



730 HAMPTON RD SUITE B

730 Hampton Road, Williamston, SC 29697

RICH BENNETT
Senior Vice President
864.224.3503
rich@mccoywright.com





PROPERTY DESCRIPTION

±45,000 SF Class B Industrial space available for lease in Anderson County. The building sits on roughly ±12.68 unzoned acres and can easily accommodate large trucks and trailers. The entire building is ±54,000 SF: Suite A (±9,000 SF) has a tenant in place and Suite B (±45,000 SF) is available now. Suite B is made up of both office and warehouse space and has 3 loading docks. There is an optional ±2 acres on the rear that can be utilized as a lay-down yard or additional truck parking for the tenant in Suite B, please contract listing Broker for pricing on this extra space. 730 Hampton Rd is positioned ±.8 miles off I-85 at Exit 27 and is strategically positioned halfway between Charlotte (±124 miles) and Atlanta (±112 miles). Please reach out to the listing broker for additional information.

OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (NNN)
Lot Size:	12.68 Acres
Building Size:	45,000 SF

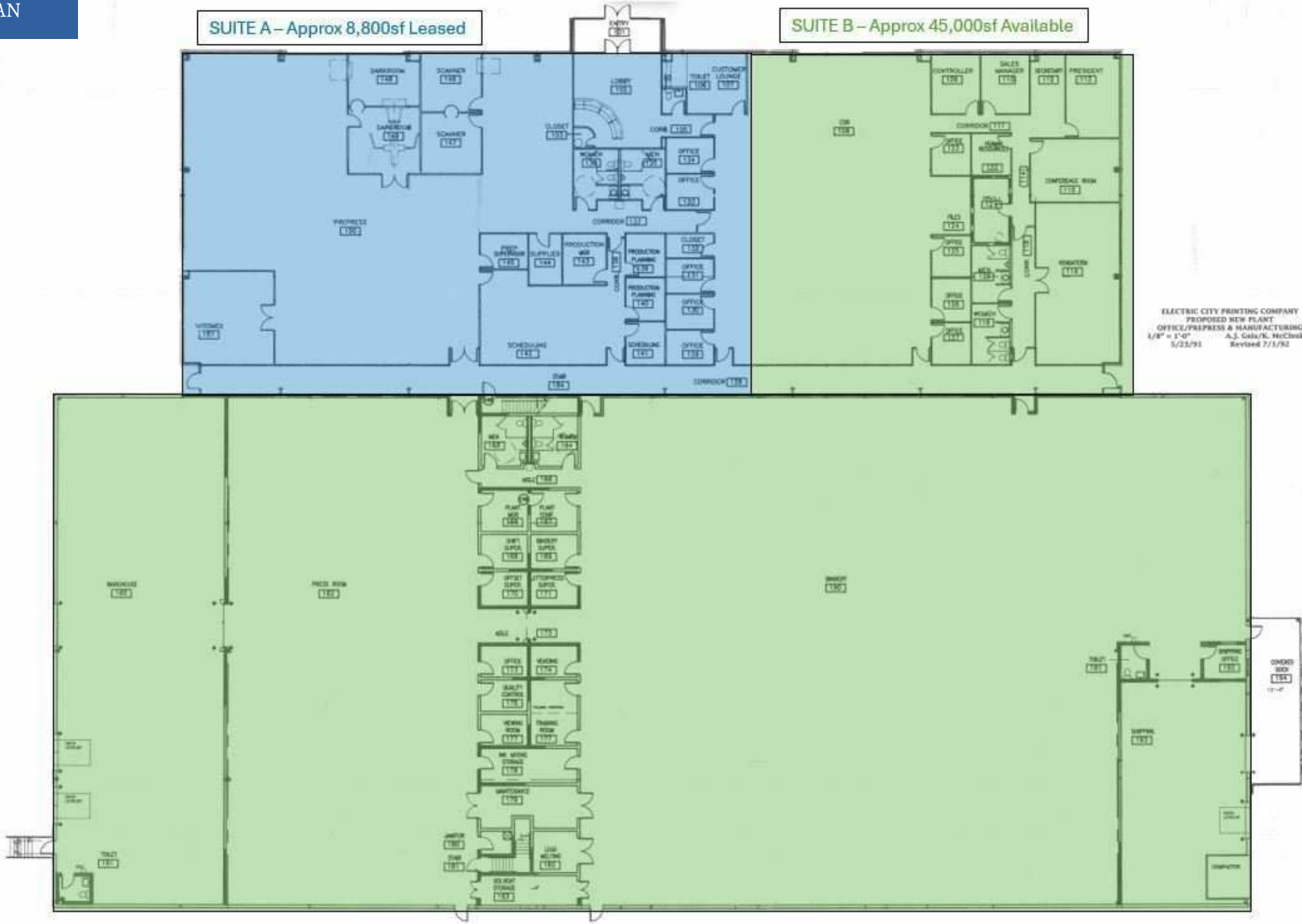
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	12	98
Total Population	6	33	278
Average HH Income	\$87,376	\$93,544	\$101,145



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoyswright.com

SUITE A – Approx 8,800sf Leased

SUITE B – Approx 45,000sf Available



ELECTRIC CITY PRINTING COMPANY
 PROPOSED NEW PLANT
 OFFICE/PREPRESS & MANUFACTURING
 1/8" = 1'-0" A.J. Gola/K. McCloskey
 5/22/91 Revised 7/1/92



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com



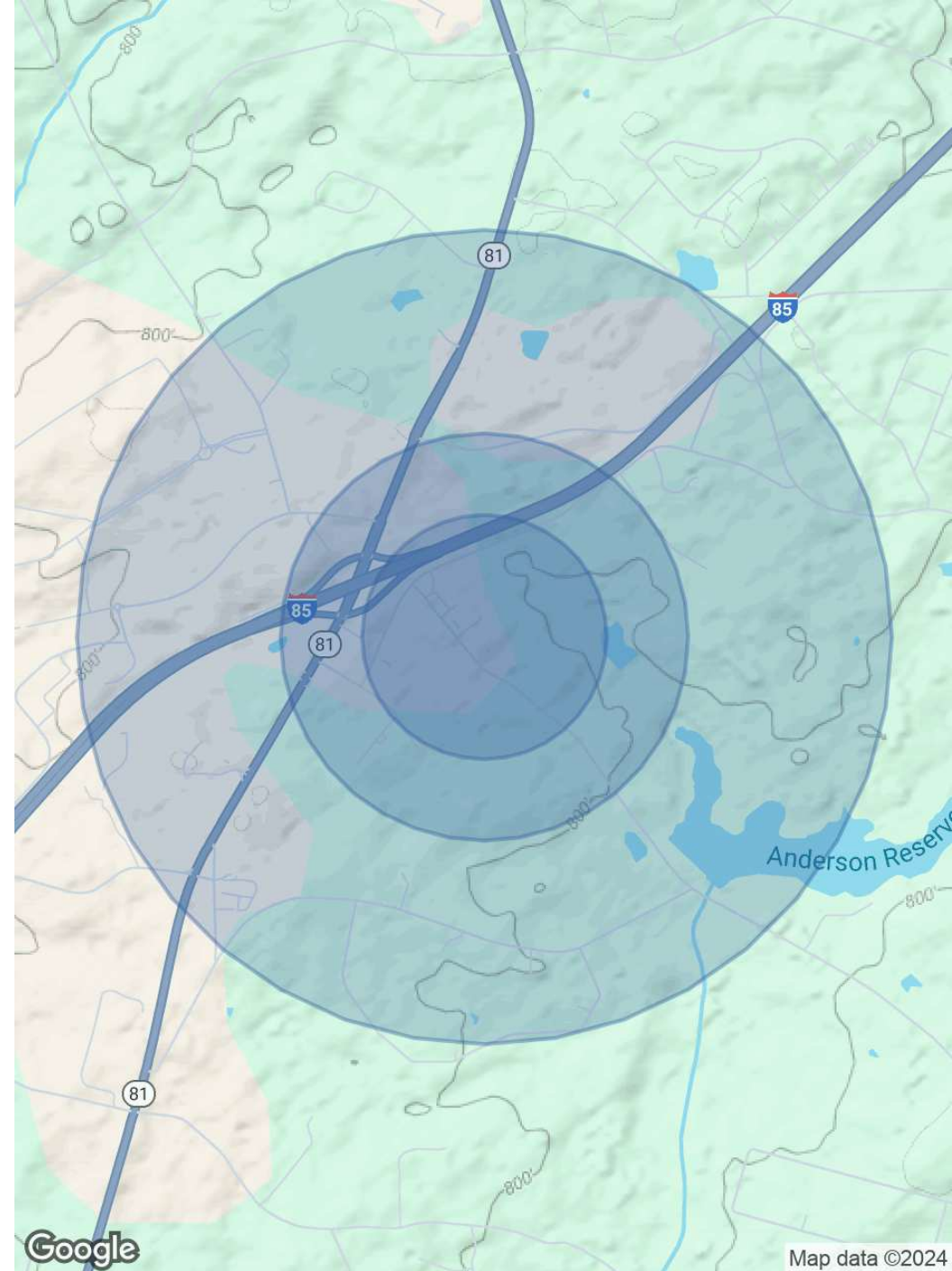
Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6	33	278
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	12	98
# of Persons per HH	3	2.8	2.8
Average HH Income	\$87,376	\$93,544	\$101,145
Average House Value	\$429,165	\$474,094	\$529,470

Demographics data derived from AlphaMap



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com



RICH BENNETT

Senior Vice President

Direct: 864.224.3503
rich@mccoywright.com



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com