



Property Description

This fully leased 0.84-acre fenced and level lot with crushed gravel is an income-producing industrial investment featuring two warehouse buildings. Building #1 offers 1,600 SF with two drive-in bays, a bathroom, a 20’ clear height, and four 12’ x 14’ drive-in doors, while Building #2 provides 1,000 SF (20’ x 50’) with a single 12’ x 12’ drive-in door and 14’ clear height. With reliable tenants in place, this property delivers stable rental income and long-term investment potential.

Property Highlights

- - Building #1: 1,600 SF with two (2) drive-in bays
- - Building #2: 1,000 SF with single drive-in bay
- - Lot: 0.84 acres fenced lot with crushed gravel
- - Zoned General Commercial (GC)
- - Close proximity to I-185, US-280, and Ft. Moore

Offering Summary

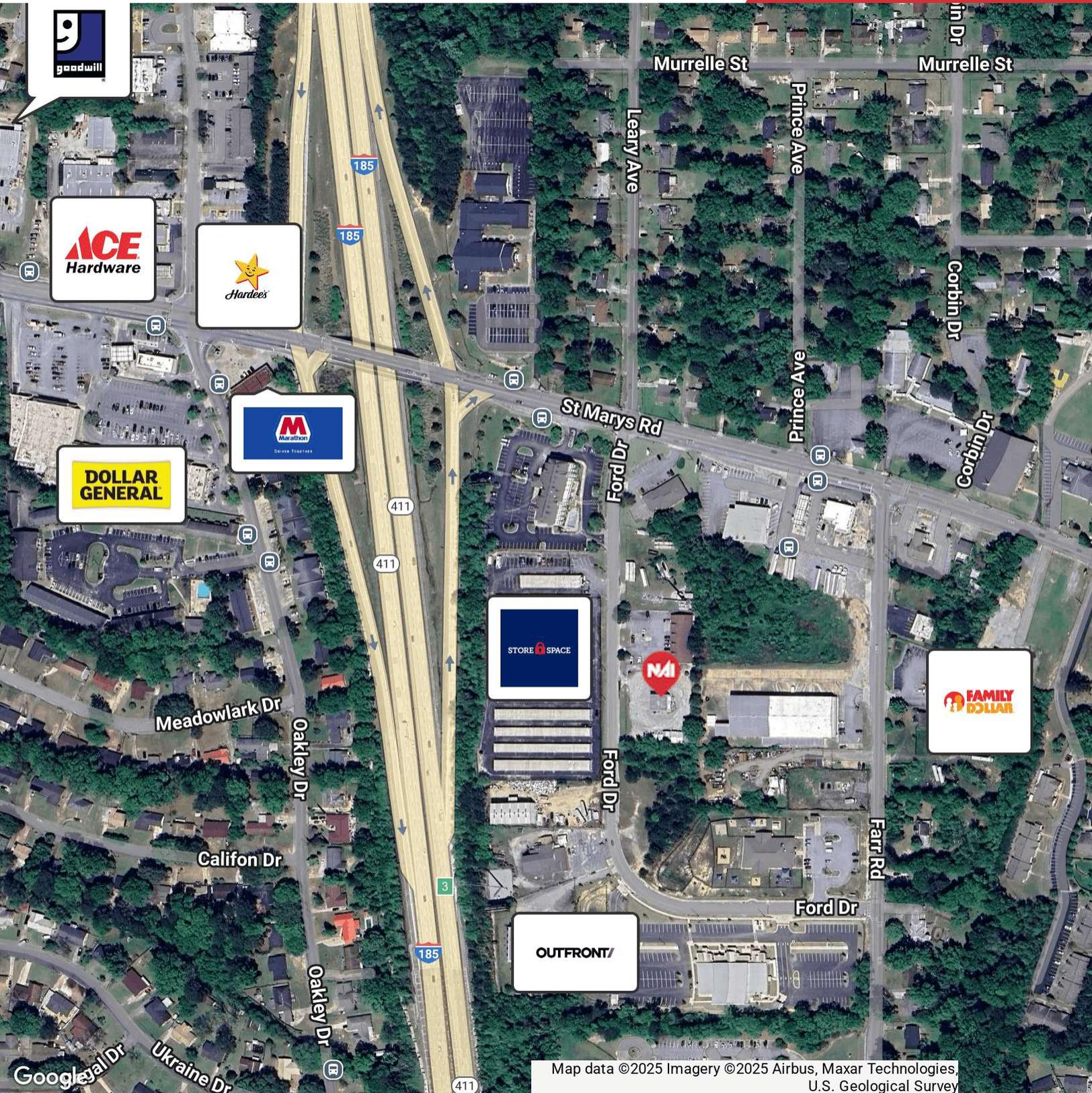
Sale Price:	\$195,000
Lease Rate:	Negotiable
Lot Size:	0.84 Acres
Building Size:	2,600 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	374	1,145	4,813
Total Population	797	2,530	11,492
Average HH Income	\$44,853	\$46,204	\$52,924



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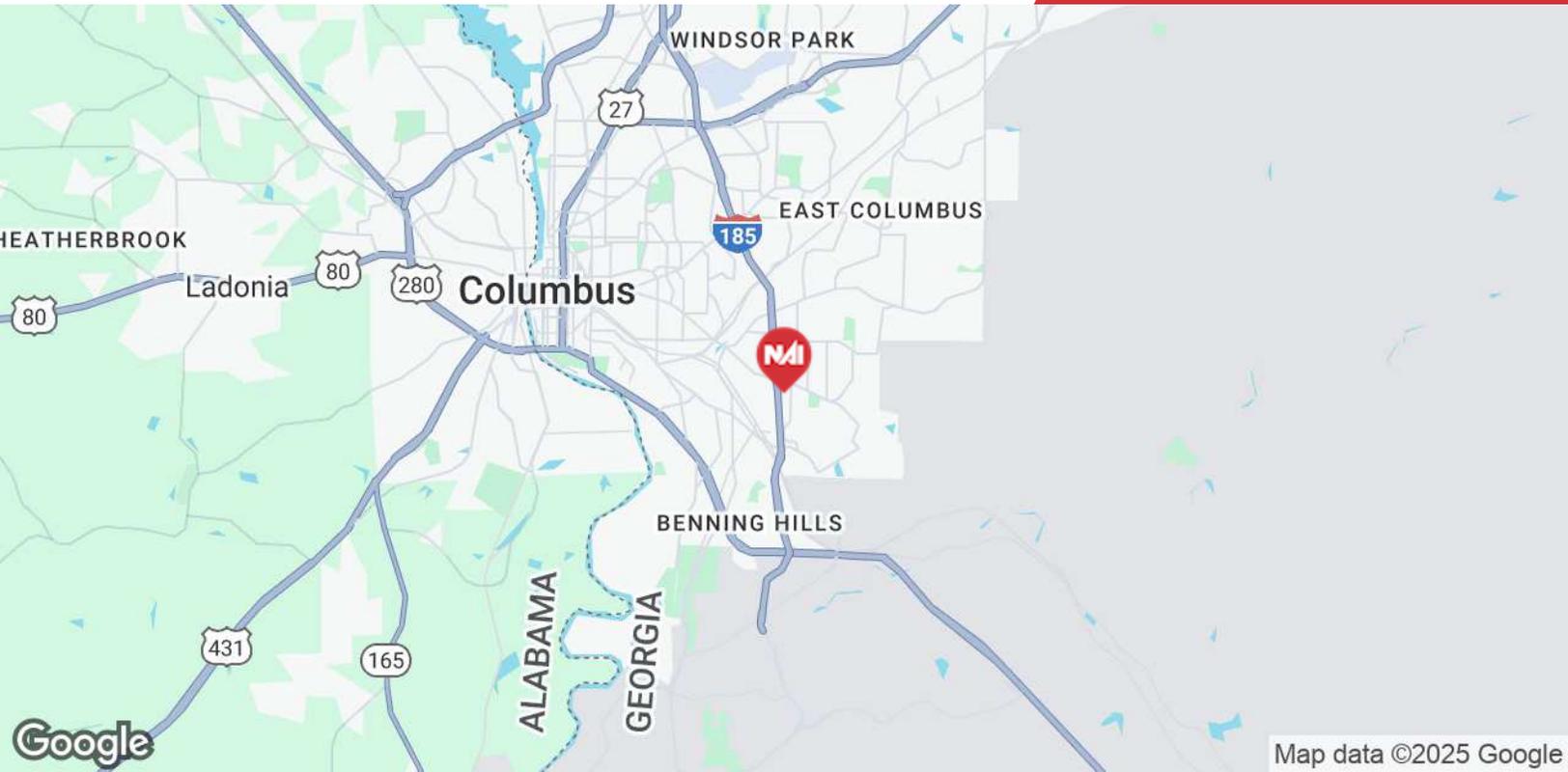
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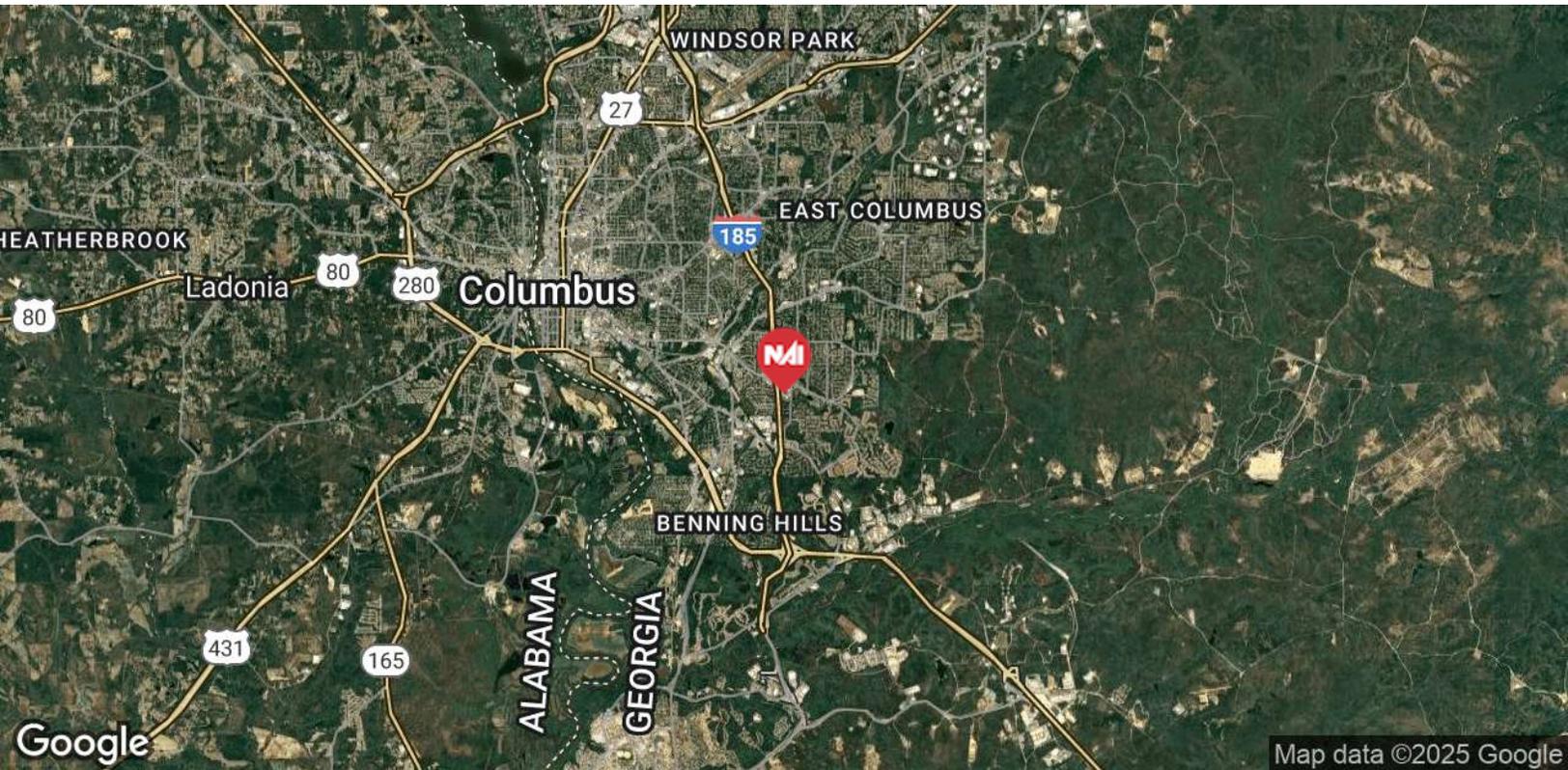
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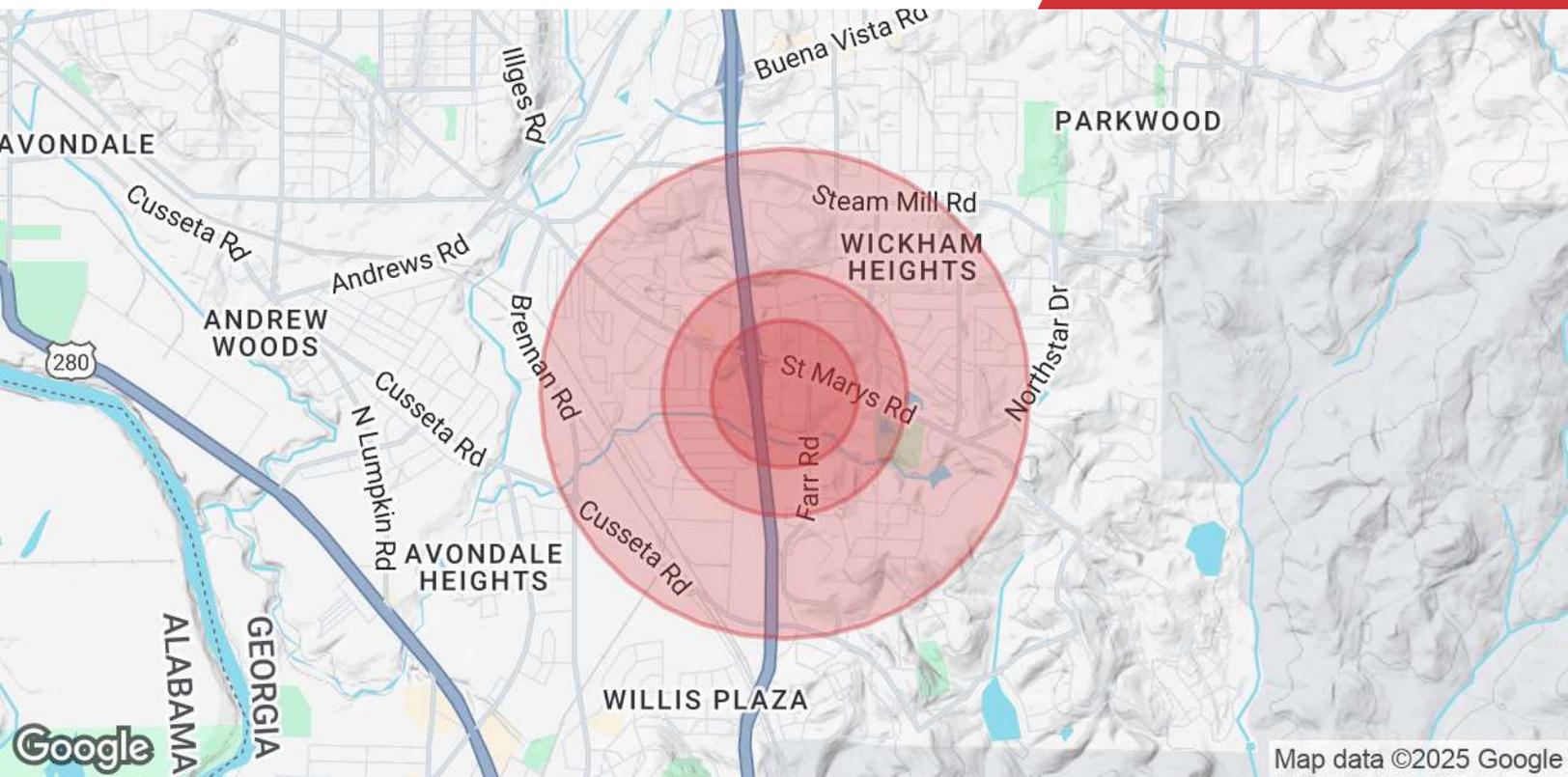
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	797	2,530	11,492
Average Age	42	42	40
Average Age (Male)	39	39	37
Average Age (Female)	45	44	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	374	1,145	4,813
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$44,853	\$46,204	\$52,924
Average House Value	\$164,328	\$161,534	\$245,787

Demographics data derived from AlphaMap

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