

**FOR SALE**

# HWY 321 S. GASTON, SC

**73 ACRE DISTRIBUTION  
WAREHOUSE SITE**

Gaston, SC 29053

**PRESENTED BY:**

**C. BRENT CHITWOOD**

O: 803.429.4816

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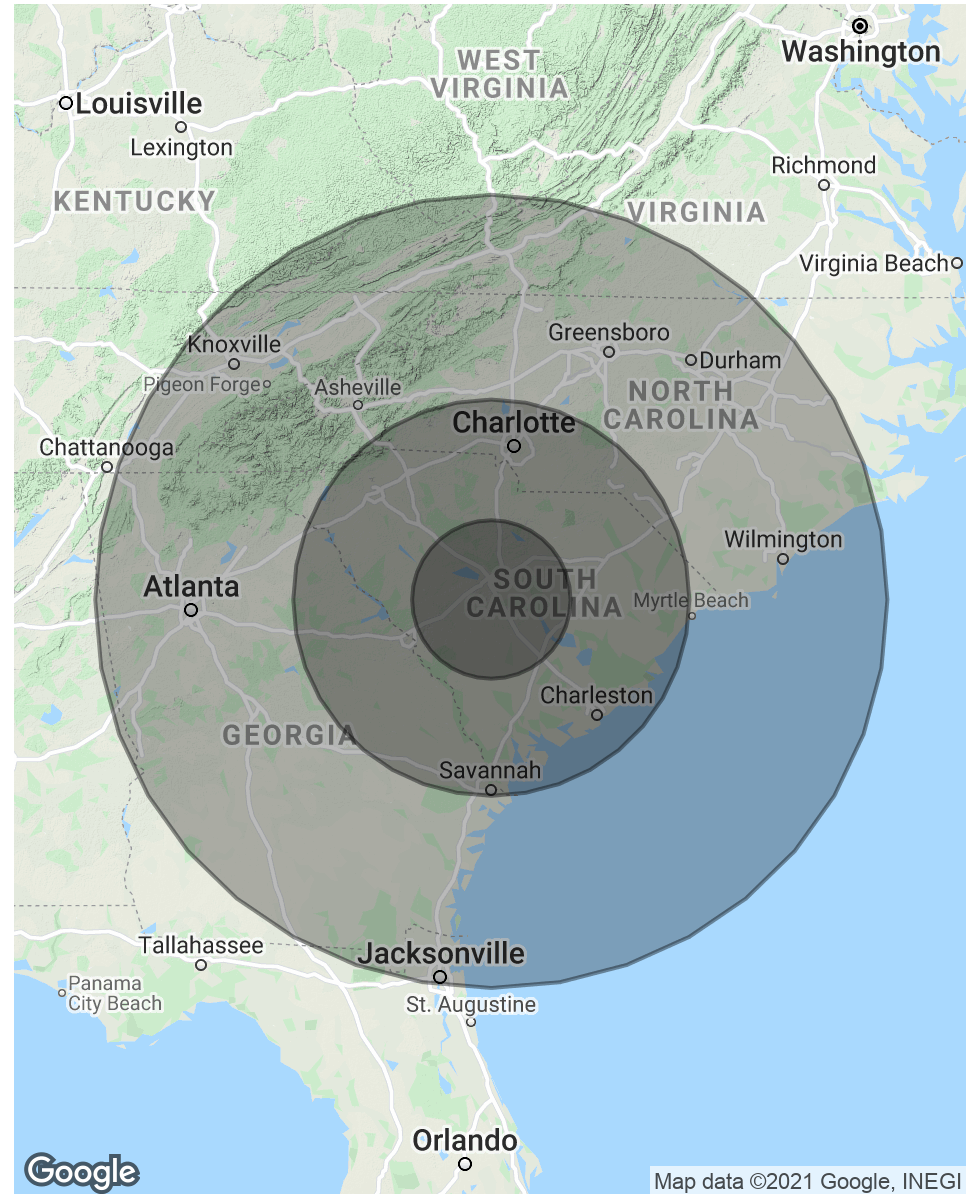
**POPULATION**                      **50 MILES**    **125 MILES**    **250 MILES**

	50 MILES	125 MILES	250 MILES
TOTAL POPULATION	1,212,378	8,099,877	27,680,412
AVERAGE AGE	36.6	37.3	37.2
AVERAGE AGE (MALE)	35.1	36.1	35.9
AVERAGE AGE (FEMALE)	38.0	38.5	38.5

**HOUSEHOLDS & INCOME**                      **50 MILES**    **125 MILES**    **250 MILES**

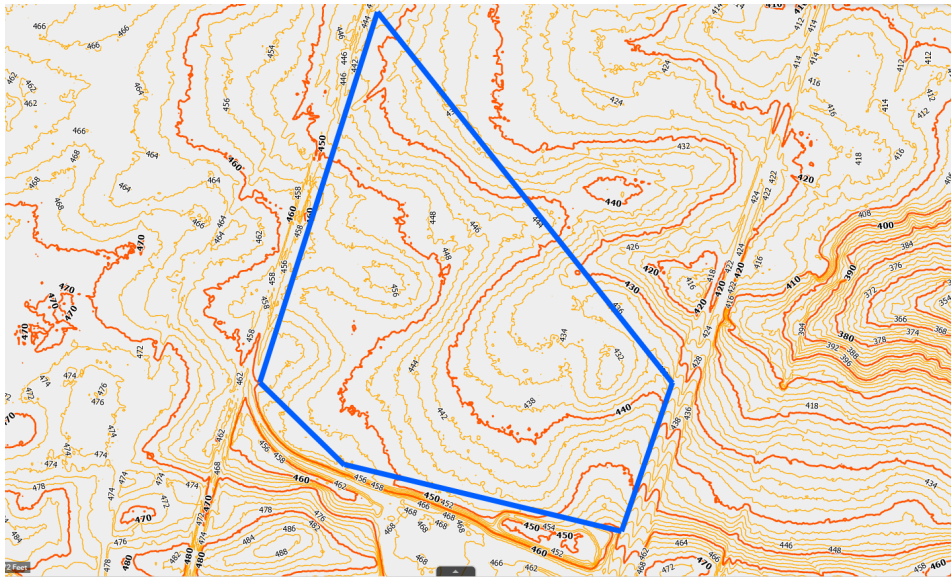
	50 MILES	125 MILES	250 MILES
TOTAL HOUSEHOLDS	466,694	3,130,920	10,531,276
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$59,965	\$61,906	\$62,433
AVERAGE HOUSE VALUE	\$167,271	\$190,907	\$206,478

\* Demographic data derived from 2010 US Census



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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,100,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	73.2 Acres
<b>PRICE / ACRE:</b>	\$28,689
<b>ZONING:</b>	GC
<b>APN:</b>	010100-02-004 and 010100-02-007

## PROPERTY OVERVIEW

Excellent Distribution Warehouse site with Interstate and RR access to the Charleston Ports and the major growth areas of the Southeast. Adjacent to major Industrial Park areas of Columbia, SC

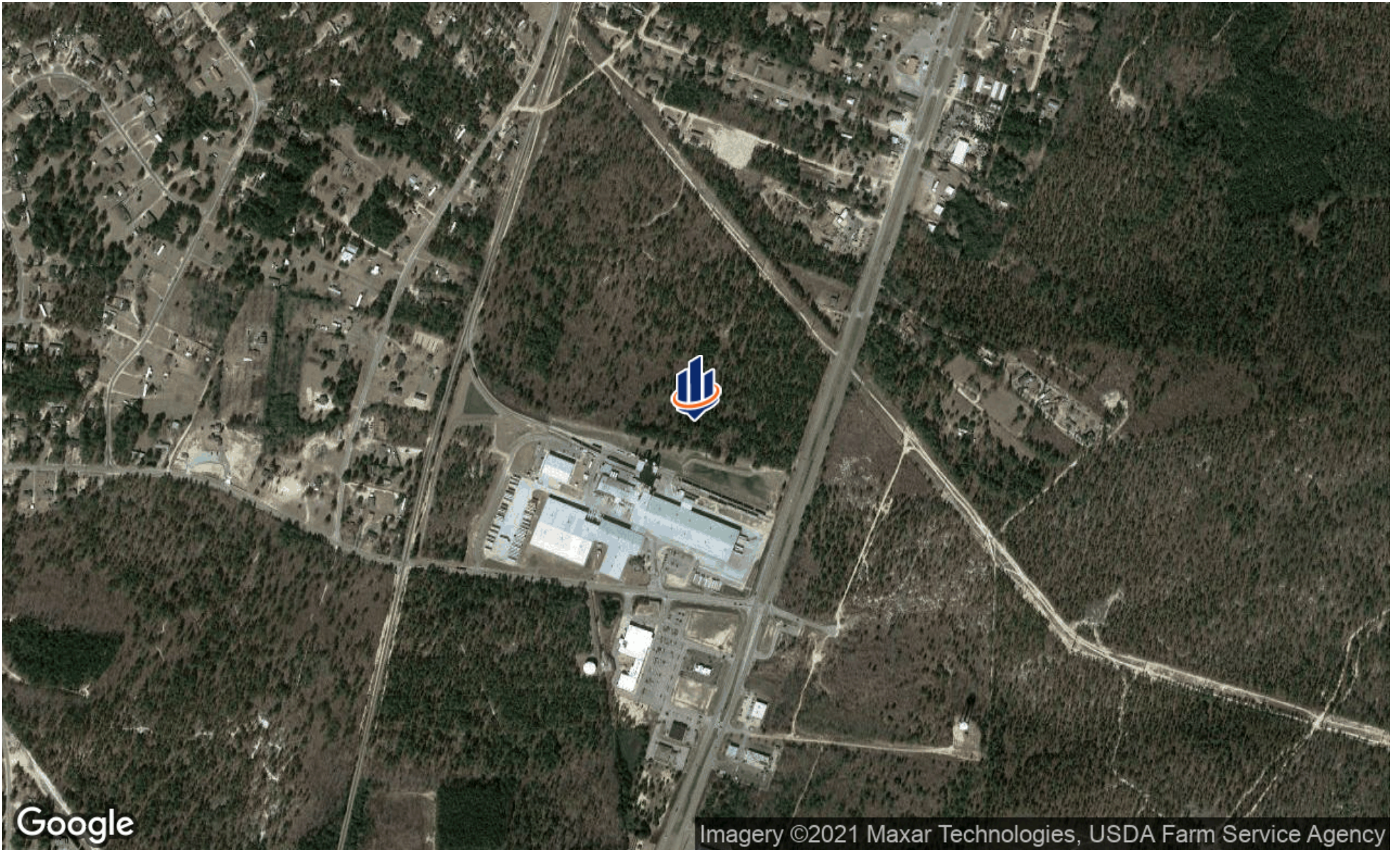
## PROPERTY HIGHLIGHTS

- 100 Miles to the Charleston Container Ports via I-26
- 10 Million Households within 250 Miles
- Railroad Access
- 6 Miles to I-26 / I-77 Intersection on 4 Lane Hwy.

## DEMOGRAPHICS

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