

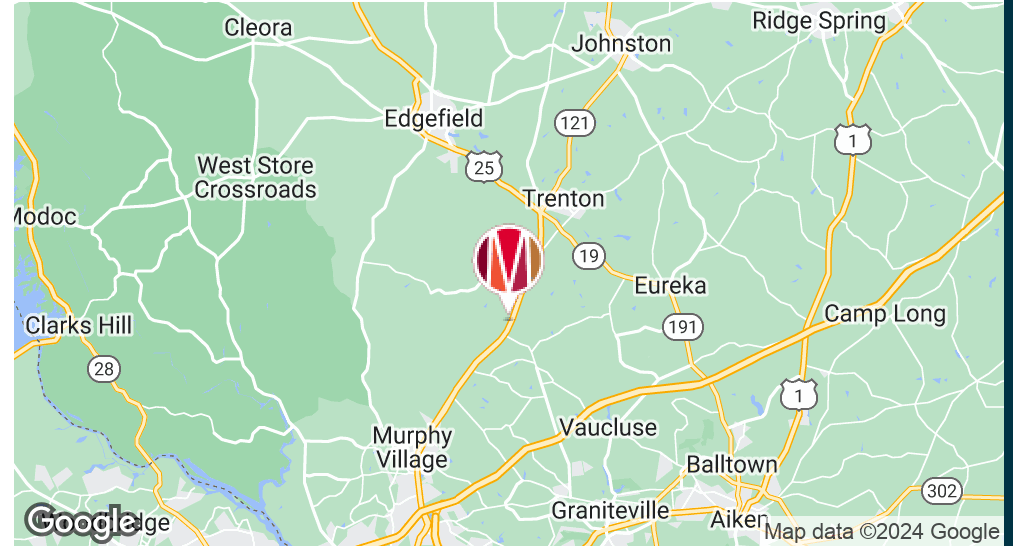
FOR LEASE

## Suite #4 Stagecoach Station

2538 Edgefield Hwy, Trenton, SC 29847



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$1,800.00 per month (Net)
Available SF:	1,440 SF
Building Size:	5,760 SF
Year Built / Renovated:	2023 / 2023

## PROPERTY OVERVIEW

Suite 4 will be leased on a Net basis, where the tenant is responsible for utilities. Tenant allowance for buildout may be considered, however this is an A class newly built out space that will likely not require much or any tenant upfit.

## LOCATION OVERVIEW

Discover our brand-new office space located in a growing community, just a swift 7-minute drive from Walmart. With prime road front exposure on Hwy 25, this location offers the perfect opportunity to establish a presence in a growing community, making it ideal for an insurance company, chiropractor, physical therapy, CPA, attorney office, or similar businesses. Embrace the future in this developing area surrounded by new housing projects, where your business can thrive and clients can experience the convenience of modern amenities nearby.



# STAGE COACH STATION

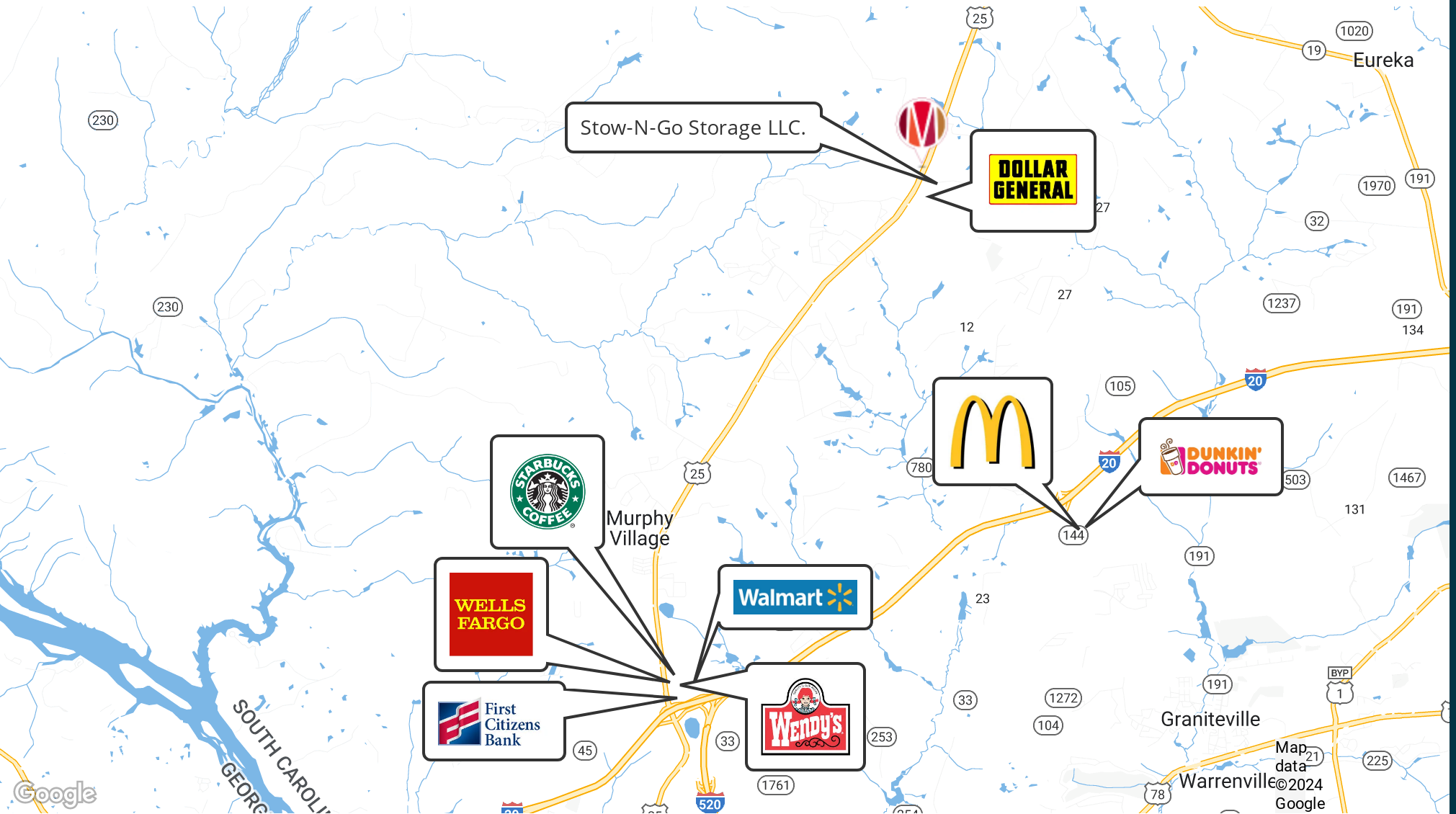
# ADDITIONAL PHOTOS



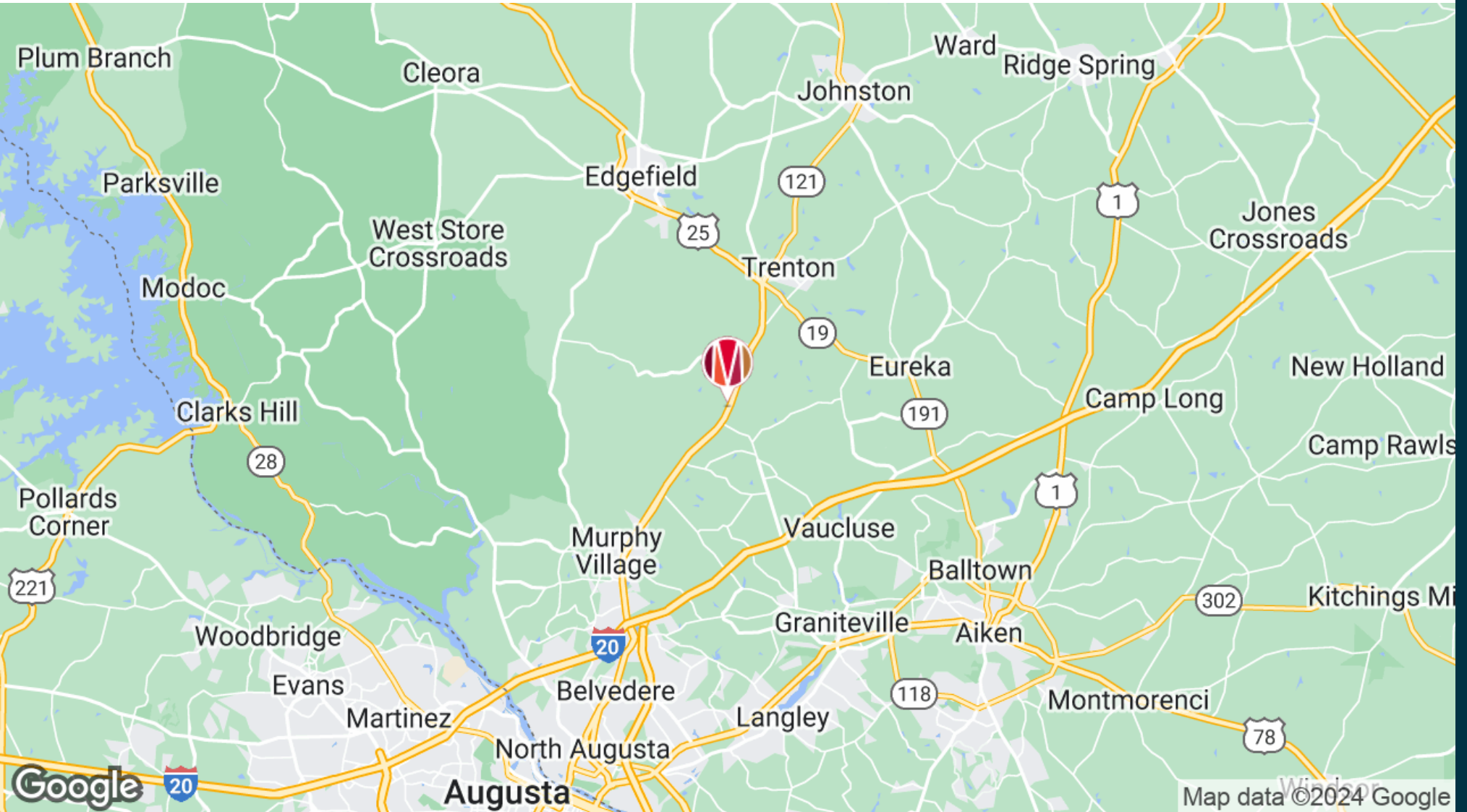
# ADDITIONAL PHOTOS



# RETAILER MAP



# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

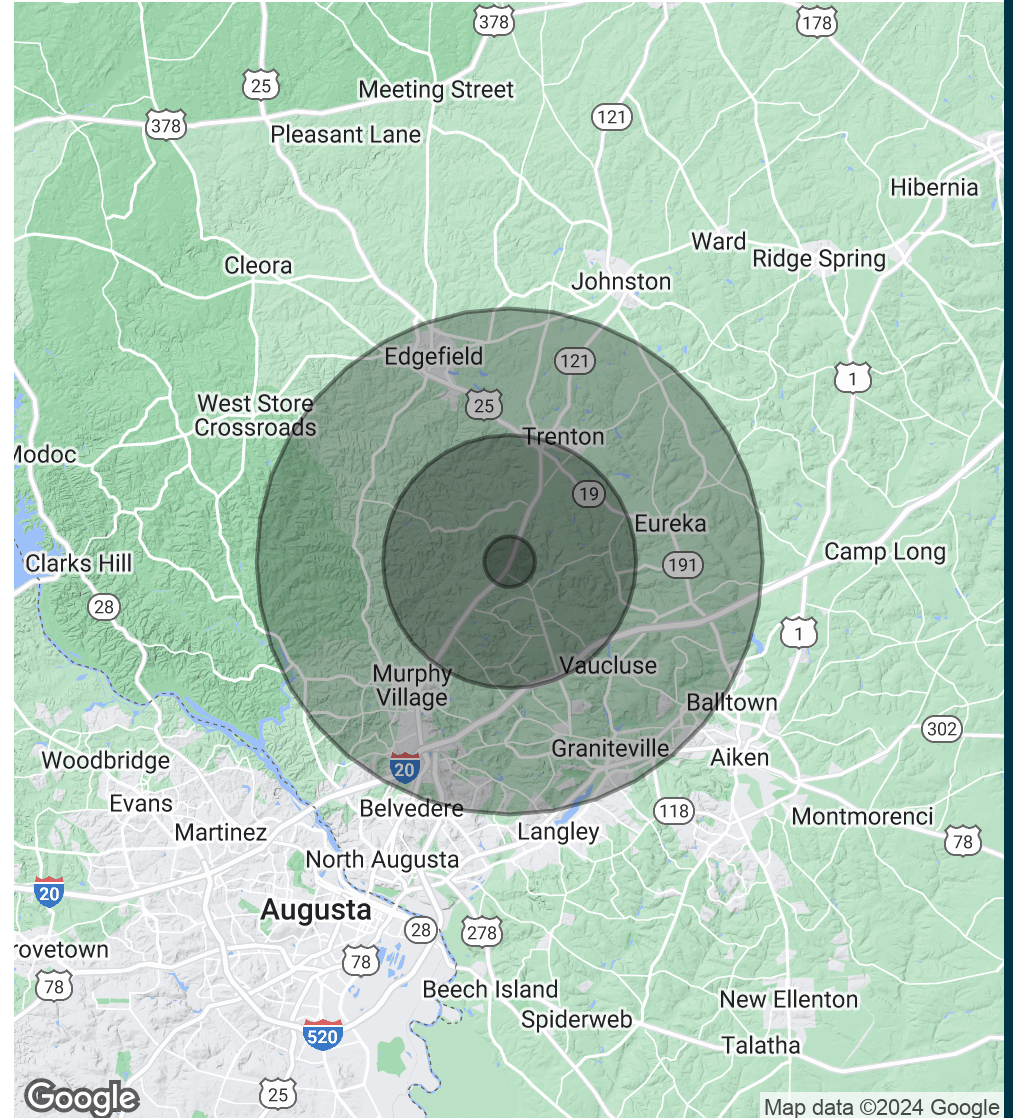
POPULATION	1 MILE	5 MILES	10 MILES
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Total Population	216	6,478	50,337
Average Age	52.3	41.1	40.8
Average Age (Male)	50.1	44.4	39.9
Average Age (Female)	54.6	43.0	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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Total Households	101	2,542	21,913
# of Persons per HH	2.1	2.5	2.3
Average HH Income	\$45,810	\$56,303	\$56,357
Average House Value	\$106,761	\$105,412	\$135,417

2020 American Community Survey (ACS)





# TEAM PAGE

## CURT HANNA



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## PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.