

12117 Highway 221, Woodruff, SC 29388



PROPERTY DESCRIPTION

Don't miss this exciting, prime opportunity in Woodruff, SC. This 2,792 SF building offers almost a blank canvas for development. Located in the thriving Woodruff area, this property presents an ideal opportunity for future ROI. Boasting ample square footage and unique details, this attractive building is perfectly positioned to meet the needs of savvy developers, retail occupants and investors. Take advantage of this promising investment and make your mark in the burgeoning Woodruff market. Suited for a variety of uses including adult daycare, preschool / day school, office or religious use.

OFFERING SUMMARY

Lot Size: 1.1 Acres
 Building Size: 2,792 SF

PROPERTY HIGHLIGHTS

- 2,792 SF building
- Prime location in Woodruff area
- Versatile space for customization
- Potential for multiple uses
- Ideal for investors seeking significant ROI over the next few years

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	101	417
Total Population	77	249	1,023
Average HH Income	\$71,147	\$71,149	\$71,598

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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FOR SALE



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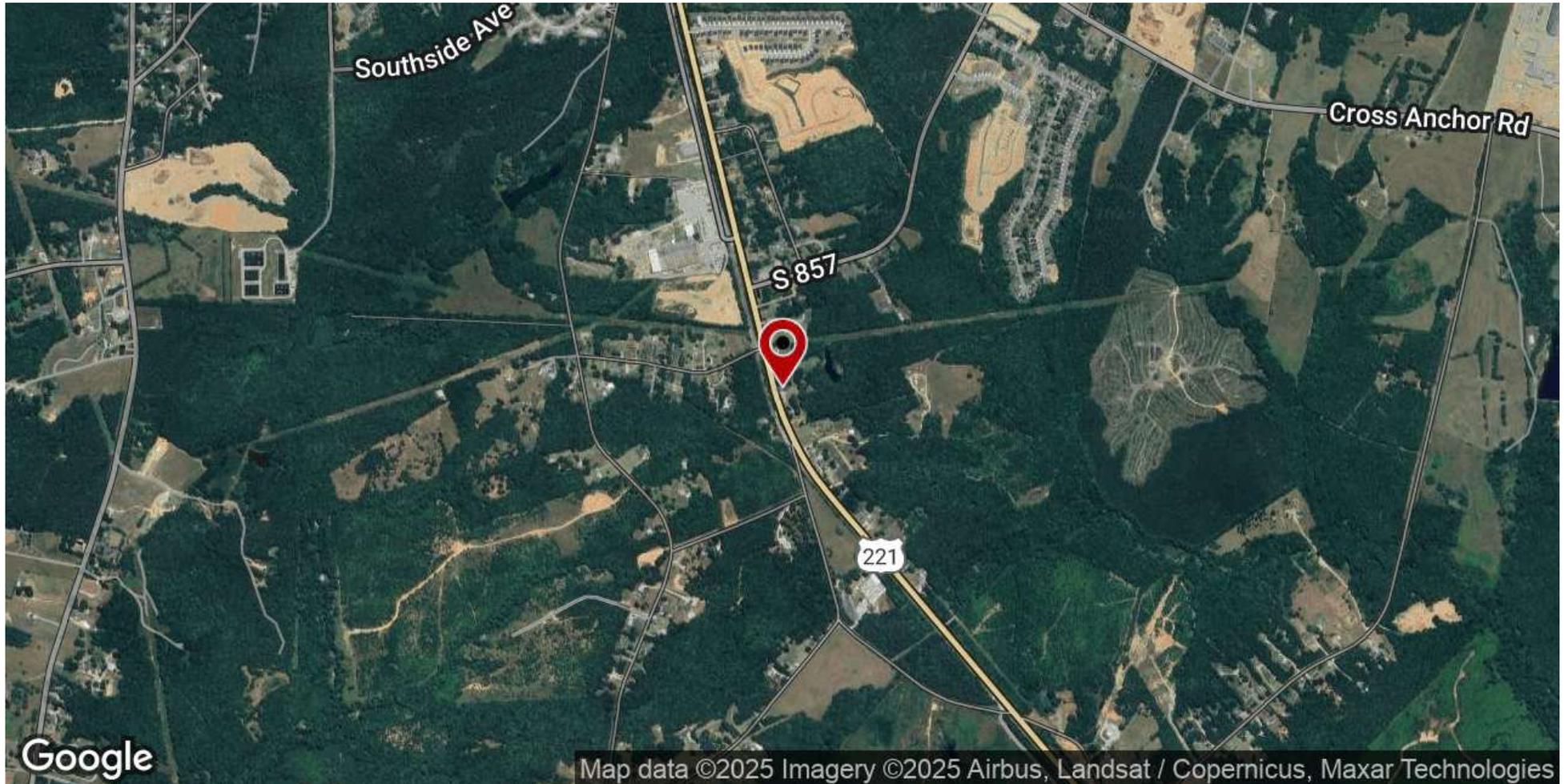
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