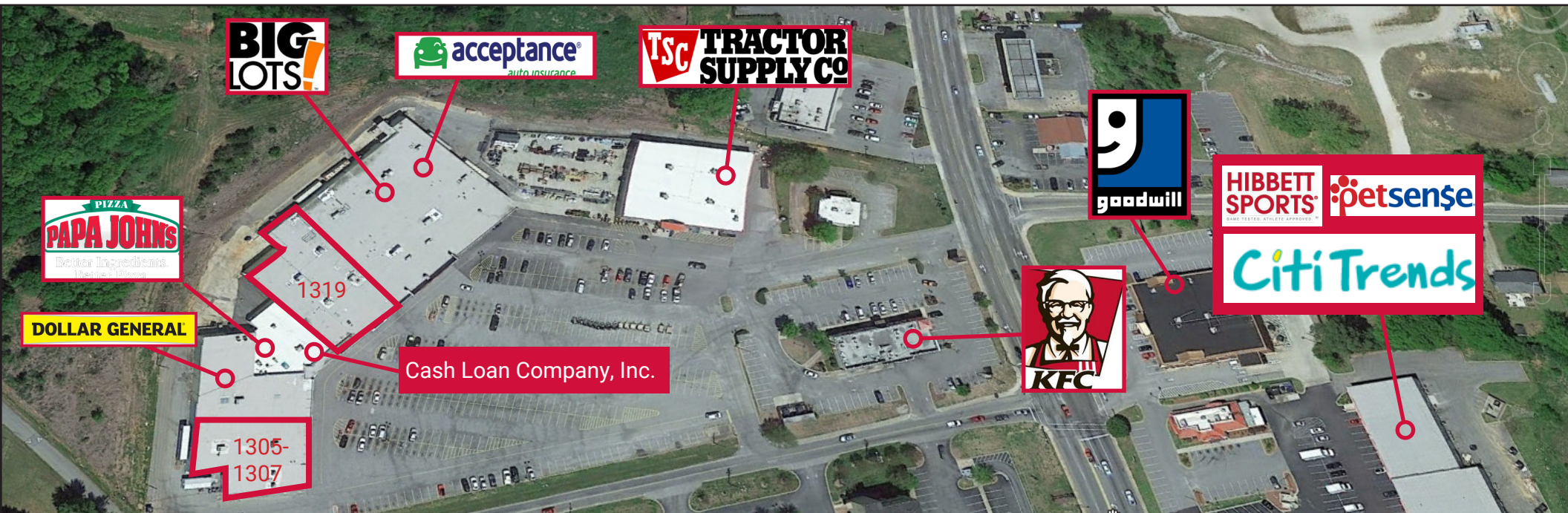
- Property is well-located on a major retail corridor that includes retailers such as:
  - Chick-fil-a
  - Walmart
  - Lowe's
  - Walgreens
- Just One (1) mile to I-85
- Traffic Count on W Floyd Baker Blvd: ±20,300 vehicles per day (2018)

## Spaces Overview

- **1305-1307**
  - ±10,125 SF Retail Space
  - 1305- 30' x 79.5' for ±2,385 SF
  - 1307- 64.5' x 120' for ±7,740 SF
  - Sprinkled

Lease Rate: \$10.00 PSF NNN, NNN = \$2.01 PSF, If leased together

- **1319**
  - ±20,000 SF Retail Space
  - Ceiling Height to Drop Ceiling 11.5'
  - Height to Roof Deck 16.25'
  - Height to Bottom of Roof Beam 14.5'
  - Interior Width 113'
  - Sprinkled
  - 2 loading docks



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## Property Aerial

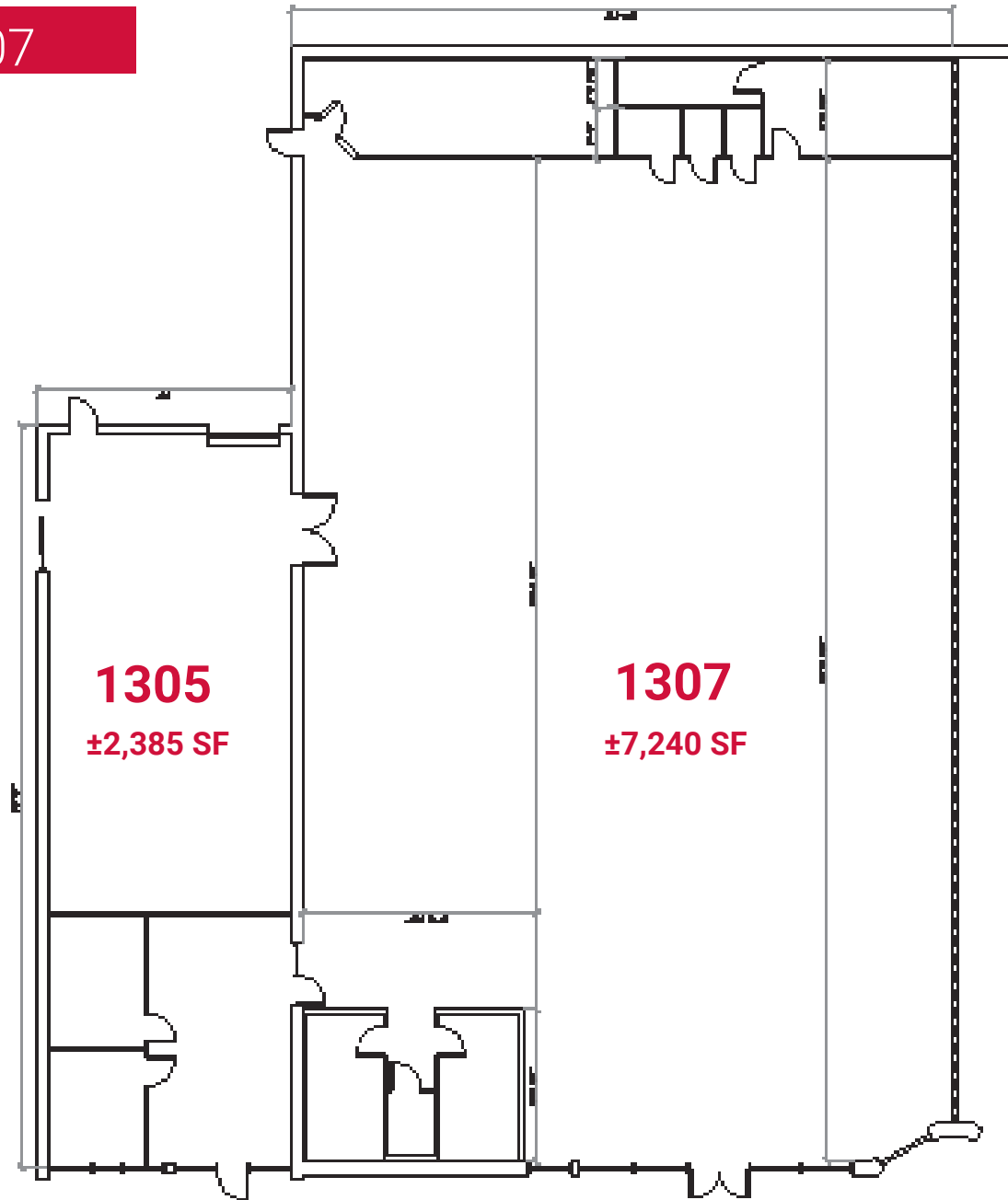


DEMOGRAPHICS	1-mile	3-mile	5-mile
2023 Total Population	4,174	20,064	28,887
2022 Daytime Population	5,145	27,114	33,914
Average Household income	\$48,264	\$52,560	\$56,970
Median Household income	\$31,646	\$36,008	\$39,641

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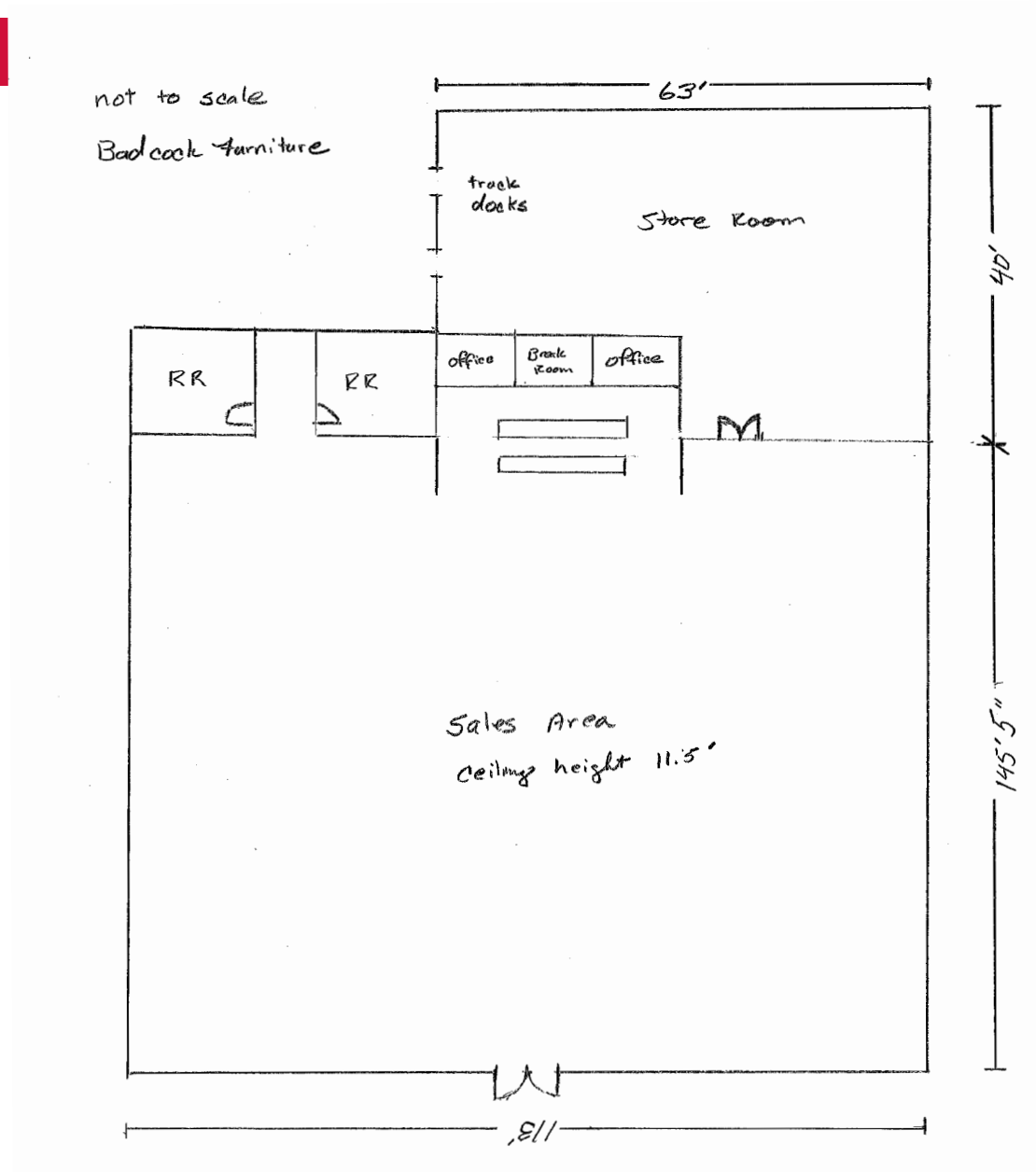
## Floor Plan 1305-1307



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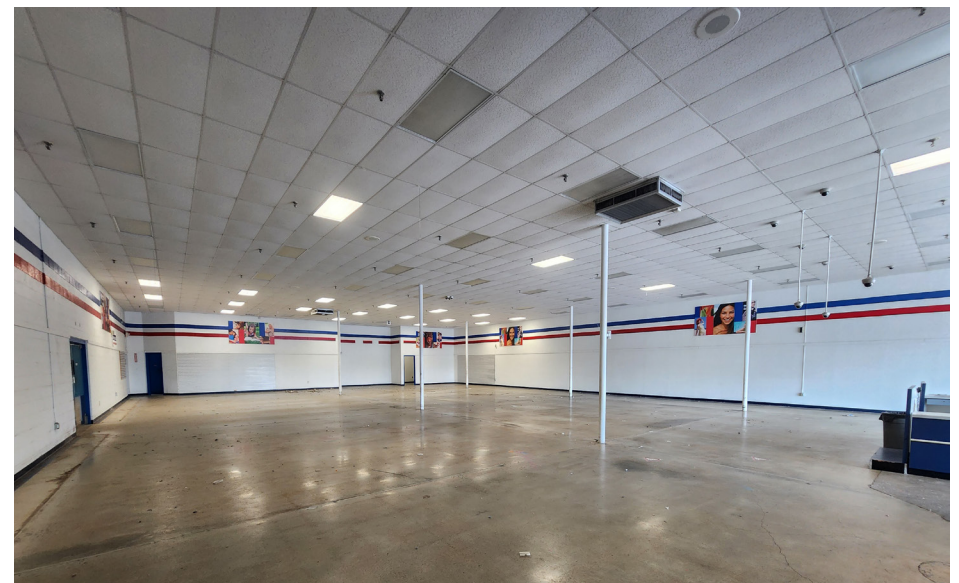
## Floor Plan 1319



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1305-1307



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1319

