

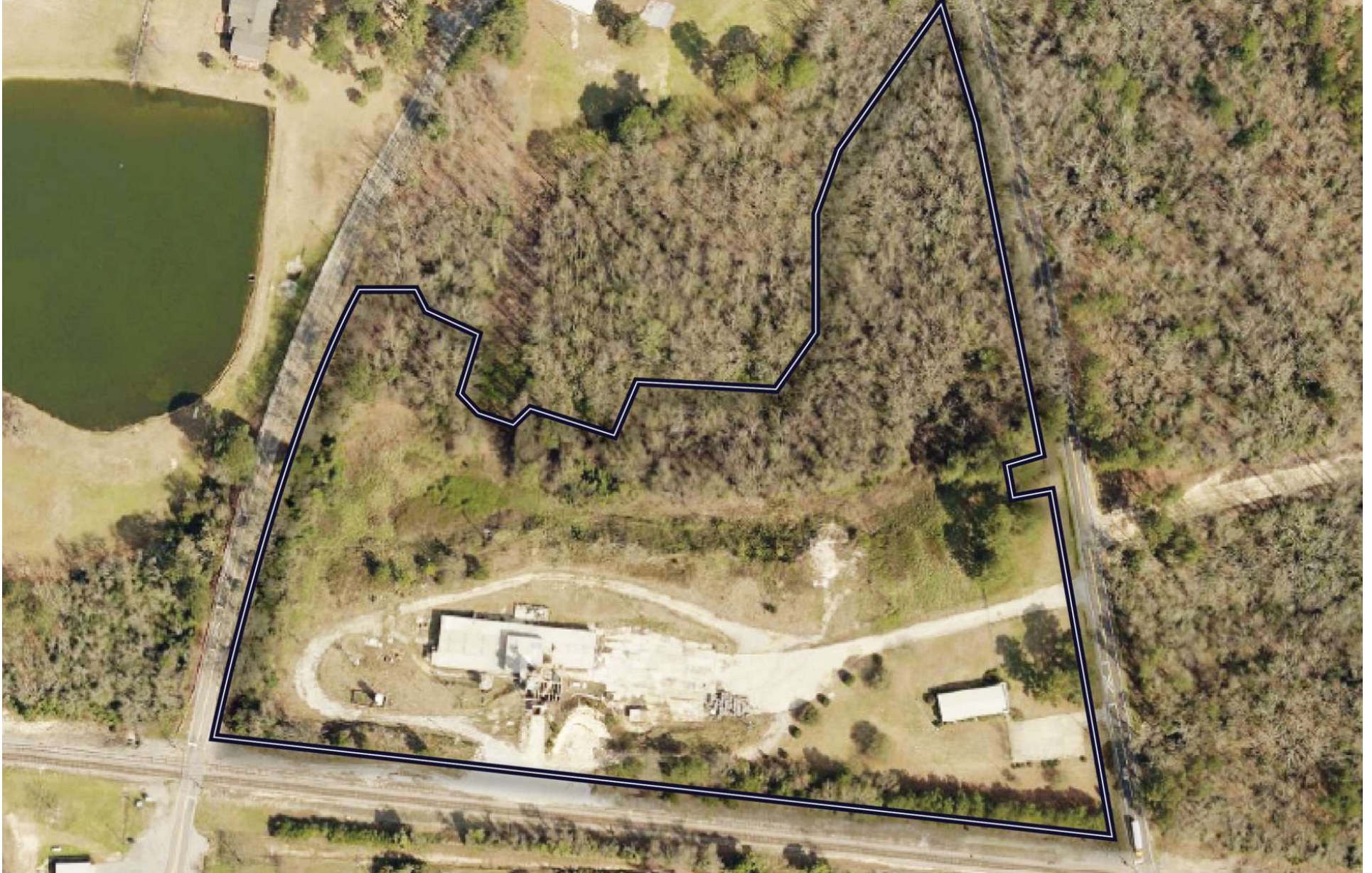
119 Waters Ferry Rd. Gilbert, SC

- 2,000 SF office building & 10,000 SF warehouse
- Ample lay down yard
- Both buildings are currently bring renovated to include new exterior finishes
- Rail spur on site
- Zoning: General Commercial (Town of Gilbert)



119 Waters Ferry Rd.

Lease Rate: Contact Brokers/Sale Price: \$800,000



TRINITY-PARTNERS.COM
1501 MAIN ST SUITE 410
COLUMBIA, SC 29201



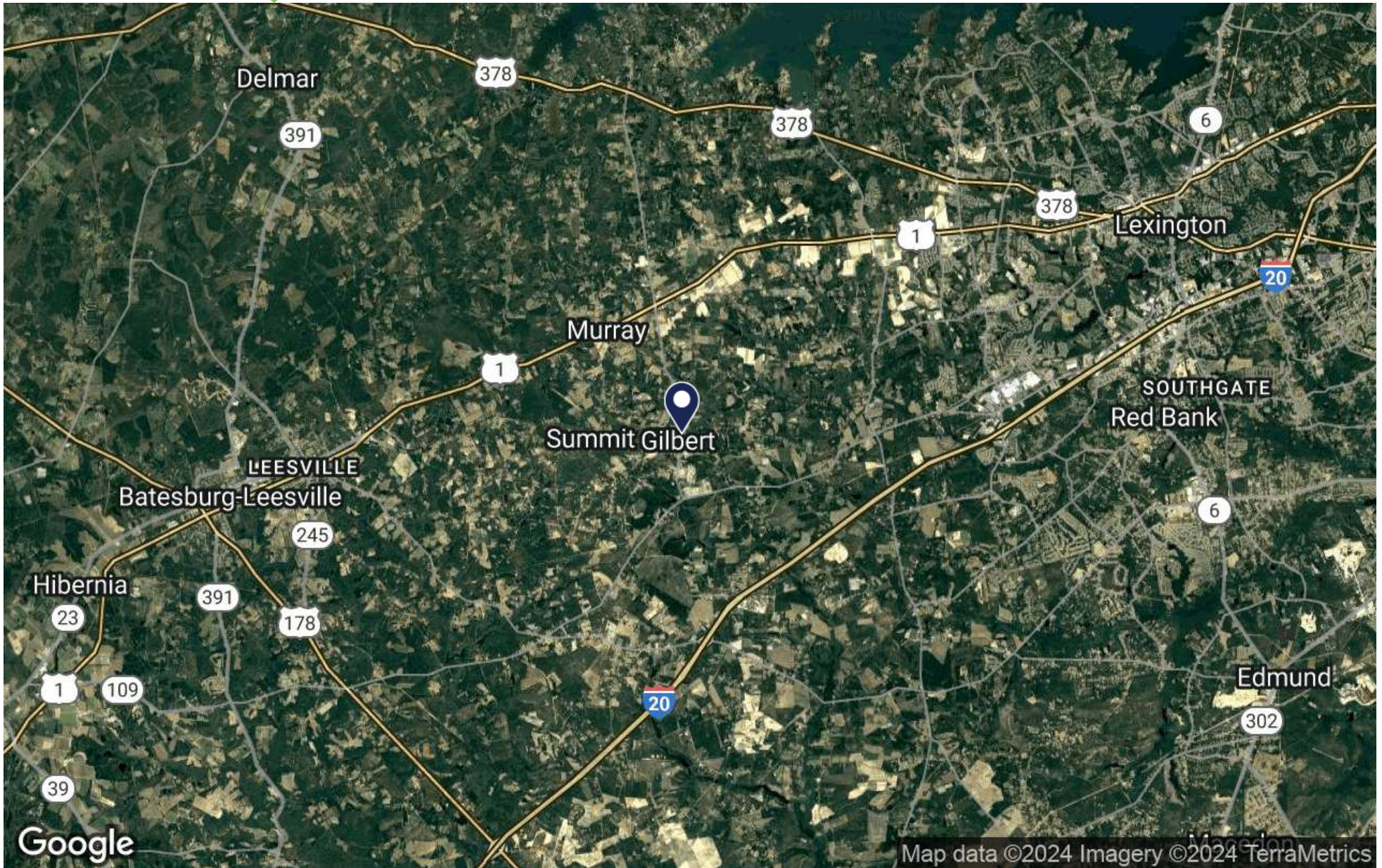
Braden Shockley, SIOR / 803.567.1373
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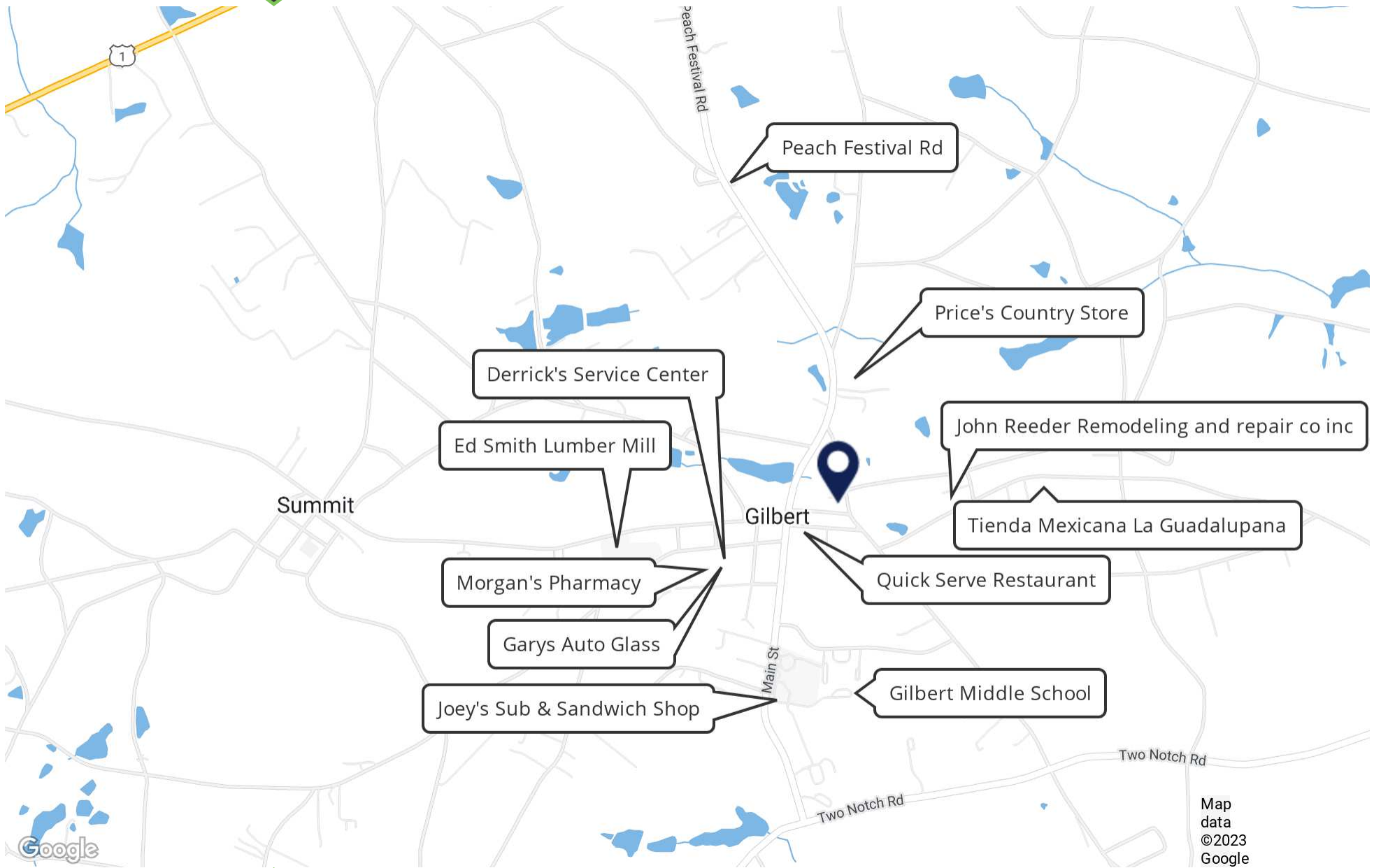
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Location Map

119 Waters Ferry Rd.





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	523	4,682	14,993
Average Age	39.8	40.6	40.1
Average Age (Male)	38.4	40.8	41.3
Average Age (Female)	43.4	41.7	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	242	2,077	6,457
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$63,837	\$60,828	\$69,182
Average House Value	\$163,068	\$152,401	\$165,973

2020 American Community Survey (ACS)

