

FOR LEASE

±900-3600 SF on ±0.77 AC in Blacksburg, SC



1378 W Cherokee Street Blacksburg, SC 29702

PROPERTY DESCRIPTION

- Retail/flex space or retail storefront
- One (1) 8x10 roll up door
- Sixteen (16) parking spaces and room for more
- Fenced back area
- Corner lot
- Road frontage
- Minutes from I-85 and the Shelby Highway Exit
- Acreage and Utility to be verified by Buyer or Buyer's Agent*

OFFERING SUMMARY

Suite 1:	±900 SF \$11.00 SF/yr (MG)
Suite 2:	±900 SF \$11.00 SF/yr (MG)
Suite 3:	±900 SF \$11.00 SF/yr (MG)
Suite 4:	±900 SF \$11.00 SF/yr (MG)
Sale Rate:	\$395,000.00
Lot Size:	± 0.77 AC
Building Size:	± 3,600 SF



JOSIE HOLLINGSWORTH
864-901-5007
jhollingsworth@reedypg.com

ELLICE NIEDRACH
864-680-7916
eniedrach@reedypg.com

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

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EXTERIOR PICTURES



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INTERIOR PICTURES

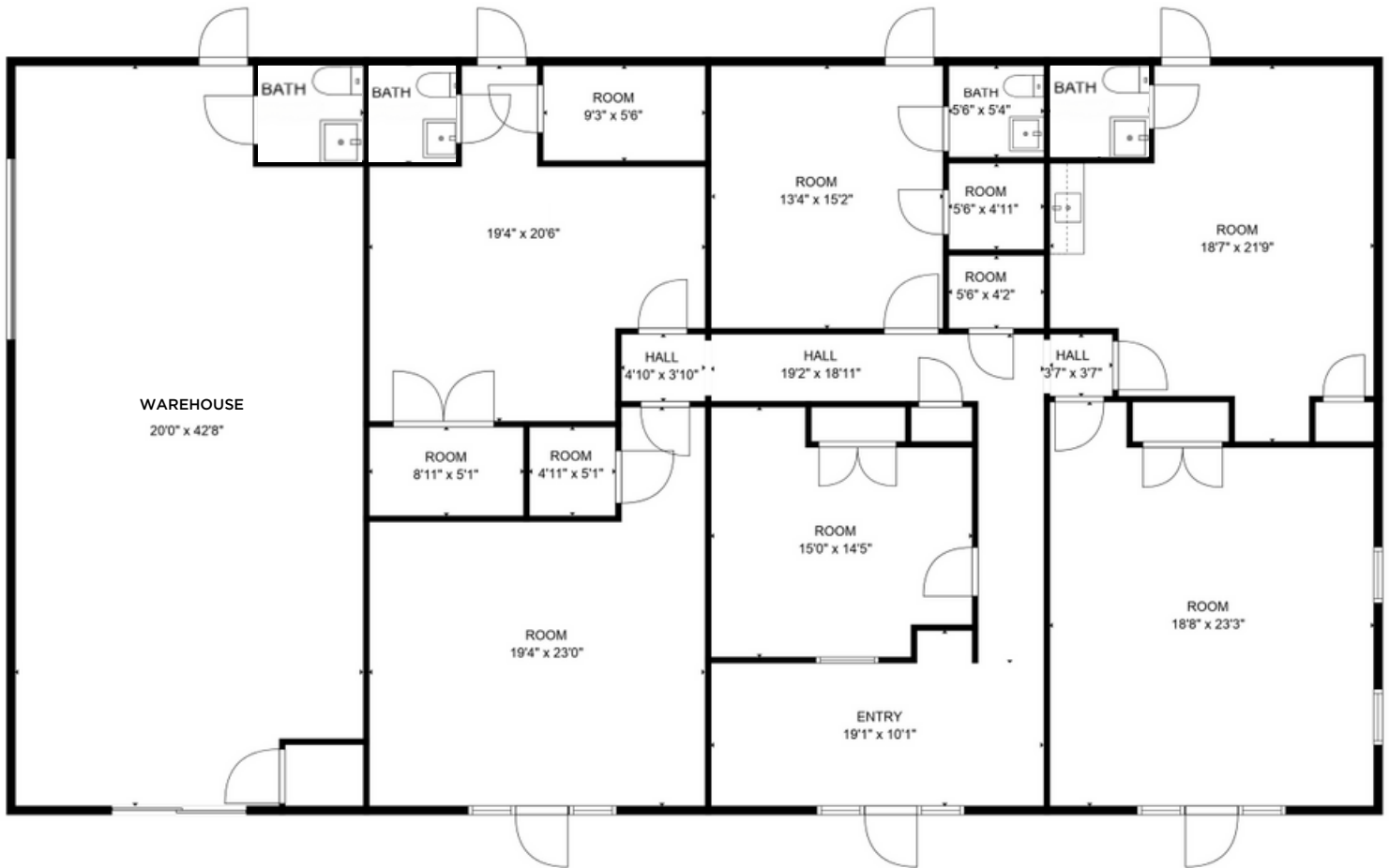


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FLOOR PLAN



Suite: 1
±900 sqft
Roll-Up Door
Warehouse

Suite: 2
±900 sqft
Office

Suite: 3
±900 sqft
Office

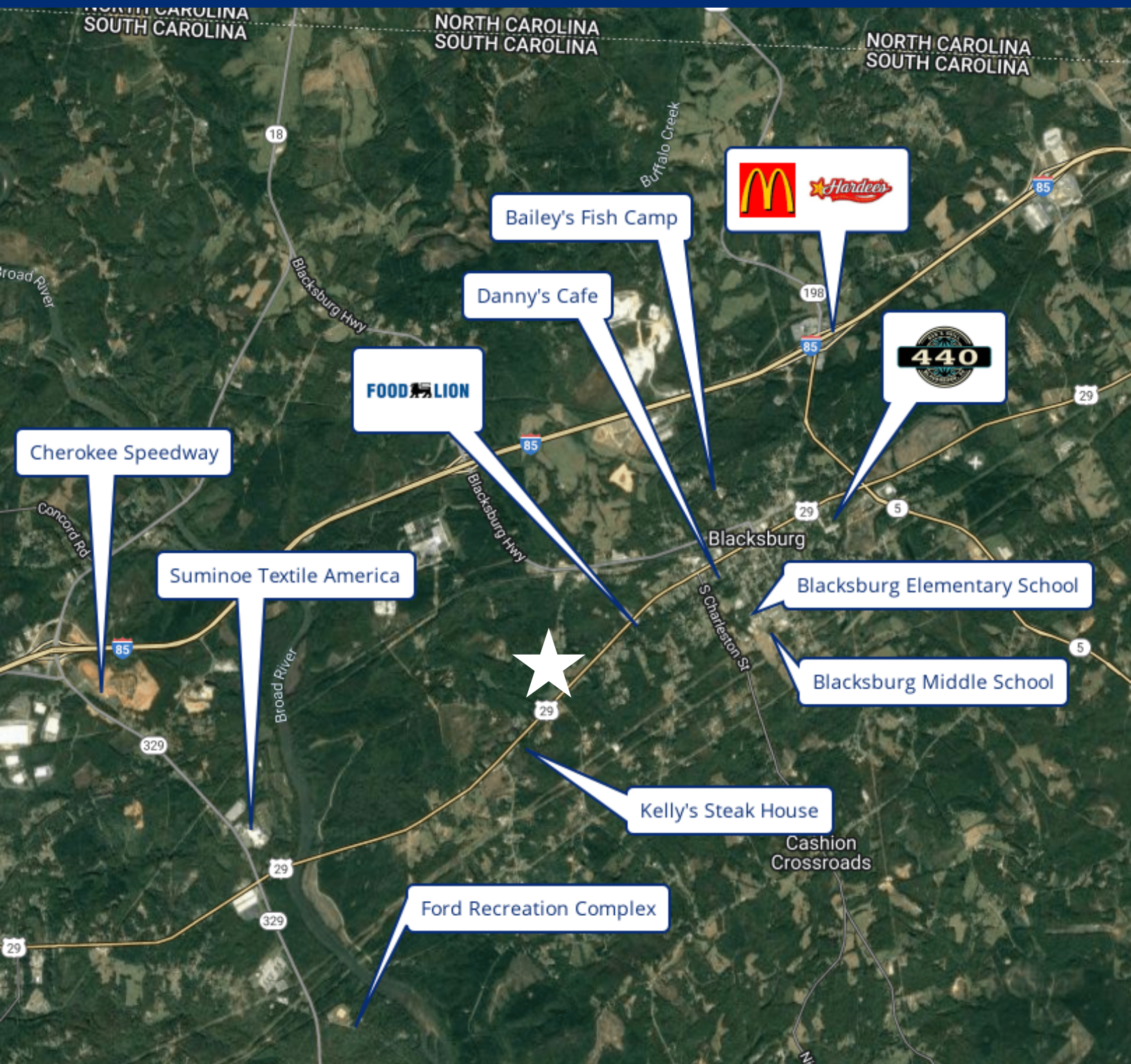
Suite: 4
±900 sqft
Office

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LOCAL MAP

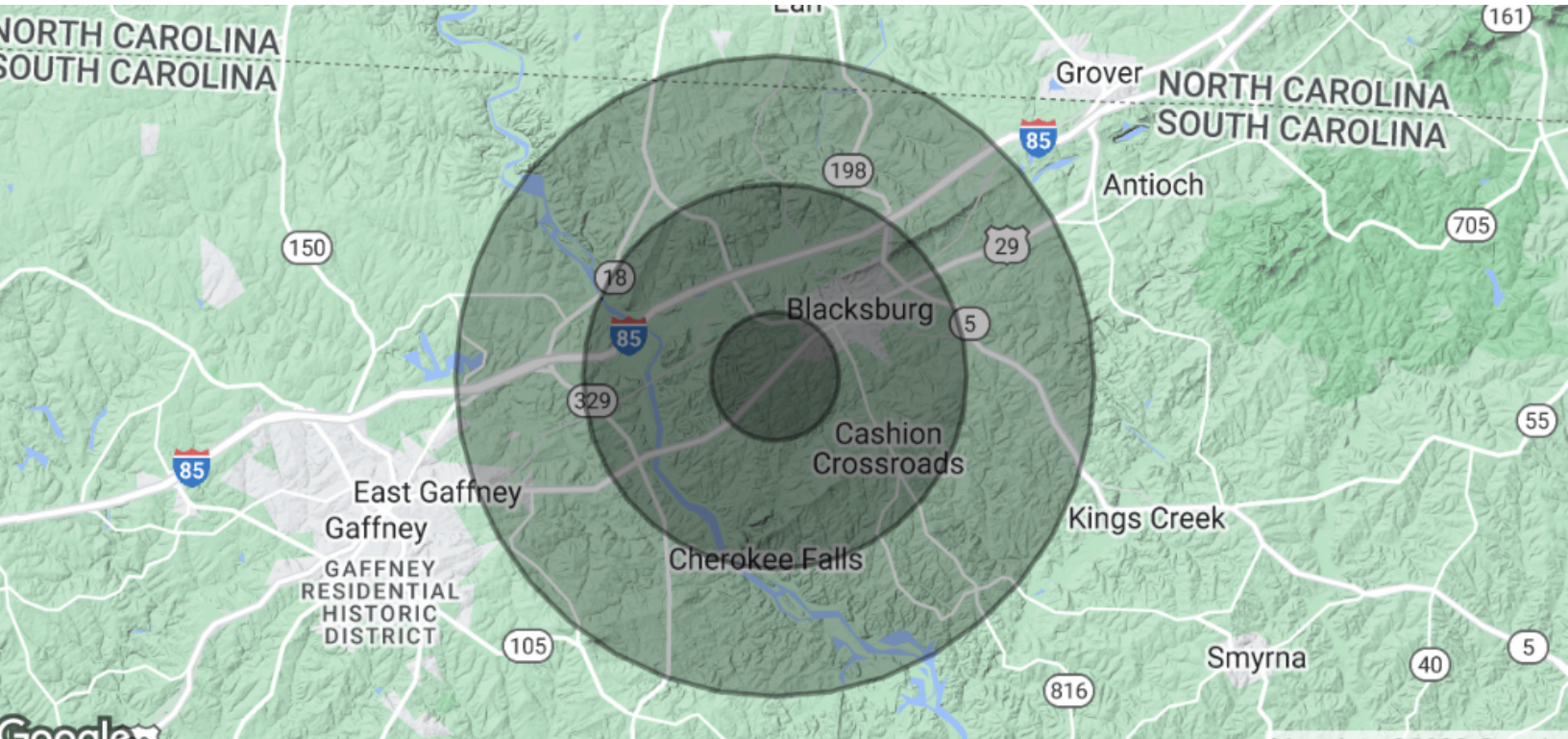


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Local Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	620	4,567	10,880
Average Age	37.5	38.5	39.3
Average Age (Male)	38.9	41.3	40.8
Average Age (Female)	38.7	38.5	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	278	2,033	4,908
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$36,412	\$37,121	\$36,051
Average House Value	\$93,625	\$99,545	\$95,248

* Demographic data derived from 2020 ACS - US Census