



FOR LEASE | ±10,125 SF of Retail Space in Neighborhood Center

1305-1307 W FLOYD BAKER BLVD

Gaffney, South Carolina 29341

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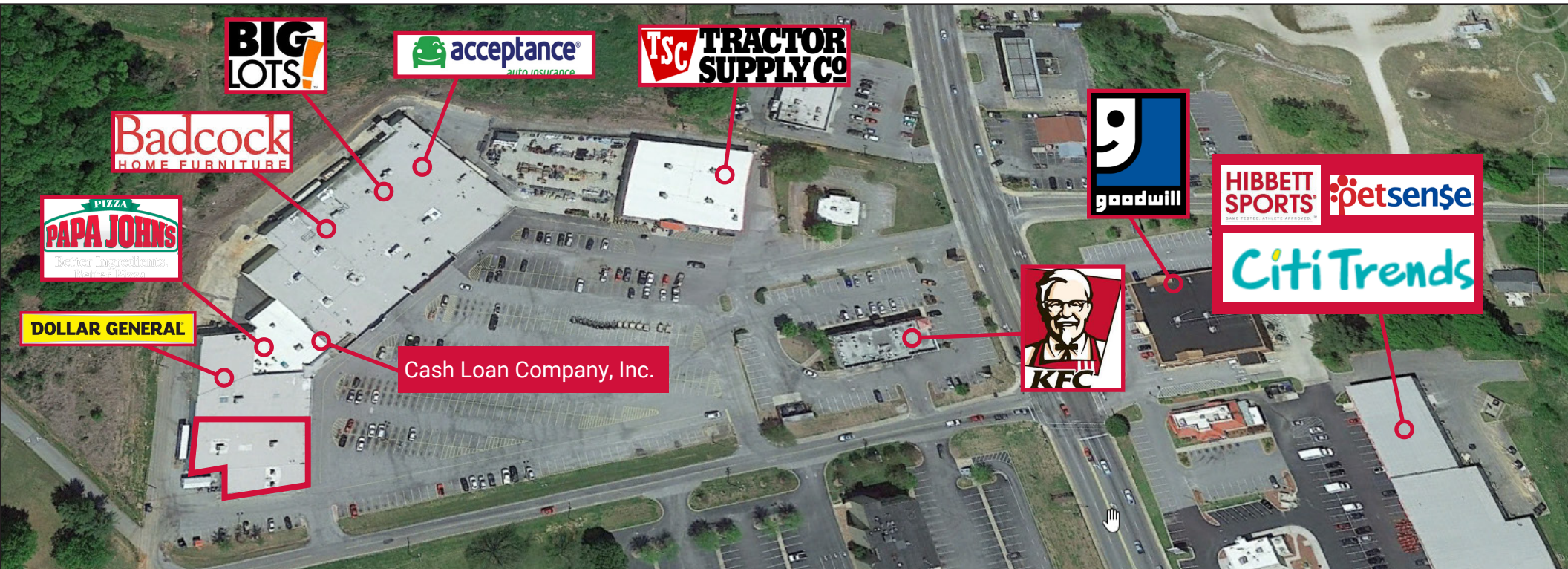
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CHEROKEE PLAZA

1305-1307 W Floyd Baker Blvd.
Gaffney, South Carolina 29341

Space Overview

- ±10,125 SF Retail Space available in Cherokee Plaza next to Badcock Home Furniture, Big Lots, and Papa Johns, Tractor Supply
- 1305- 30' x 79.5' for ±2,385 SF
- 1307- 64.5' x 120' for ±7,740 SF
- Available November 1, 2024
- Property is well-located on a major retail corridor that includes retailers such as:
 - Chick-fil-a
 - Walmart
 - Lowe's
 - Walgreens
- Just One (1) mile to I-85
- Traffic Count on W Floyd Baker Blvd: ±20,300 vehicles per day (2018)
- Lease Rate: \$10.00 PSF NNN, NNN = \$2.01 PSF, If leased together



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Property Aerial



DEMOGRAPHICS	1-mile	3-mile	5-mile
2023 Total Population	4,174	20,064	28,887
2022 Daytime Population	5,145	27,114	33,914
Average Household income	\$48,264	\$52,560	\$56,970
Median Household income	\$31,646	\$36,008	\$39,641

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Floor Plan

