



Investment Property

Sale Price: \$350,000

±2,500 SF NNN Opportunity
353 Hyatt Street, Gaffney, SC

Lance Byars, MBA, MRED
Vice President
+1 864 527 5404
lance.byars@colliers.com

Josh Seibert
Brokerage Associate
+1 864 527 5417
josh.seibert@colliers.com

Scott Burgess, MBA
Vice President
+1 864 527 5434
scott.burgess@colliers.com





\$350,000

353 Hyatt Street | Gaffney, SC

353 Hyatt Street is a well-located, freestanding retail property situated on a 2.42-acre parcel at a signalized intersection in Gaffney, SC. The ±2,500 SF building is occupied by an investment-grade (Aa3) tenant operating under a NNN lease with term through July 31, 2028, and one three-year renewal option extending through July 31, 2031. The tenant has successfully operated at this location for more than 35 years, underscoring the site's long-term viability and market relevance.

Offered at a \$350,000 listing price, the property provides investors with durable cash flow, minimal landlord responsibilities and strong real estate fundamentals. Its prominent corner location and large land parcel offer excellent visibility and long-term flexibility.

Key Features



Sits on 2.42 AC parcel



Signalized intersection



Long-term tenant
35+ years



Durable cash flow



3 year term remaining
with option to renew

Financials

Fully NNN Asset - tenant maintains building in its entirety

Current Rent

| Period | Annual Base Rental | Monthly Base Rental |
|------------------------------|--------------------|---------------------|
| August 1, 2025—July 31, 2026 | \$25,956.00 | \$2,163.00 |
| August 1, 2026—July 31, 2027 | \$26,734.68 | \$2,227.89 |
| August 1, 2026—July 31, 2028 | \$27,536.72 | \$2,294.72 |

Option to Renew

| Period | Annual Base Rental | Monthly Base Rental |
|------------------------------|--------------------|---------------------|
| August 1, 2028—July 31, 2031 | \$28,362.00 | \$2,363.56 |
| August 1, 2029—July 31, 2030 | \$29,213.70 | \$2,434.47 |
| August 1, 2030—July 31, 2031 | \$30,090.11 | \$2,507.50 |



353 Hyatt St
For Sale: \$350,000

Contact:

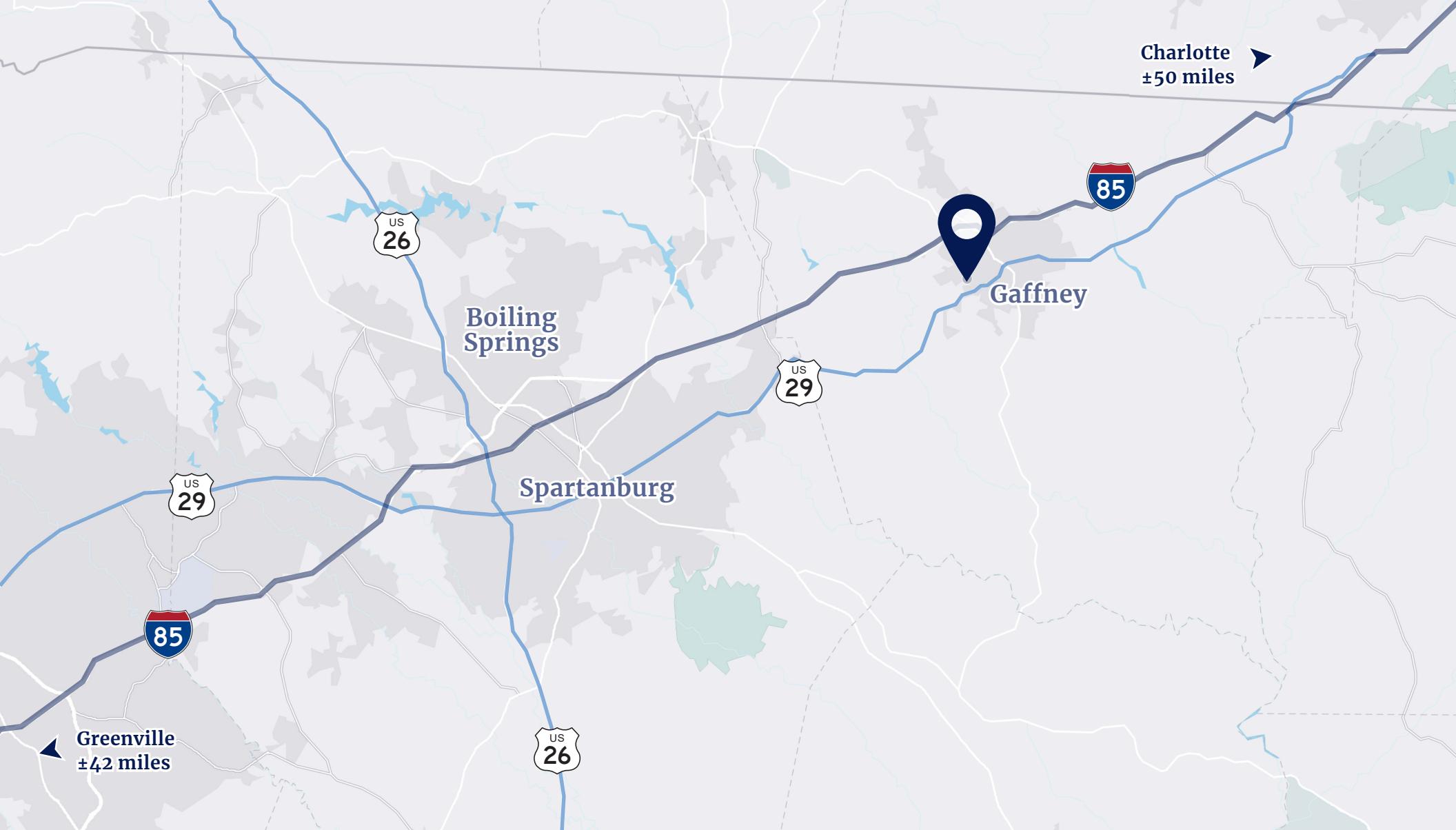
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Colliers | South Carolina
32 E. Broad St, Ste 400
Greenville, SC 29601
+1 864 297 4950



Population

5-miles: 28,015
10-miles: 56,607
55-miles: 134,791



Day-time Population

5-miles: 33,090
10-miles: 55,049
55-miles: 125,100



Avg. HH Income

5-miles: \$58,203
10-miles: \$66,868
15-miles: \$78,754



Number of Households

5-miles: 11,620
10-miles: 23,353
15-miles: 55,333

About Gaffney

Gaffney is the seat of Cherokee County located in the northeastern portion of Upstate South Carolina, just an hour from Charlotte along the I-85 corridor. The area is also home to the Cherokee Speedway, Gaffney Outlet Marketplace, Gaffney Station Farmers Market and the South Carolina Peach Festival. There are three nearby national parks which commemorate Cherokee County's role in the Revolutionary War.

The area has lovely, affordable homes, including some constructed between 1890 and 1930 in Gaffney's Historic Residential District. The Town of Blacksburg, located about 10 miles north of Gaffney, offers more options for housing and retail in a smaller rural community.



Cherokee County

"Cherokee County, South Carolina enjoys a thriving and profitable economy and an abundance of natural & manufactured resources.

Cherokee County sits at the foothills of the Blue Ridge Mountains. Interstate 85 runs through the County connecting to Greenville, SC only 40 minutes to the South and Charlotte, NC, just 40 minutes to the north. The County is within a single day's drive to 65% of the U.S. Population.

Charlotte Douglas International Airport and Greenville-Spartanburg International Airport are within a 40-minute drive, and the main line of Norfolk-Southern Railroad runs through Cherokee County. The Port of Charleston, one of the leading container seaports in the U.S., is located less than 3 hours away."

-Cherokee County Development Board

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