

## RETAIL FOR SALE

4033 Geer Hwy, Cleveland, SC 29635



### PROPERTY DESCRIPTION

Two functional / like new structures in excellent, well maintained condition located within a +/-1.89 acre parcel in Cleveland, SC. Take the scenic route to see this beautiful property with breathtaking mountain views and endless possibilities. The 3,355 +/-SF building has four roll-up doors and a double pedestrian door offering versatility for a variety of uses. This former grocery / general store has ample, secure storage, two restrooms and a small kitchen. This building was built for consumer shopping, but with a little creativity and effort it could also be a restaurant, C-store, retail boutique, or breathtaking residence - even an ideal live/work environment. Utilize the +/- 2,875 SF event space in the rear as a restaurant, theater, office, workshop, or event venue. Let your imagination decide how best to utilize the spacious stage bar-type kitchen and a dance floor with surrounding sitting in the building. While there steady residential traffic, this location enjoys a heavy traffic flow from those visiting Caesars Head State Park and Table Rock State Park. Ideal location for a brewery / tasting room and event space,

### PROPERTY HIGHLIGHTS

- Unzoned 1.89 acres
- Versatile building structures with over 6,200 SF under roof
- Excellent road frontage with almost 200' feet on Geer Highway
- Former horse riding venue, general store, event venue and camping site
- Excellent residential and tourist traffic

### OFFERING SUMMARY

Number of Units:	2
Lot Size:	82,089 SF
Building Size:	6,230 SF

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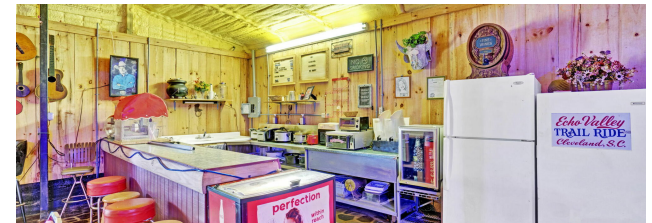
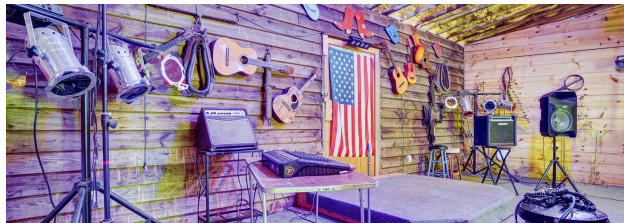
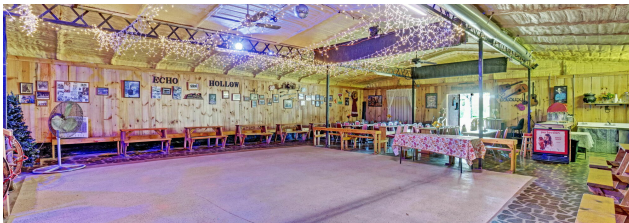
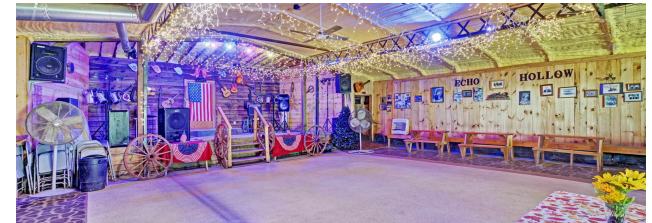
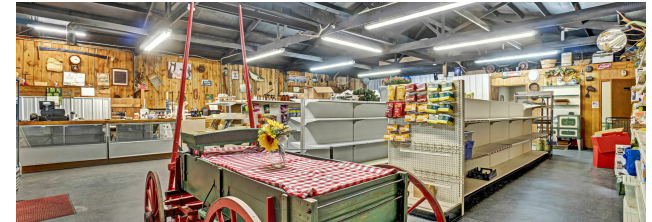
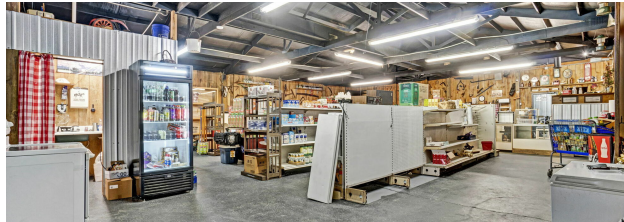
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