

# 137 AMICKS FERRY ROAD

## CHAPIN, SOUTH CAROLINA

### Office Space Available for Lease

- Suite 101: ±1,900 SF available
- Class-A office building with modern finishes and strong curb appeal
- Ample on-site parking for employees and clients
- Excellent visibility and monument signage along highly traveled Amicks Ferry Rd.
- Surrounded by strong residential growth and expanding commercial development in one of the Midlands' fastest-growing submarkets



FOR LEASE  
**\$26 SF/YR (NET OF ELECTRIC)**



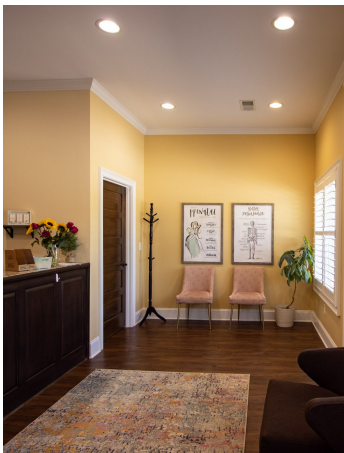
#### CONTACT

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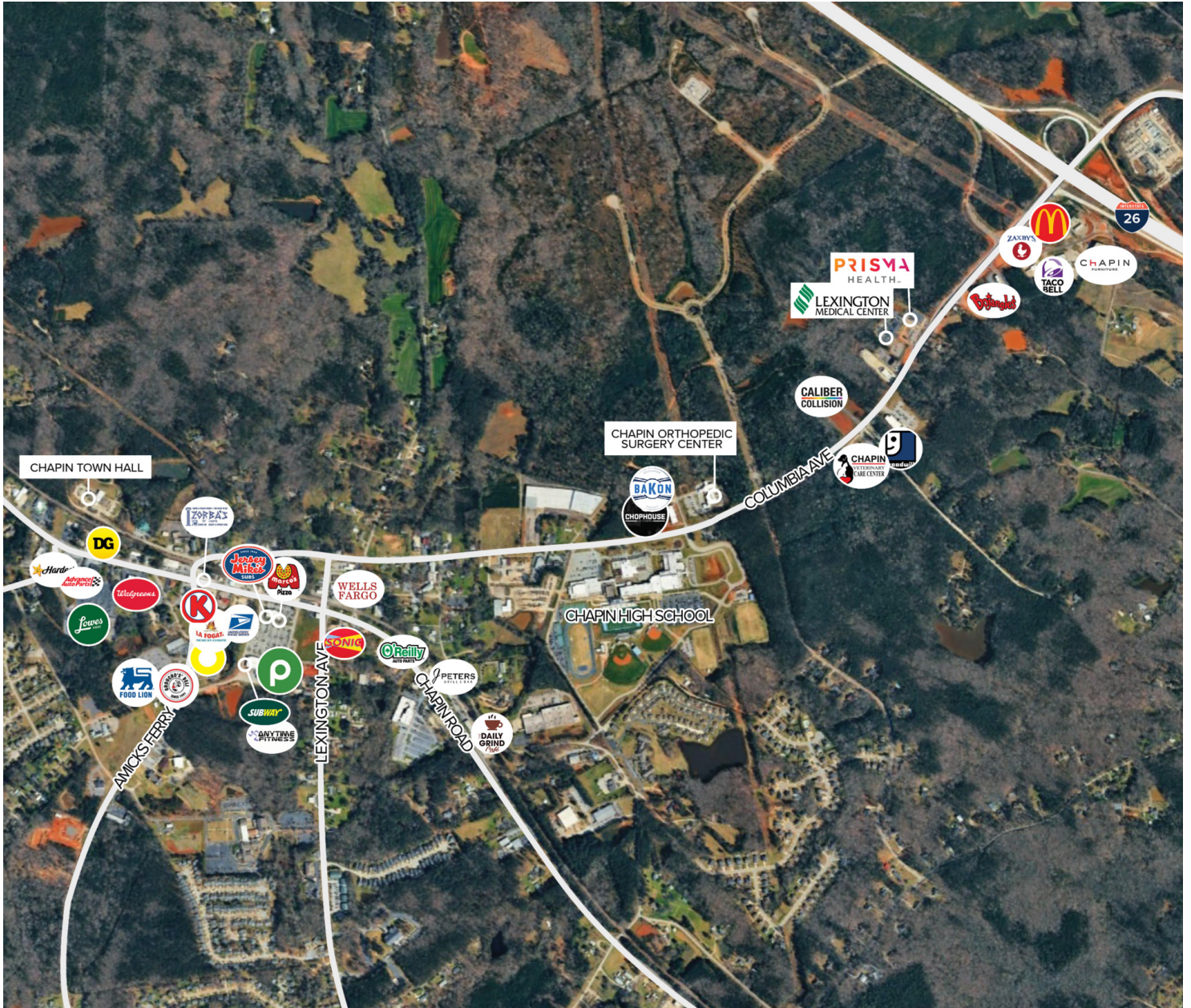
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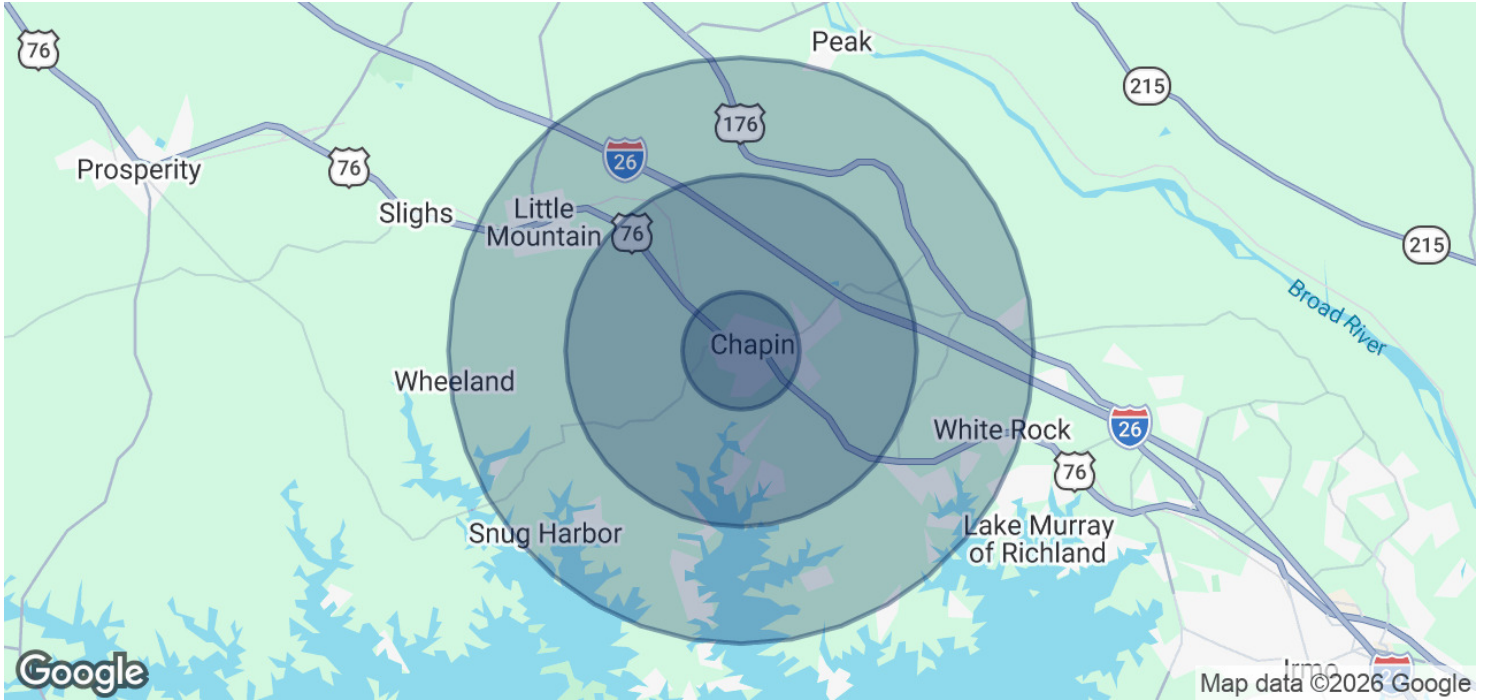
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## CHAPIN, SOUTH CAROLINA



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,253	7,668	19,853
Average Age	40.7	42.1	45.2
Average Age (Male)	40.4	41.4	45.4
Average Age (Female)	41.5	43.6	44.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	470	2,878	7,645
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$96,194	\$99,382	\$121,055
Average House Value	\$233,089	\$282,070	\$421,224

2023 American Community Survey (ACS)

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