



FOR SALE

Flat Creek Commercial Site

4410 Flat Creek Road,
Heath Springs, SC 29058

Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Executive Summary



Sale Price

\$235,000

OFFERING SUMMARY

Building Size:	2,794 SF
Available SF:	2,794 SF
Lot Size:	0.55 Acres
Price / SF:	\$84.11
Year Built:	1958
Zoning:	RUB
Market:	Charlotte
Submarket:	Lancaster

PROPERTY OVERVIEW

Former auto body facility offering a versatile commercial building on 0.55± acres in Lancaster, SC. The property includes a solid block-and-metal construction building with open work areas suitable for automotive, service, or light industrial operations. Designed to accommodate multiple vehicles, the structure features durable concrete flooring, large work bays, and utility connections previously supporting shop equipment such as air systems and paint operations. One 10' rollup door and one 8' rollup door.

The site provides ample paved parking, room for vehicle storage or customer parking, and flexibility for future expansion or redevelopment. Located along Flat Creek Road, the property offers convenient access to surrounding residential areas and local traffic patterns. Ideal for an owner-operator, small business, or investor seeking an affordable commercial asset with functional infrastructure already in place.

PROPERTY HIGHLIGHTS

- Former auto body shop on 0.55± acres
- Block-and-metal construction with durable concrete flooring
- Open work areas suitable for automotive, service, or light industrial use
- Capacity for multiple vehicles with flexible interior layout
- Existing utility connections previously supporting shop equipment
- Ample paved parking for customers, storage, or operations

David Brock

Associate

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Additional Photos



David Brock

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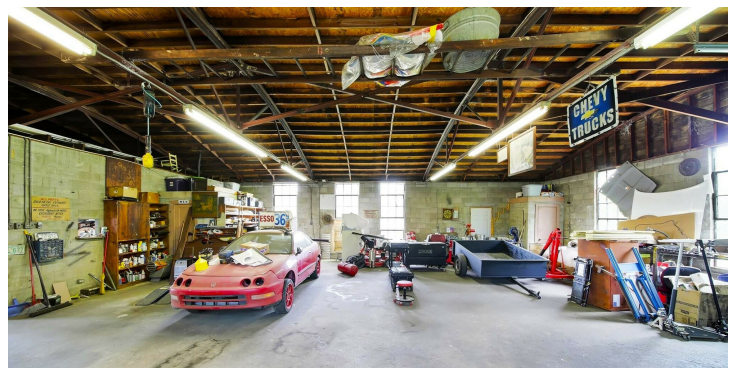
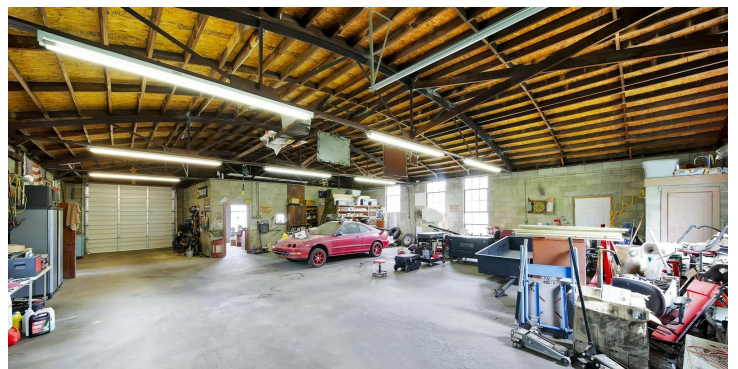
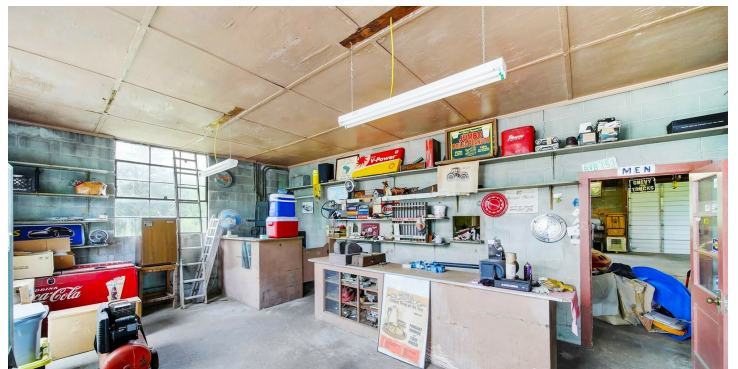
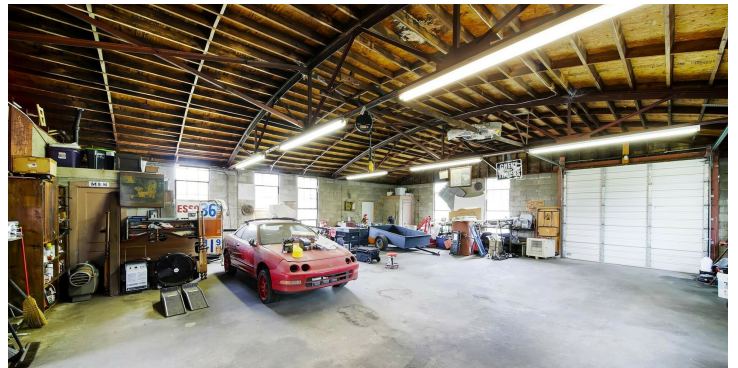
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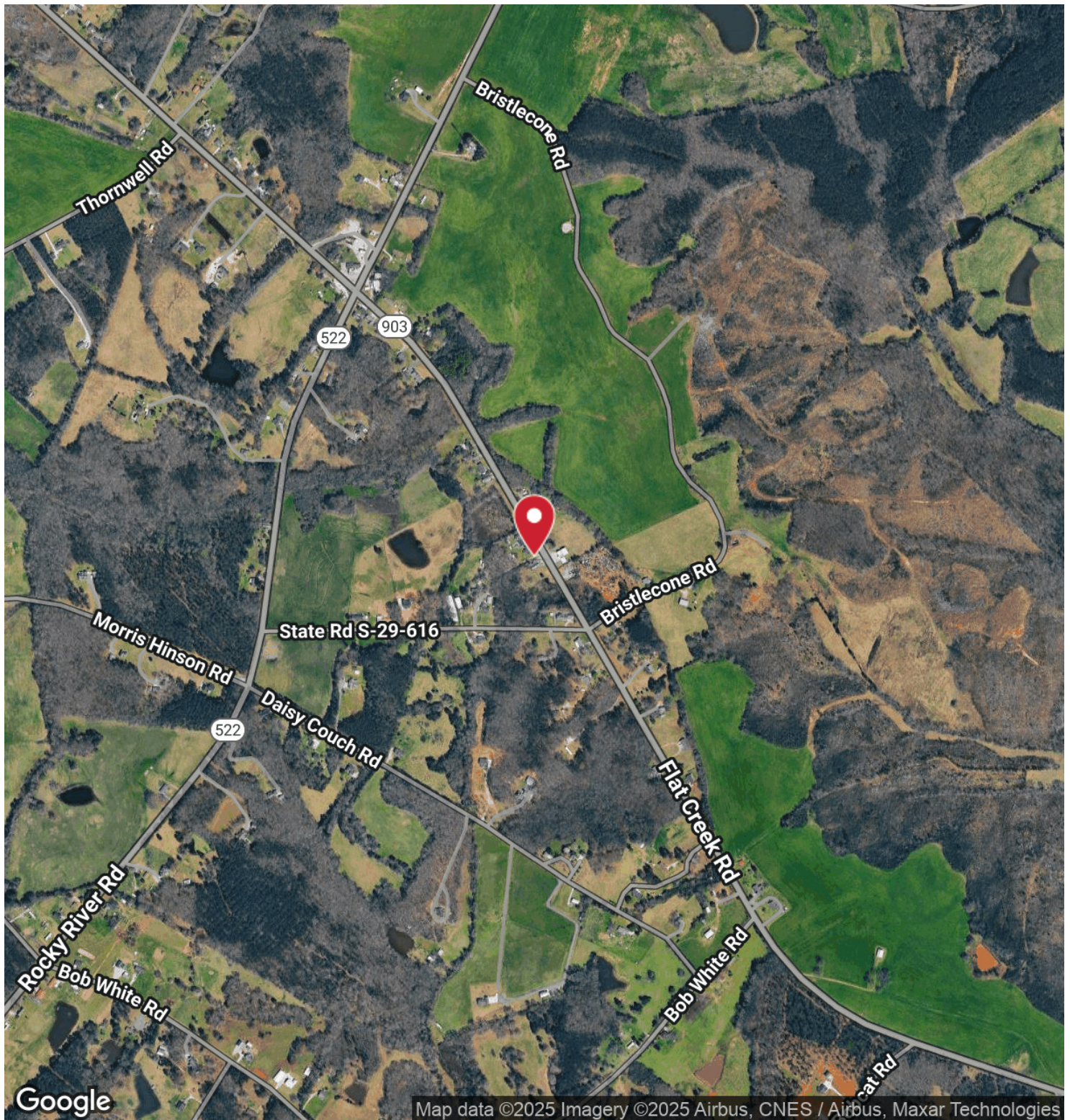
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Location Map



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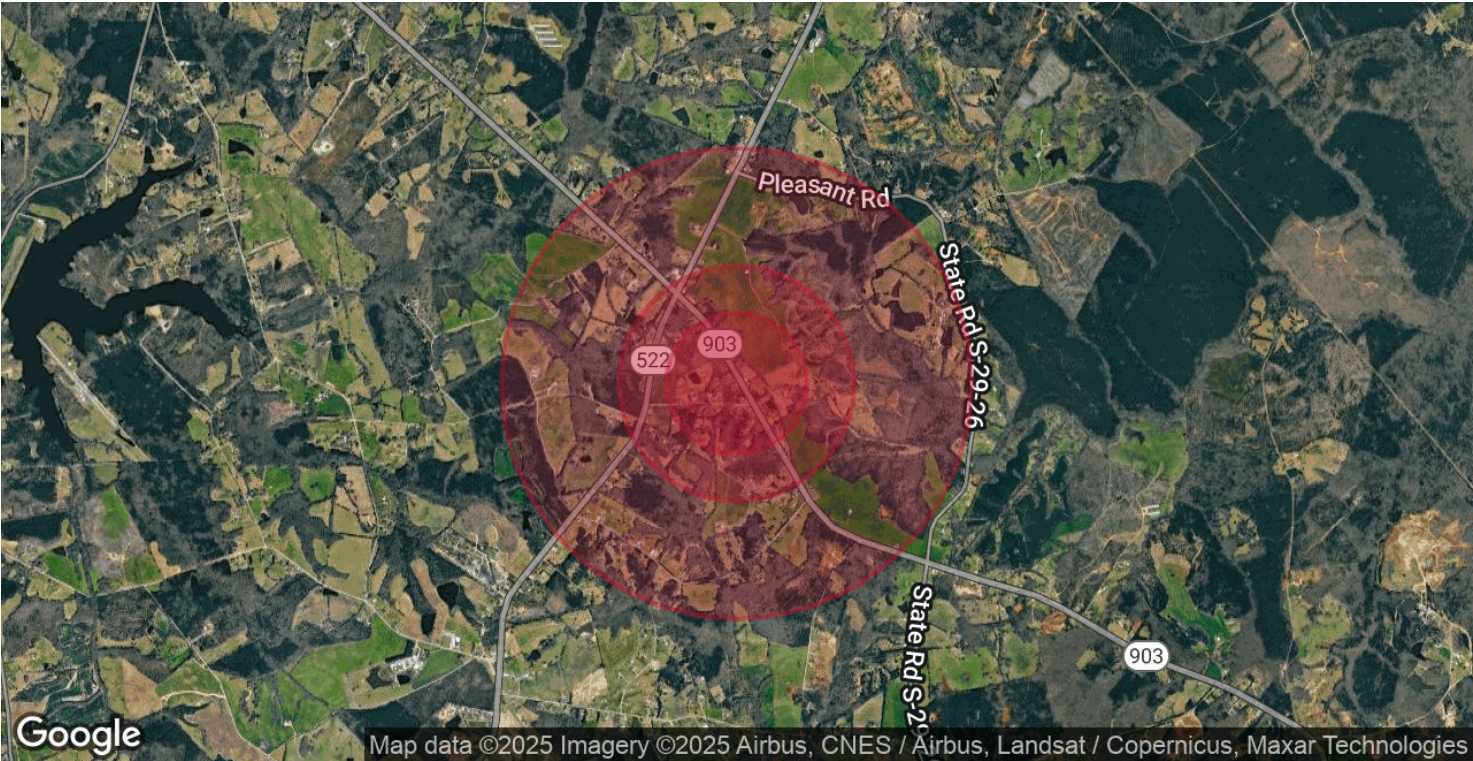
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	56	114	328
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	46	133
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$71,324	\$71,584	\$72,624
Average House Value	\$211,526	\$209,655	\$203,283

Demographics data derived from AlphaMap

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