

# 904 N GOVERNOR WILLIAMS HWY

Darlington, SC 29532



INDUSTRIAL PROPERTY • FOR SALE / LEASE

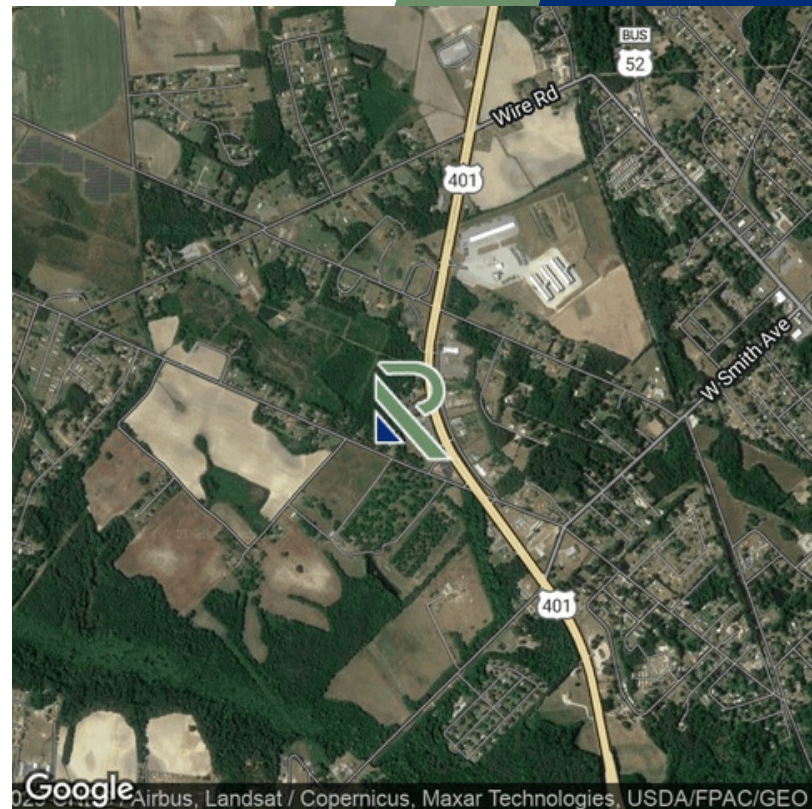


## PROPERTY DESCRIPTION

+/- 2880 SF flex building (+/- 880 sf office and +/- 2000 sf warehouse)  
One (1) Rollup door 10' x 10'  
Ceiling Height 12'  
Additional outside storage in the yard  
Fence around entire property

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$175,000</b>
<b>Lease Rate:</b>	<b>\$2,000.00 per month (MG)</b>
<b>Available SF:</b>	<b>+/- 2,880 SF</b>
<b>Lot Size:</b>	<b>+/- 0.999 Acres</b>
<b>Building Size:</b>	<b>+/- 2,880 SF</b>



## ELLICE NIEDRACH

Senior Associate  
864.680.7916  
eniedrach@reedypg.com

REEDY COMMERCIAL  
P.O. Box 17009  
Greenville, SC 29606  
864.568.5102  
reedyccommercial.com

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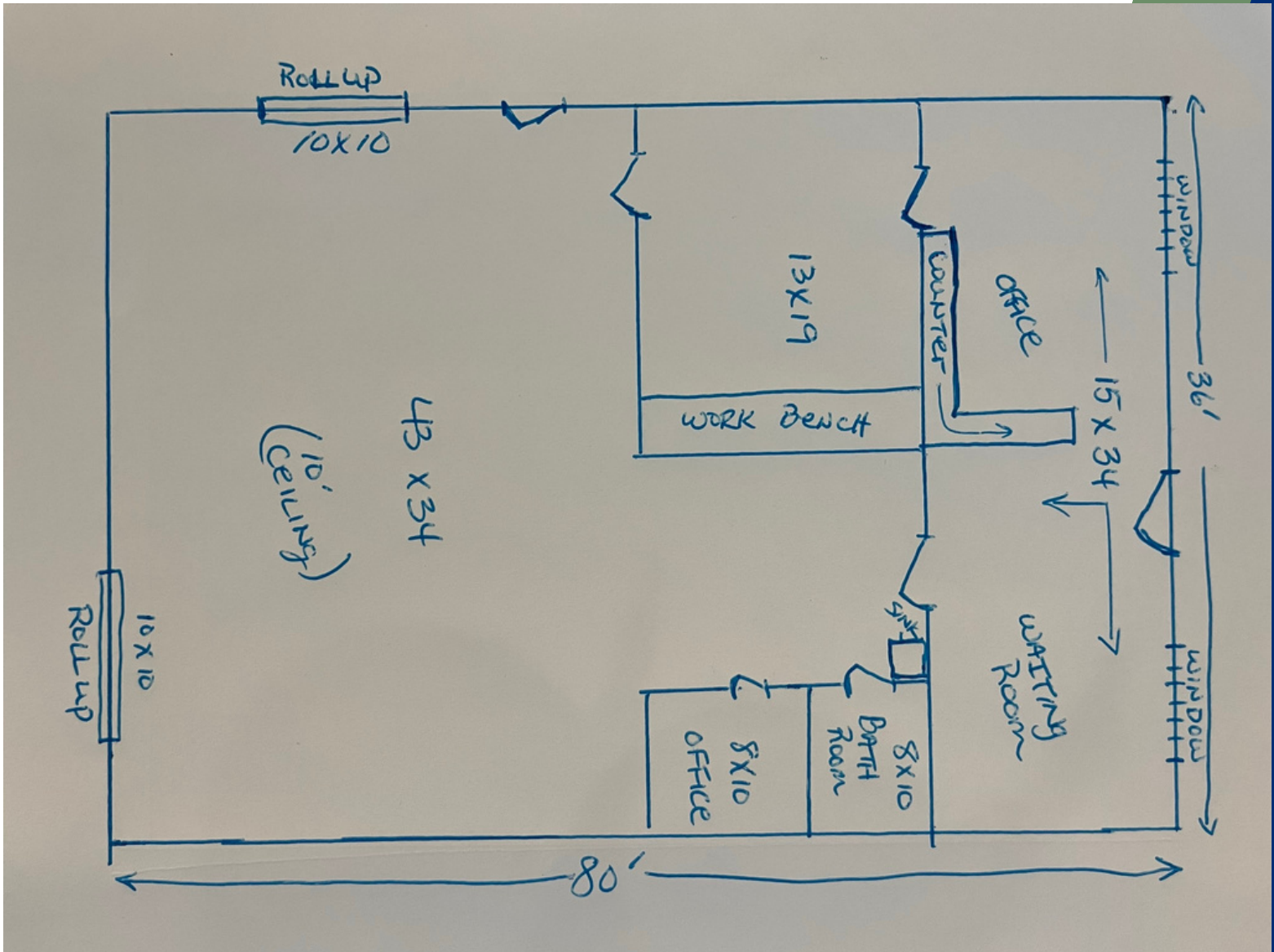
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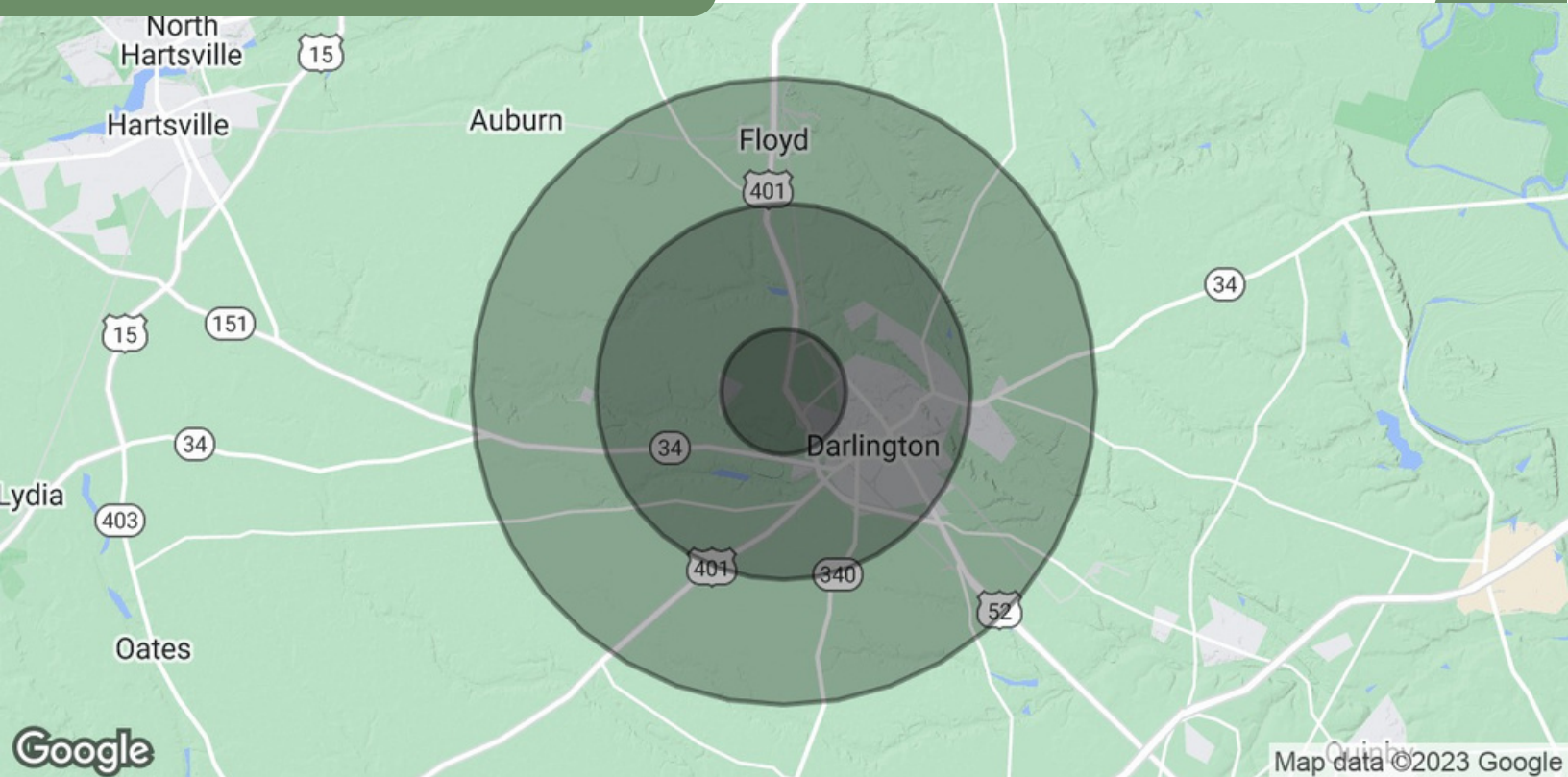
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	<b>1,601</b>	<b>11,672</b>	<b>17,990</b>
<b>Average Age</b>	<b>35.7</b>	<b>45.8</b>	<b>42.9</b>
<b>Average Age (Male)</b>	<b>34.7</b>	<b>42.0</b>	<b>38.4</b>
<b>Average Age (Female)</b>	<b>36.1</b>	<b>47.4</b>	<b>46.2</b>
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	<b>714</b>	<b>5,878</b>	<b>8,384</b>
<b># of Persons per HH</b>	<b>2.2</b>	<b>2.0</b>	<b>2.1</b>
<b>Average HH Income</b>	<b>\$36,026</b>	<b>\$37,588</b>	<b>\$40,659</b>
<b>Average House Value</b>	<b>\$76,530</b>	<b>\$92,518</b>	<b>\$92,166</b>

\* Demographic data derived from 2020 ACS - US Census

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