

FOR LEASE

153 Scenic Plaza Drive | West Union, SC



±4,800 SF OFFICE BUILDING OFF HWY 28

PROPERTY HIGHLIGHTS

- **LEASE RATE: \$10.00/SF/NNN**
- Total Building: ±4,800 SF
- Previously used as a dentist office
- Ideal for any small office user
- See broker about Tenant Improvement options
- 50+ surface parking spaces
- Zoned commercial
- Signage options available
- Excellent location just off Hwy 28 convenient to a variety of retail, restaurants, etc.
- Located in same parking lot as Ingles Shopping Center
- Vehicles Per Day: 16,300
- See reverse of flyer for floor plan

DEMOGRAPHIC HIGHLIGHTS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	1,378	10,540	20,317
2029 PROJECTED POPULATION	1,399	10,785	20,919
2024 AVG HH INCOME	\$70,866	\$71,083	\$82,993



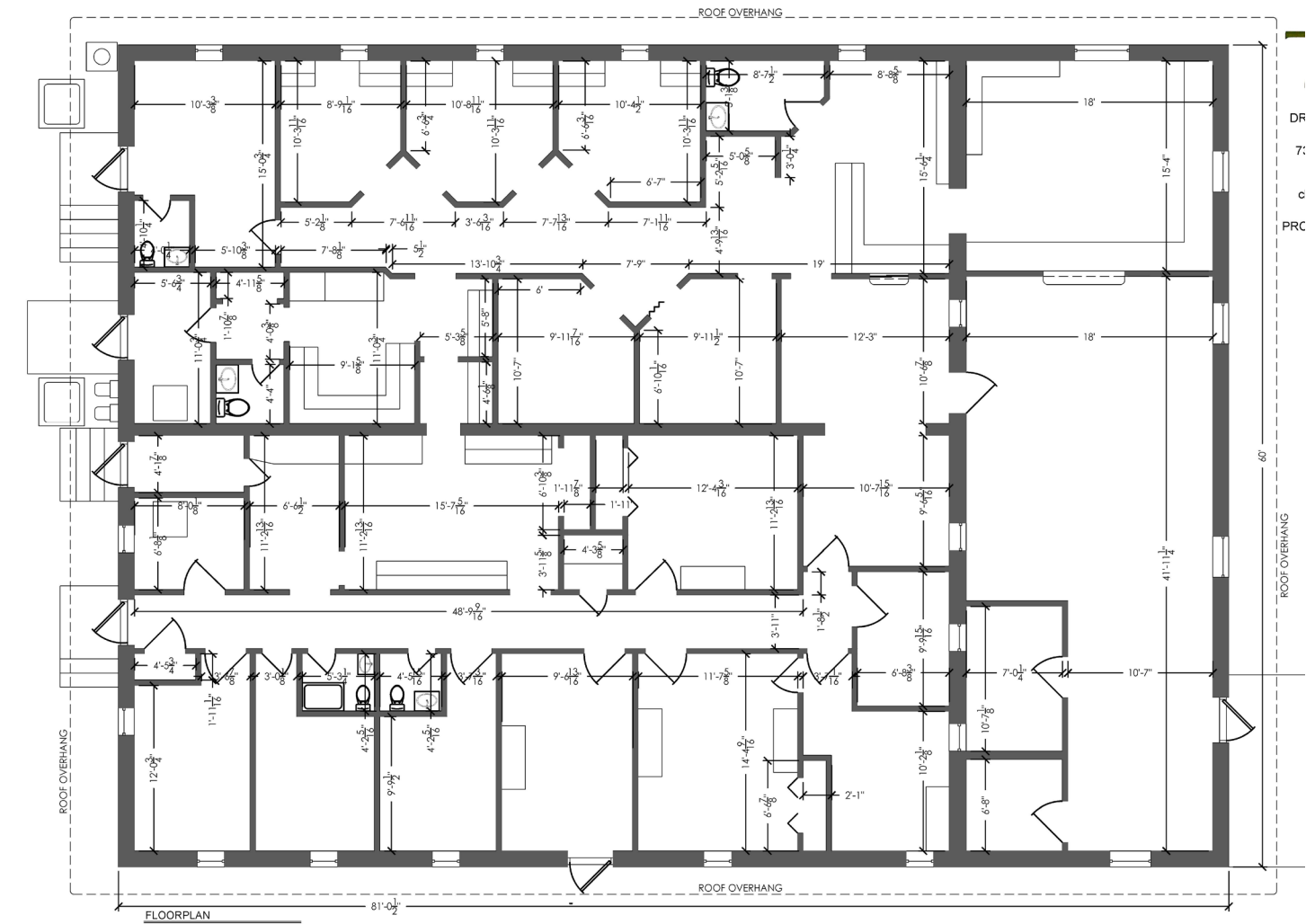
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FLOOR PLAN

153 Scenic Plaza Drive | West Union, SC



PHOTOS

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