

840, 900, & 904 N Governor Williams Hwy Darlington, SC 29532



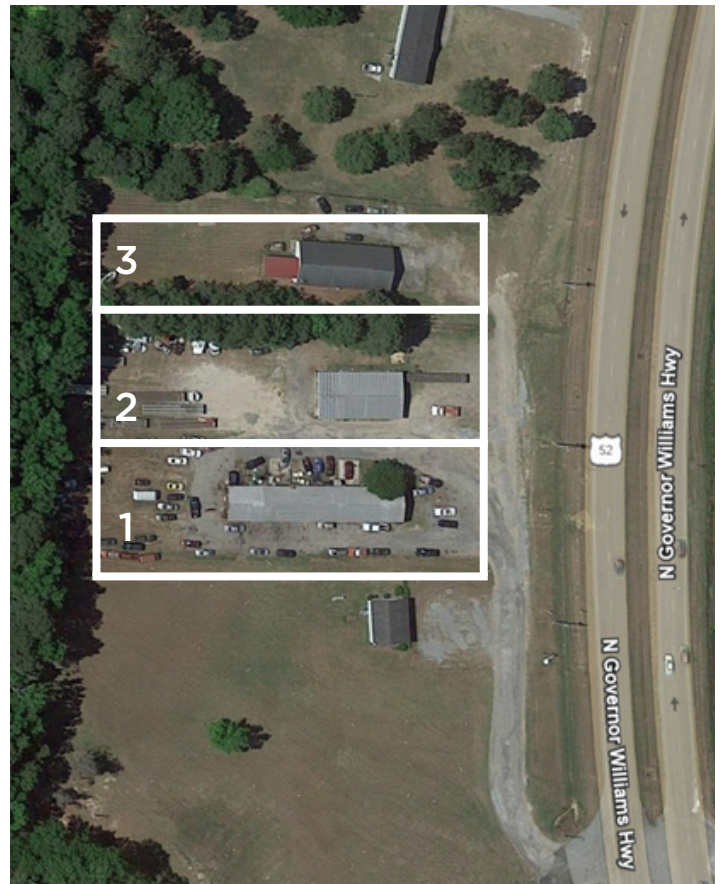
THREE (3) INDUSTRIAL/FLEX BUILDINGS ON ± 3.14 ACRES | FOR SALE OR LEASE

PROPERTY DESCRIPTION

- Darlington Tax Map Numbers:
 - 145-00-03-120, 145-00-03-124, and 145-00-03-121
- **Building One: 840 N Gov. Williams Hwy (Fully Leased)**
 - Roll Up Doors: 8
 - Ceiling Height: ±14 Feet
 - Lease Rate (Suite A): \$1,200/month (± 1,500 SF)
- **Building Two: 900 N Gov. Williams Hwy**
 - Roll Up Doors: 2
 - Ceiling Height: 10 Feet
 - Lease Rate: \$1,000/month
- **Building Three: 904 N Gov. Williams Hwy (Fully Leased)**
 - Roll Up Doors: 2
 - Ceiling Height: ± 12 feet
 - Lease Rate: \$2,000/month
- ± 2 miles to Downtown Darlington, SC

OFFERING SUMMARY

| | |
|------------------------|---------------------------|
| Sale Price: | \$499,000 |
| Building One: | Fully Leased ± 4,000 SF |
| Building Two: | ± 2,000 SF |
| Building Three: | Fully Leased ± 2,880 SF |
| Total SF: | ± 8,880 SF |

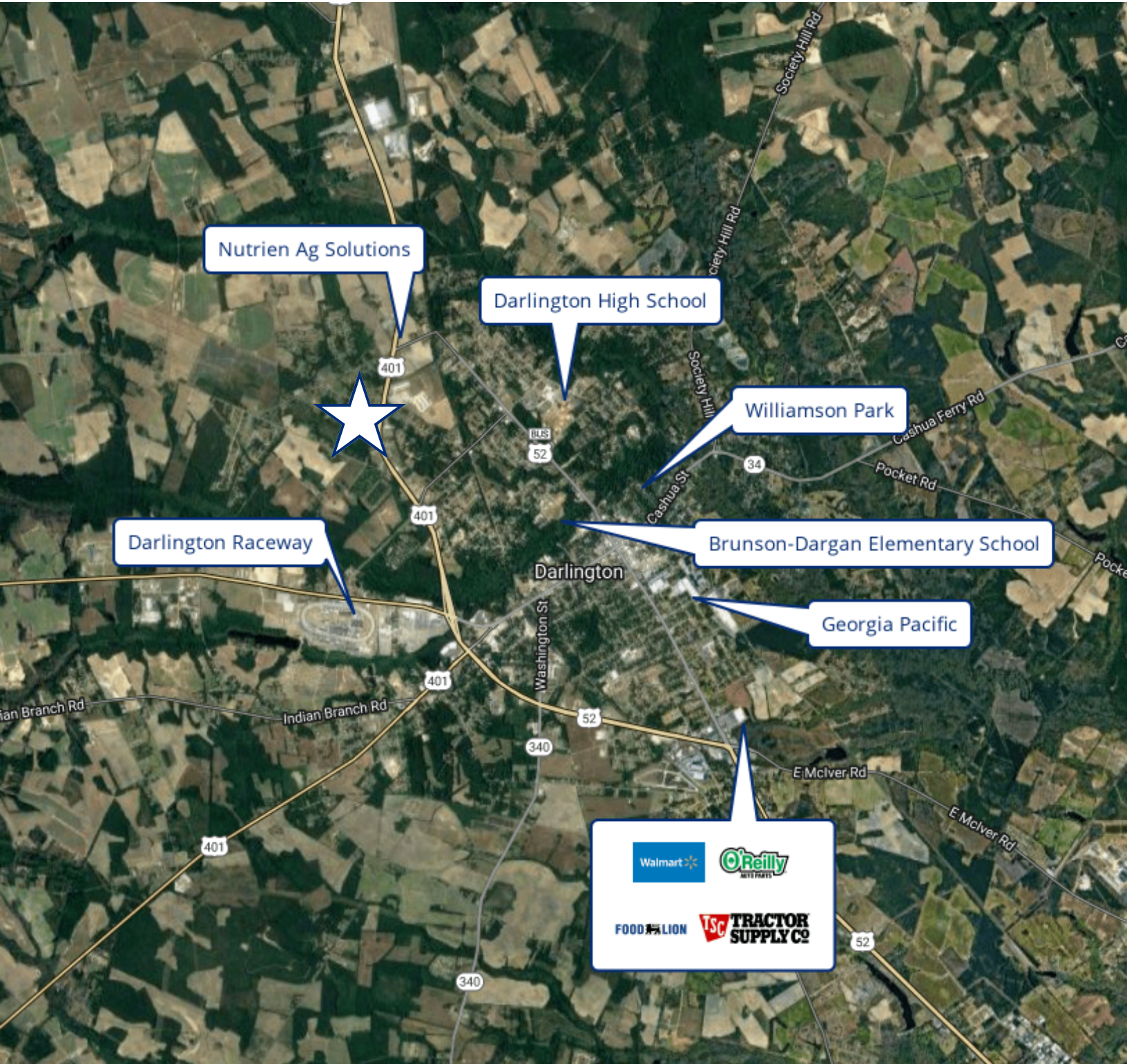


BRYAN KINGREY
803.466.9621
bkingrey@reedypg.com

CHANDLER AYERS
864.201.2221
cayers@reedypg.com

REEDY PROPERTY GROUP
301 N. Main Street, Suite 501
Greenville, SC 29601
reedyccommercial.com

840, 900, & 904 N Governor Williams Hwy Darlington, SC 29532

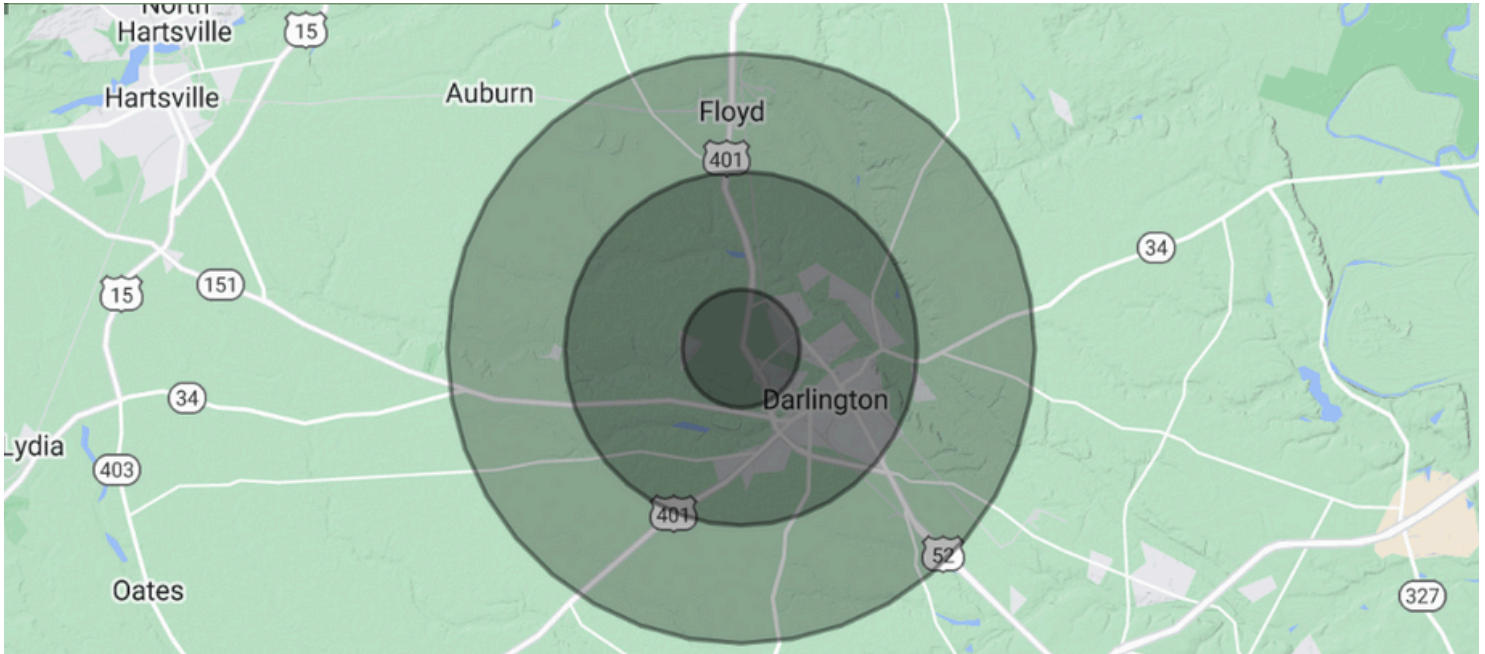


BRYAN KINGREY
803.466.9621
bkingrey@reedypg.com

CHANDLER AYERS
864.201.2221
cayers@reedypg.com

REEDY PROPERTY GROUP
301 N. Main Street, Suite 501
Greenville, SC 29601
reedyccommercial.com

LOCAL DEMOGRAPHICS



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

* Demographic data derived from 2020 ACS - US Census