



FOR LEASE | ±7,740 SF of Retail Space in Neighborhood Center

1307 W FLOYD BAKER BLVD

Gaffney, South Carolina 29341

Bray Toy, CCIM

864.640.7429

brad.toy@wilsonkibler.com

Scott Snedigar

864.444.4814

ssnedigar@wilsonkibler.com

13 E Coffee St Greenville, SC 29601 |

www.wilsonkibler.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



CHEROKEE PLAZA

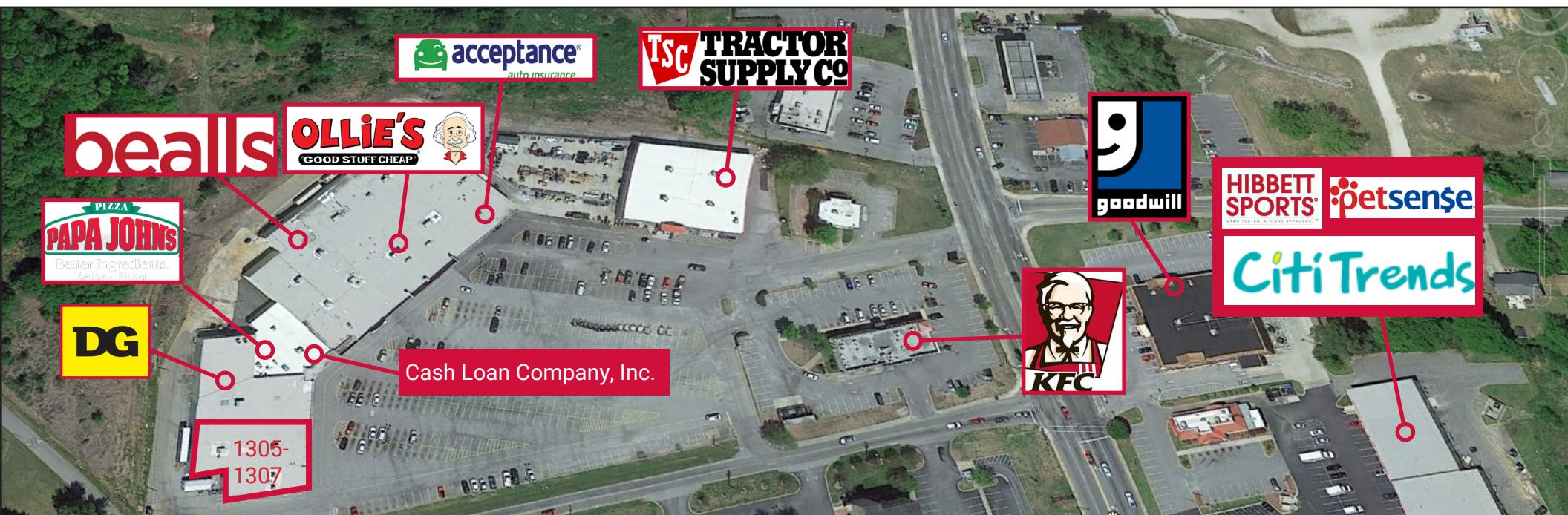
1307 W Floyd Baker Blvd.
Gaffney, South Carolina 29341

Property Overview

- 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)

• 1307

- ±7,740 SF Retail Space
- 1307- 64.5' x 120' for ±7,740 SF
- Sprinkled
- TICAM: \$2.25/SF
- \$12.00/NNN



CHEROKEE PLAZA

1307 W Floyd Baker Blvd.
Gaffney, South Carolina 29341

Property Aerial

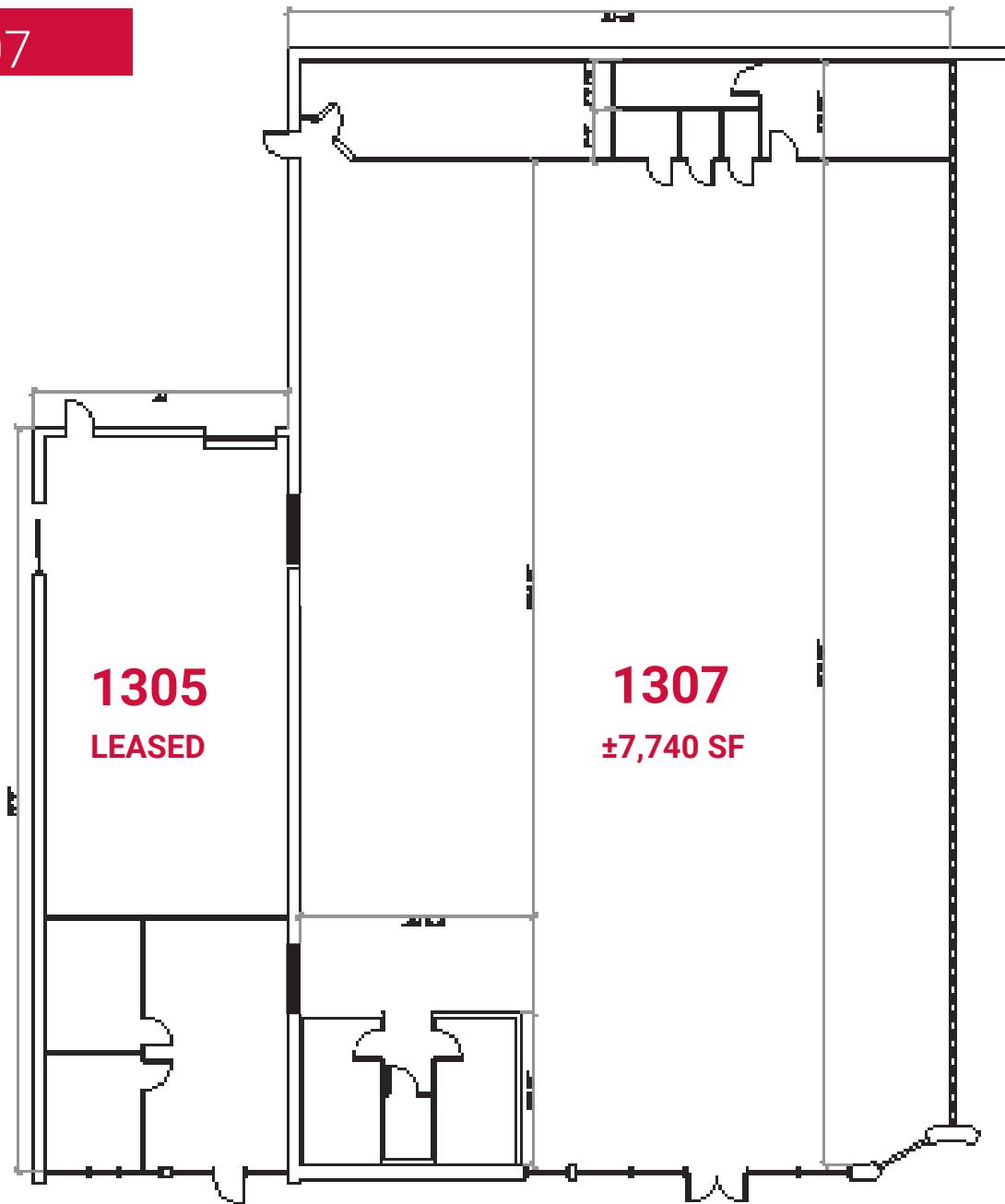


DEMOGRAPHICS	1-mile	3-mile	5-mile
2023 Total Population	4,174	20,064	28,887
2022 Daytime Population	5,145	27,114	33,914
Average Household income	\$48,264	\$52,560	\$56,970
Median Household income	\$31,646	\$36,008	\$39,641

CHEROKEE PLAZA

1307 W Floyd Baker Blvd.
Gaffney, South Carolina 29341

Floor Plan 1305-1307



CHEROKEE PLAZA

1307 W Floyd Baker Blvd.
Gaffney, South Carolina 29341

1305-1307

