



### Property Description

This 0.84-acre fenced, level lot with crushed gravel features two (2) small warehouse buildings. Building #1 is a 1,600 SF warehouse with two (2) drive-in bays and a bathroom. It is 20' clear in height and has four (4) drive-in bay doors that are each 12' wide x 14' high. Building #2 is a 1,000 SF (20' x 50') warehouse with a single drive-in bay. It is 14' clear in height and has a 12" wide x 12' high drive-in bay door.

The property is Zoned General Commercial (GC), which permits most uses. It offers a prime opportunity for someone looking for a garage/storage space and lot in a convenient location. It is available for sale for \$195,000.

### Property Highlights

- Building #1: 1,600 SF with two (2) drive-in bays
- Building #2: 1,000 SF with single drive-in bay
- Lot: 0.84 acres fenced lot with crushed gravel
- Zoned General Commercial (GC)
- Close proximity to I-185, US-280, and Ft. Moore

### Offering Summary

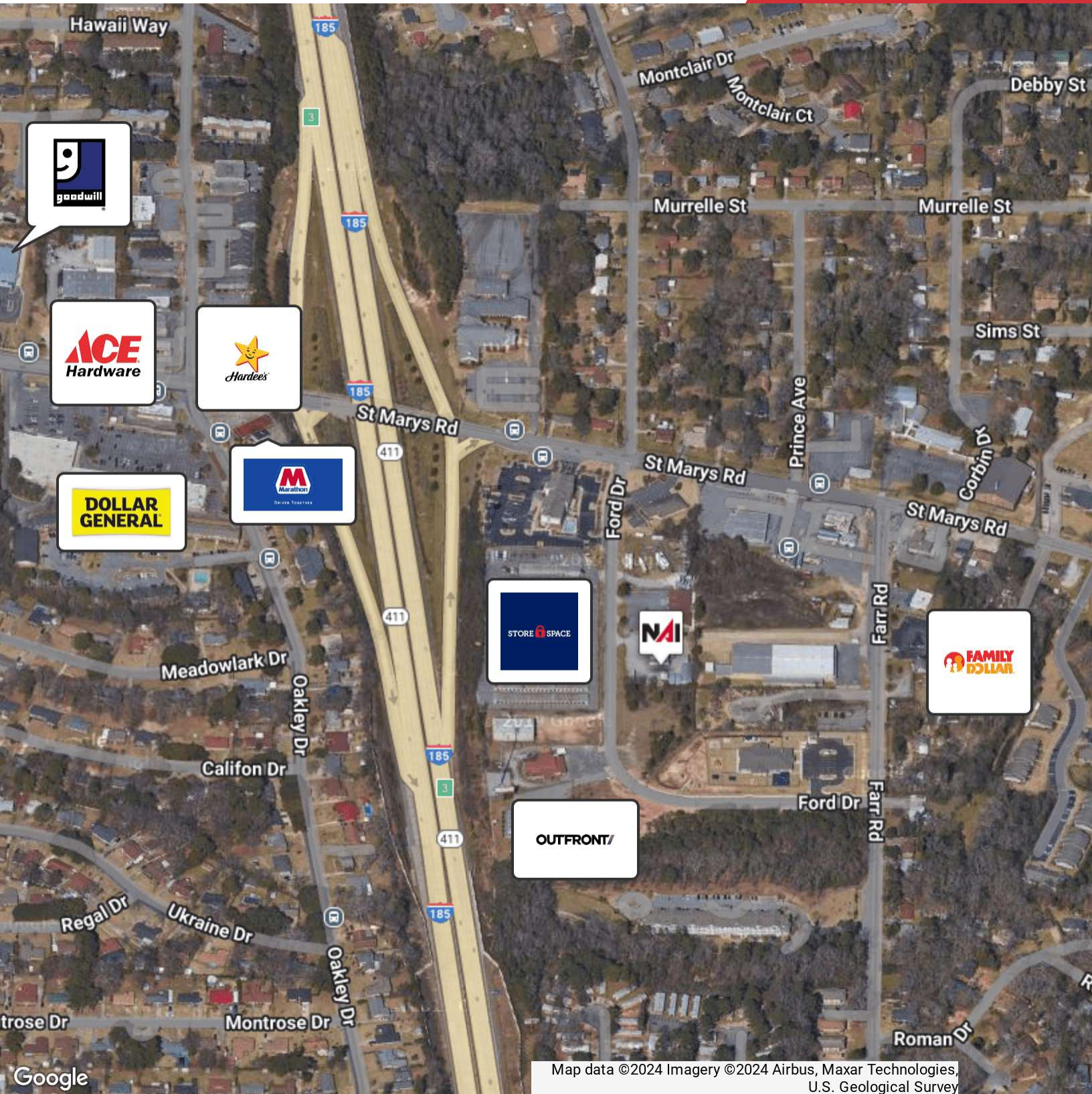
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|-----------------------|---------------------------|
| <b>Sale Price:</b>    | \$195,000                 |
| <b>Lease Rate:</b>    | \$2,200.00 per month (MG) |
| <b>Available SF:</b>  | 2,600 SF                  |
| <b>Lot Size:</b>      | 0.84 Acres                |
| <b>Building Size:</b> | 2,600 SF                  |

| <b>Demographics</b>      | <b>0.3 Miles</b> | <b>0.5 Miles</b> | <b>1 Mile</b> |
|--------------------------|------------------|------------------|---------------|
| <b>Total Households</b>  | 374              | 1,145            | 4,813         |
| <b>Total Population</b>  | 797              | 2,530            | 11,492        |
| <b>Average HH Income</b> | \$44,853         | \$46,204         | \$52,924      |



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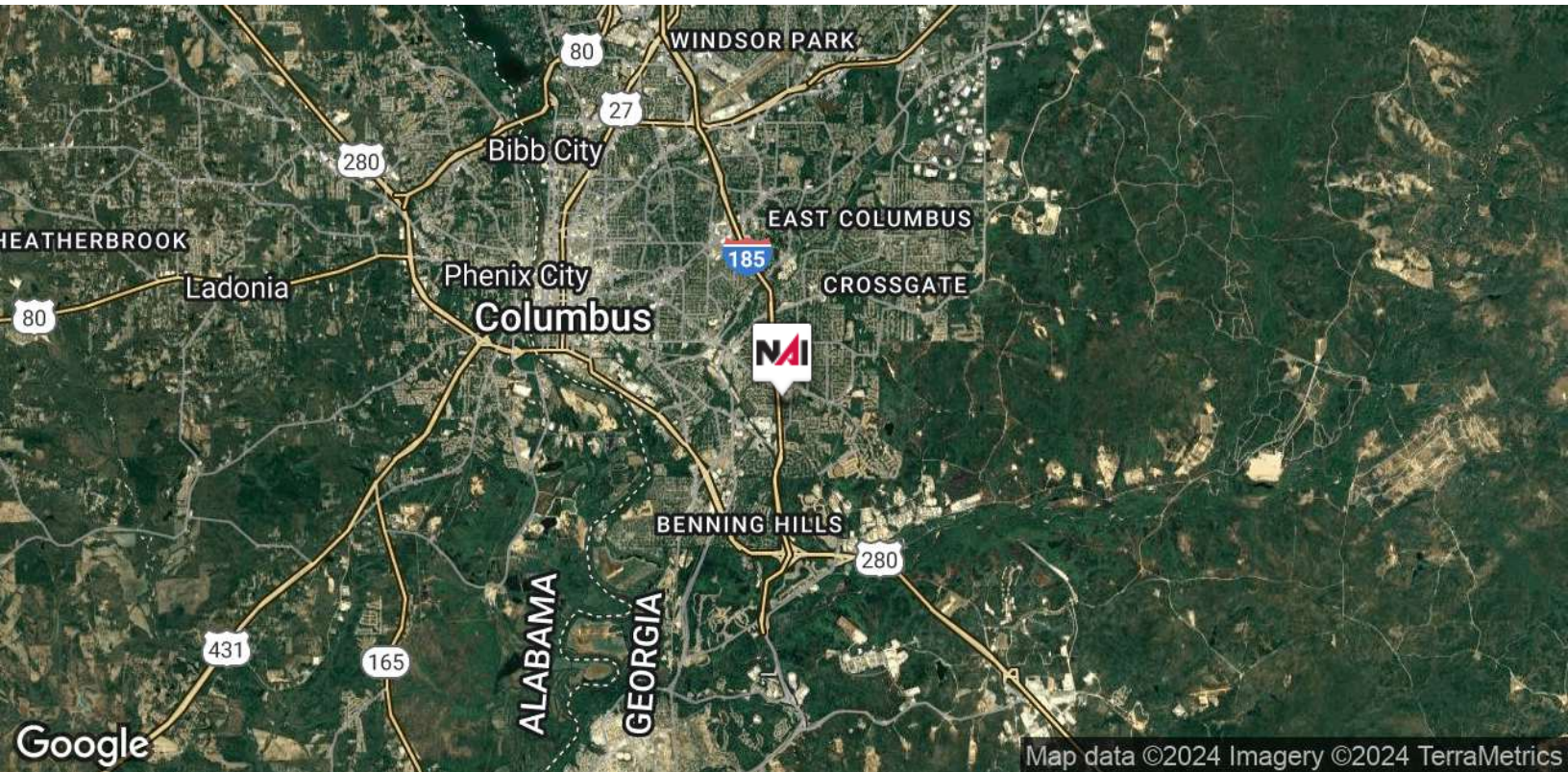
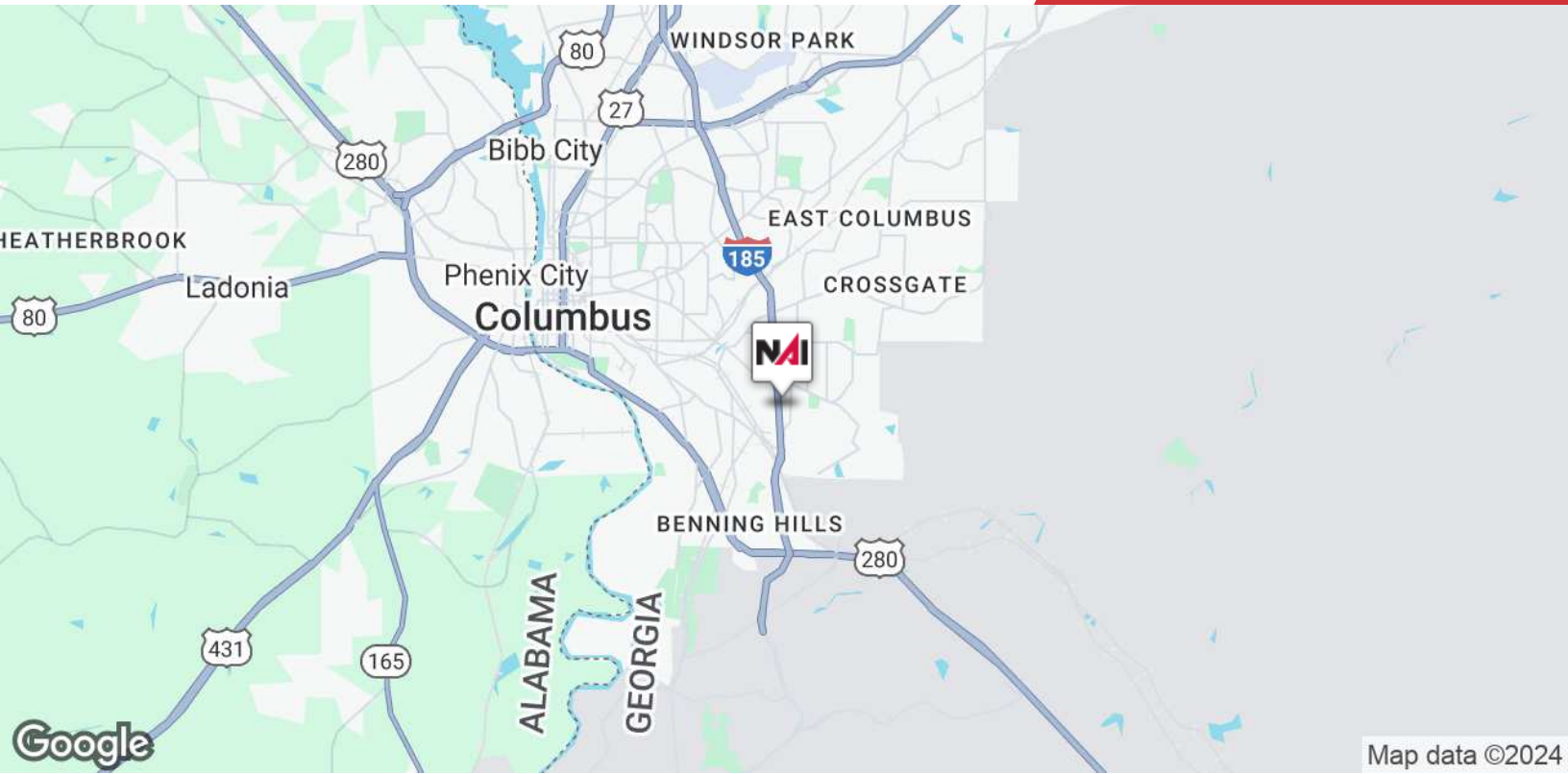
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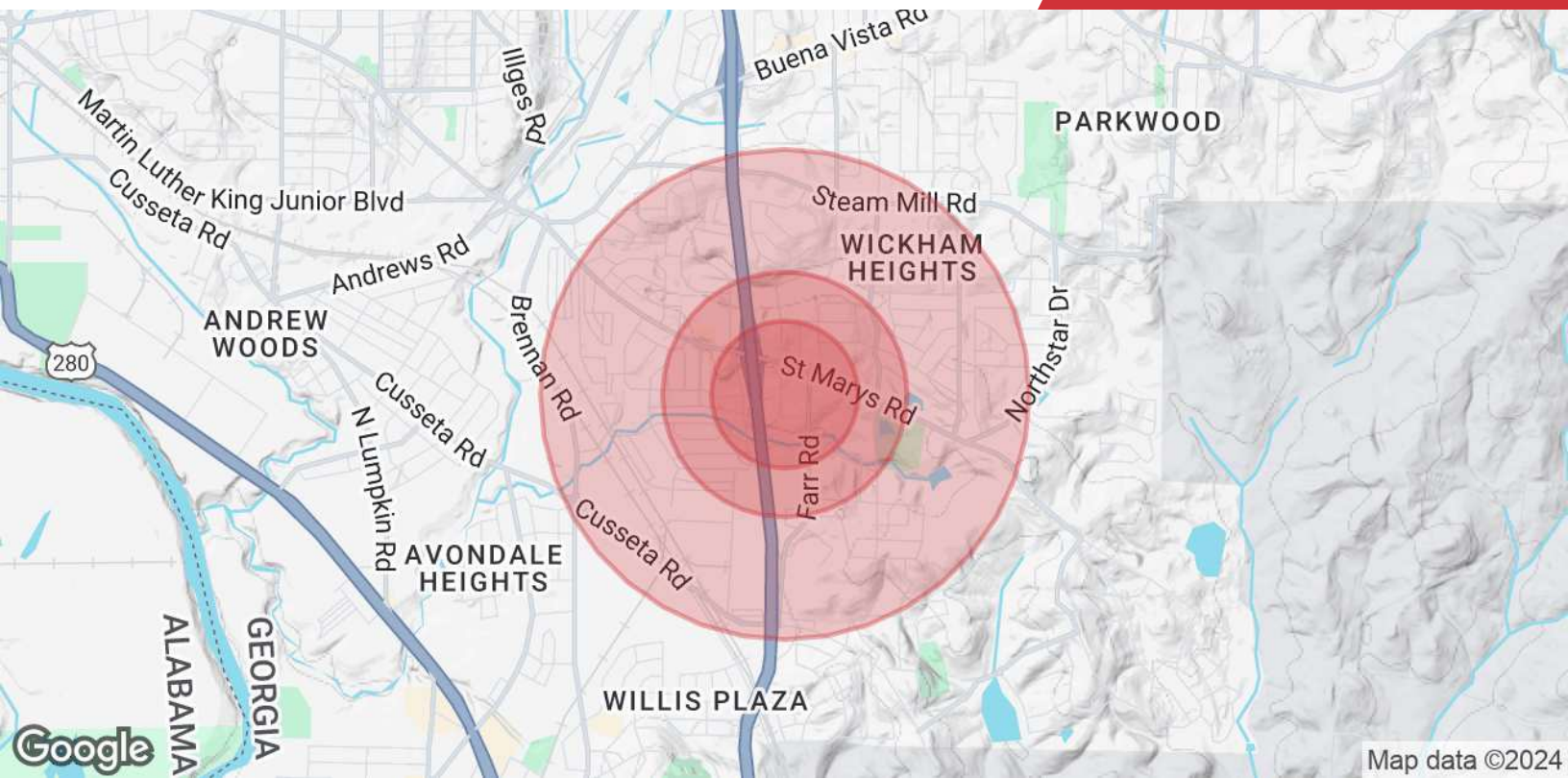
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**Population**

|                             | 0.3 Miles | 0.5 Miles | 1 Mile |
|-----------------------------|-----------|-----------|--------|
| <b>Total Population</b>     | 797       | 2,530     | 11,492 |
| <b>Average Age</b>          | 42        | 42        | 40     |
| <b>Average Age (Male)</b>   | 39        | 39        | 37     |
| <b>Average Age (Female)</b> | 45        | 44        | 42     |

**Households & Income**

|                            | 0.3 Miles | 0.5 Miles | 1 Mile    |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 374       | 1,145     | 4,813     |
| <b># of Persons per HH</b> | 2.1       | 2.2       | 2.4       |
| <b>Average HH Income</b>   | \$44,853  | \$46,204  | \$52,924  |
| <b>Average House Value</b> | \$164,328 | \$161,534 | \$245,787 |

Demographics data derived from AlphaMap

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