

1887 Hayne St.

**18,000 SF Building on 1.42 AC
Arcadia, SC 29320**

EXCLUSIVELY PRESENTED BY:

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Blackstream Commercial Real Estate

Greenville , SC

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BLACKSTREAM® COMMERCIAL REAL ESTATE

INVESTMENT SUMMARY

Blackstream Commercial Real Estate is pleased to present an 18,000 SF shell building on 1.42 acres, offering a unique commercial redevelopment opportunity on a designated Brownfield site. Located on a VCC-approved property in South Carolina, this site provides environmental liability protection and is supported by an active application with the South Carolina Department of Health and Environmental Control (DHEC), which can be transferred to the new owner. The property also qualifies for valuable tax credits, making it an attractive option for developers seeking a sustainable investment with reduced risk. Please note: prospective buyers must enter into the Voluntary Cleanup Contract (VCC) prior to closing. Due diligence available upon request. A recent topographic and floodplain survey has been completed for the property, indicating revised floodplain boundaries. The new floodplain delineation not yet been officially recorded, most recent survey can be available upon request.

PROPERTY SUMMARY

Lot Size (total) 1.42 AC

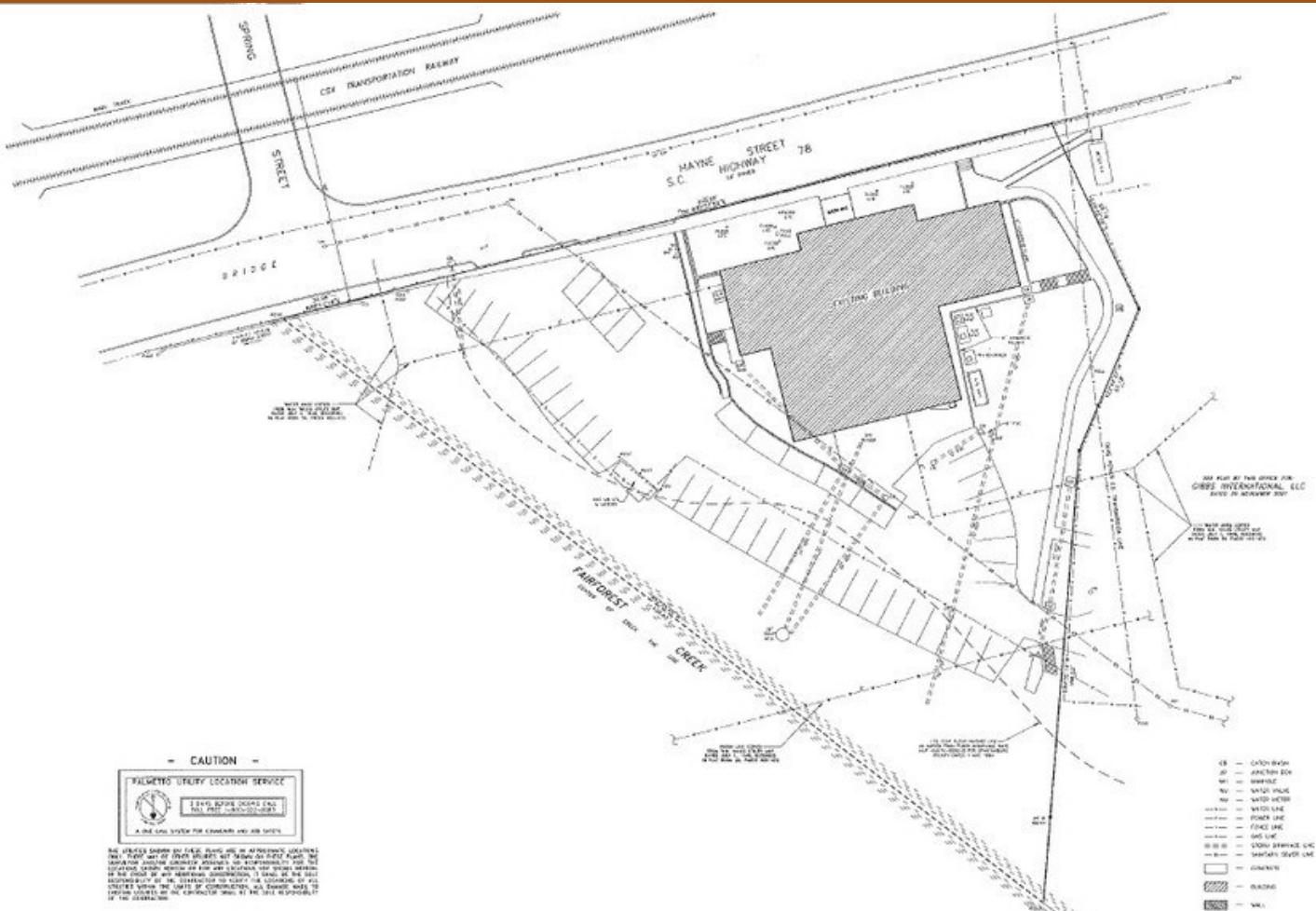
Parcel ID 6-17-00-043.03

Zoning Type Commercial (6RGC)

County Spartanburg

PROPERTY HIGHLIGHTS

- 18,000 SF shell building.
- Located on a Brownfield redevelopment site.
- Eligible for tax credits.
- DHEC-approved with transferable application.
- Environmental liability protection under VCC.
- Redevelopment Project

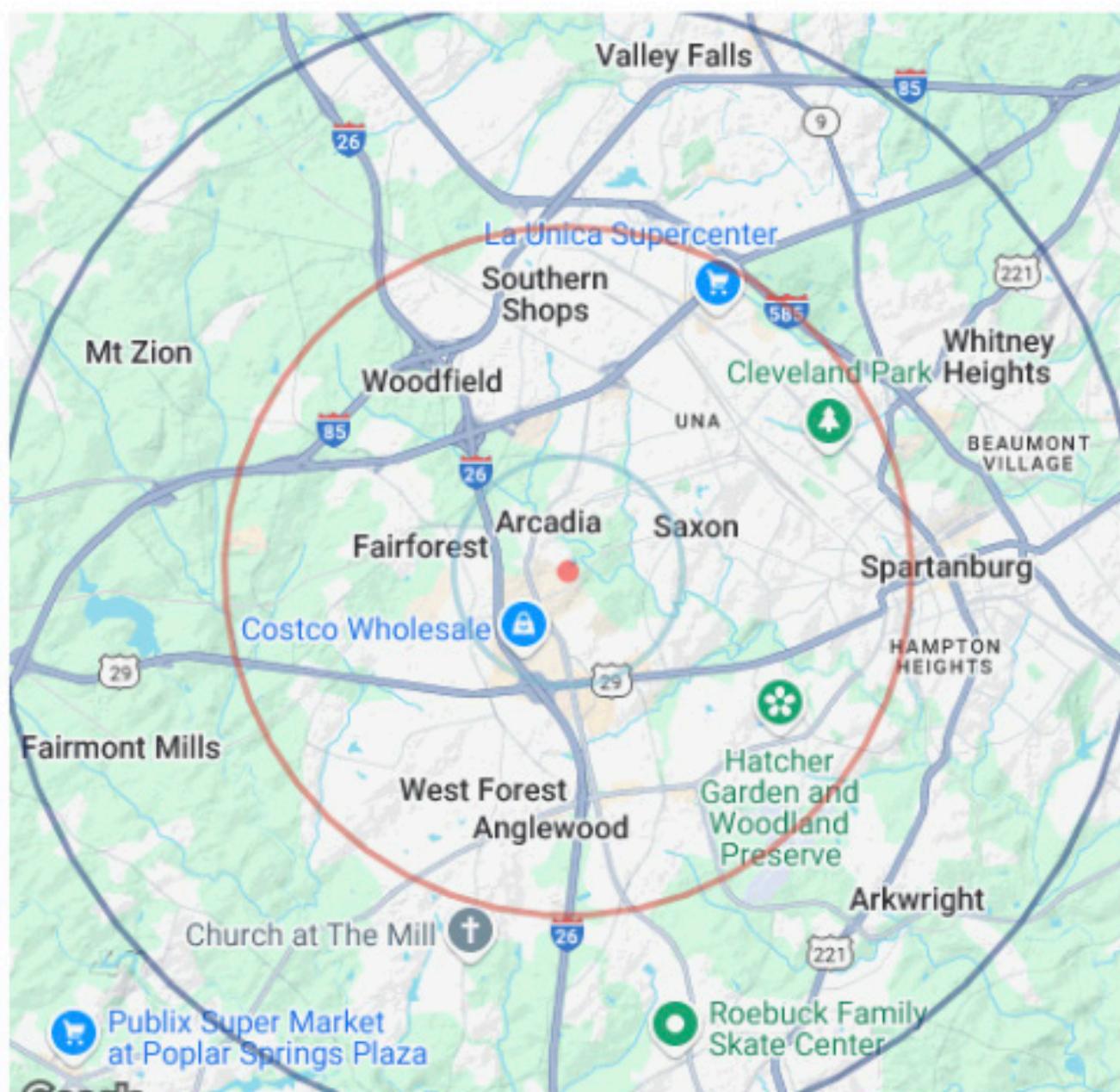


PROPERTY HIGHLIGHTS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,479	39,931	81,864
2010 Population	4,420	39,571	86,254
2024 Population	5,461	45,227	101,866
2029 Population	5,784	47,401	107,375
2024-2029 Growth Rate	1.16 %	0.94 %	1.06 %
2024 Daytime Population	7,647	54,098	130,059



DEMOGRAPHICS

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	291	2,437	5,349
\$15000-24999	234	1,552	3,434
\$25000-34999	224	2,082	4,243
\$35000-49999	453	2,939	6,123
\$50000-74999	507	3,607	7,443
\$75000-99999	183	1,766	4,511
\$100000-149999	187	1,713	4,383
\$150000-199999	148	843	2,137
\$200000 or greater	10	650	1,821
Median HH Income	\$ 46,330	\$ 48,520	\$ 51,287
Average HH Income	\$ 59,577	\$ 68,455	\$ 73,551

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,407	14,982	31,627
2010 Total Households	1,720	14,806	32,984
2024 Total Households	2,237	17,589	39,444
2029 Total Households	2,383	18,532	41,804
2024 Average Household Size	2.39	2.47	2.45
2024 Owner Occupied Housing	871	9,133	22,408
2029 Owner Occupied Housing	1,016	10,208	24,814
2024 Renter Occupied Housing	1,366	8,456	17,036
2029 Renter Occupied Housing	1,366	8,324	16,991
2024 Vacant Housing	247	1,727	3,896
2024 Total Housing	2,484	19,316	43,340

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BLACKSTREAM COMMERCIAL REAL ESTATE and it should not be made available to any other person or entity without the written consent of BLACKSTREAM COMMERCIAL REAL ESTATE. Information was obtained VIA CREBUILDER.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BLACKSTREAM COMMERCIAL REAL ESTATE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BLACKSTREAM COMMERCIAL REAL ESTATE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BLACKSTREAM COMMERCIAL REAL ESTATE has not verified, and will not verify, any of the information contained herein, nor has BLACKSTREAM COMMERCIAL REAL ESTATE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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