



Gaffney New Development

1709 W Floyd Baker Blvd | Gaffney, SC 29341

**Development
Opportunities Available**

+/- 1.51 AC Commercial | Retail, Restaurant, QSR, Fast Food Drive-Thru, Medical, and Fitness



Property Overview

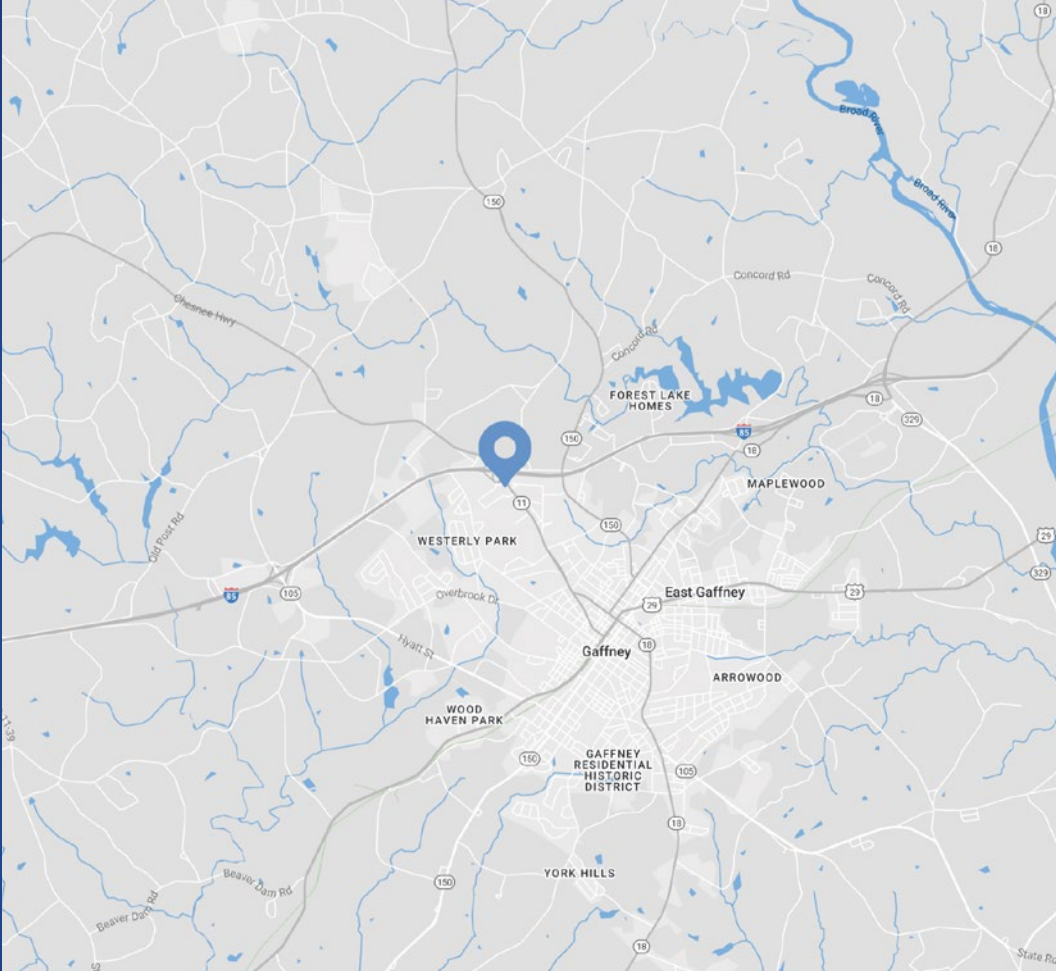
1709 W Floyd Baker Blvd

Development Opportunities

Prime 1.51-acre development opportunity featuring two new construction buildings at a high-traffic intersection with excellent visibility, directly across from Chick-fil-A. The front building along W. Floyd offers 7,200 SF of retail space, while the rear building provides 10,380 SF with a convenient drive-thru. With ample parking, this strategically located development is ideal for restaurants, quick-service restaurants (QSR), fast food concepts, medical offices, fitness centers, and general retail tenants. We are actively seeking both national and local users to join this dynamic mixed-use center.

Property Details

Address	1709 W Floyd Baker Blvd Gaffney, SC 29341		
Availability	+/- 1,600 - 10,380 SF Available Restaurant, Retail, QSR, Fast Food, Medical, Fitness		
Acreage	+/- 1.51 AC		
Square Footage	Building 1	+/- 7,200 SF	
	Building 2	+/- 10,380 SF	
Parking	66 Parking Spaces + 16 Drive Thru Cues		
Use	Commercial		
Traffic Counts	W Floyd Baker Blvd 19,000 VPD		
Lease Rate	Low \$30's NNN - Call for Leasing Details		

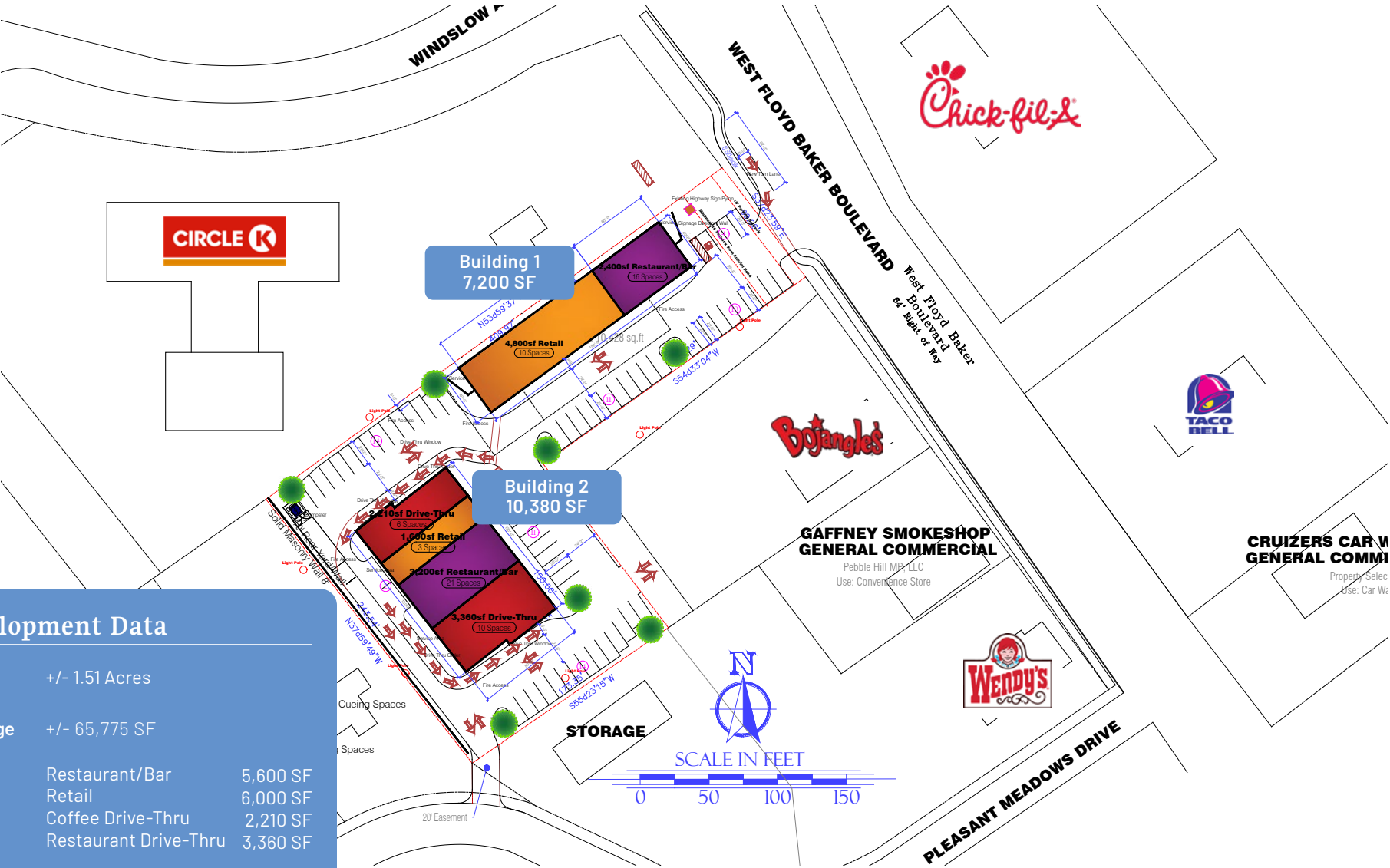


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	2,475	18,346	28,317
Avg. Household Income	\$56,870	\$52,987	\$57,401
Median Household Income	\$37,514	\$38,787	\$42,650
Households	1,183	7,654	11,732
Daytime Employees	2,510	13,343	14,863



Conceptual Site Plan



Site Development Data

Acreage	+/- 1.51 Acres	
Square Footage	+/- 65,775 SF	
Proposed Use	Restaurant/Bar	5,600 SF
	Retail	6,000 SF
	Coffee Drive-Thru	2,210 SF
	Restaurant Drive-Thru	3,360 SF
Required Parking	66 + 16 Drive-Thru Cueing Spaces	



John Hadley

(704) 373-9797

jhadley@thenicholscompany.com

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

www.TheNicholsCompany.com
(704) 373-9797

1204 Central Avenue, Suite 201
Charlotte, NC 28204