



FOR LEASE | $\pm 7,740$ SF of Retail Space in Neighborhood Center

1307 W FLOYD BAKER BLVD

Gaffney, South Carolina 29341

Bray Toy, CCIM

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CHEROKEE PLAZA

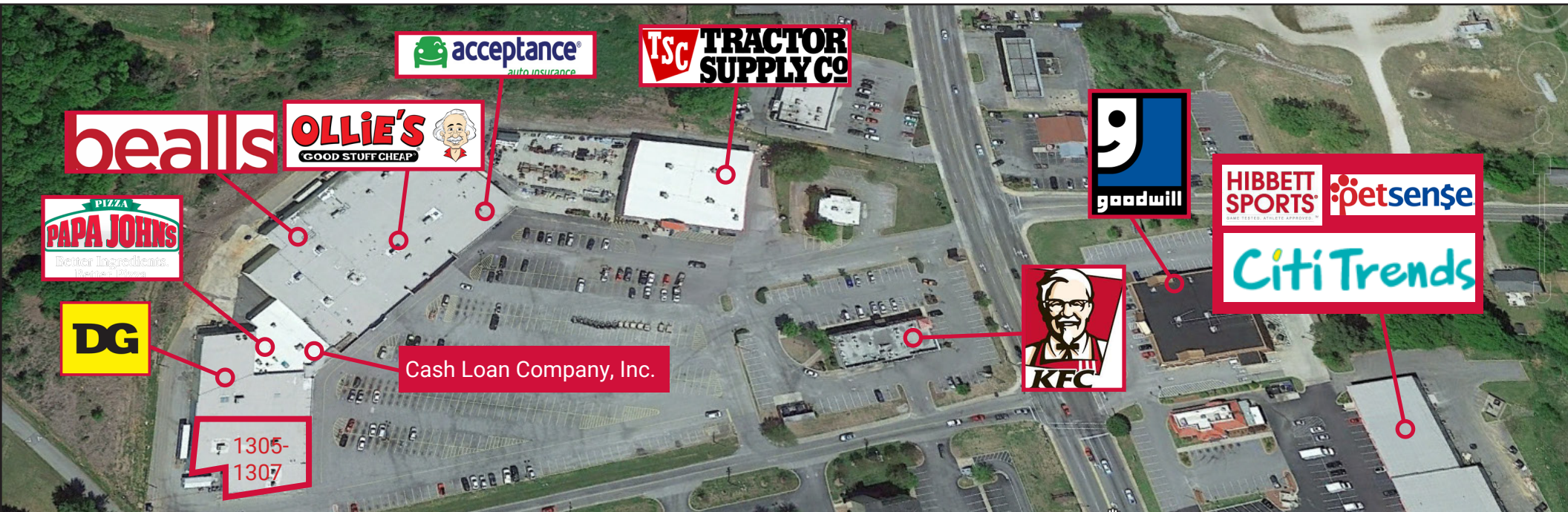
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Property Overview

- 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: $\pm 20,300$ vehicles per day (2018)

• 1307

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



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Property Aerial

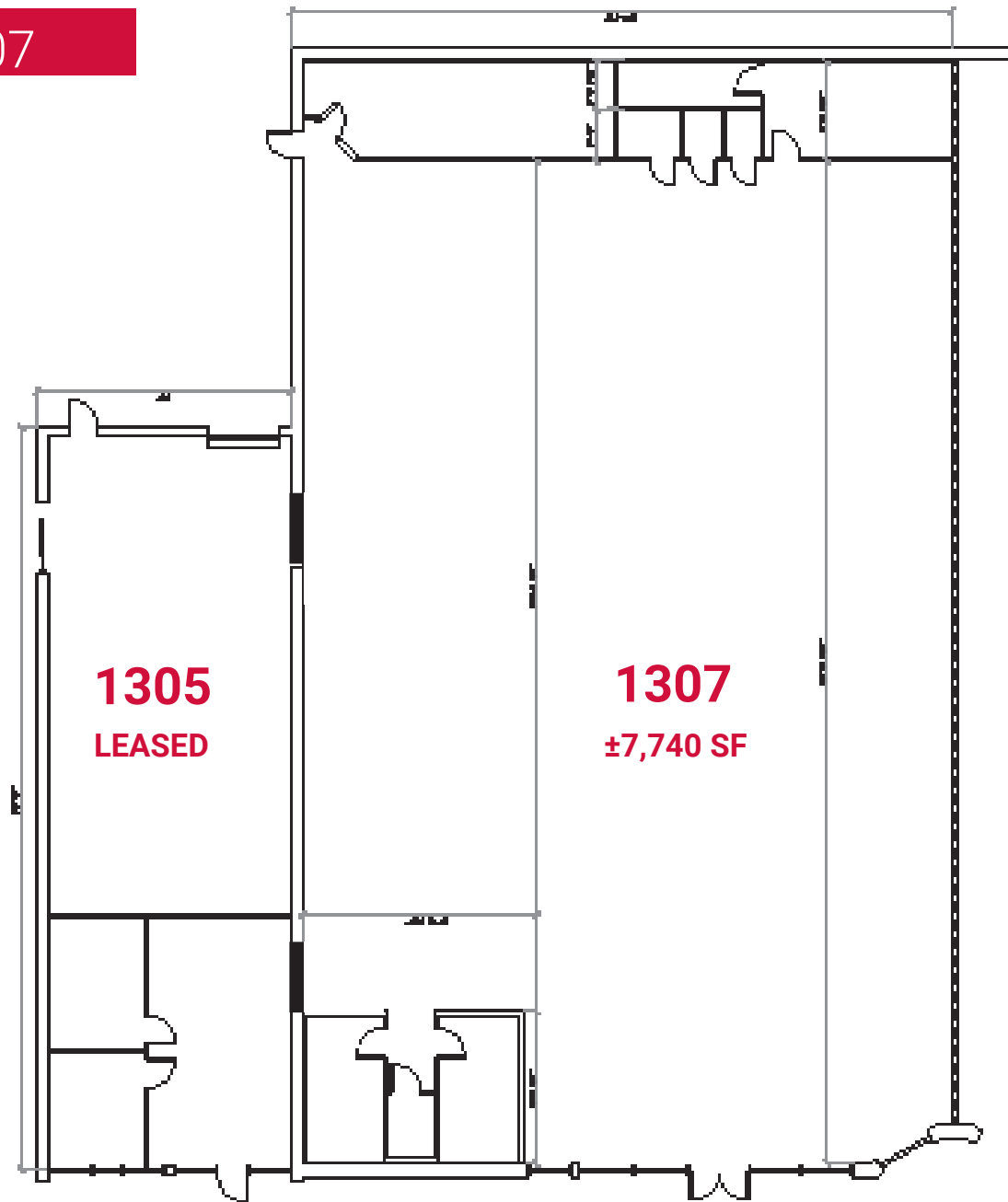


| DEMOGRAPHICS | 1-mile | 3-mile | 5-mile |
|--------------------------|----------|----------|----------|
| 2023 Total Population | 4,174 | 20,064 | 28,887 |
| 2022 Daytime Population | 5,145 | 27,114 | 33,914 |
| Average Household Income | \$48,264 | \$52,560 | \$56,970 |
| Median Household Income |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

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Floor Plan 1305-1307



CHEROKEE PLAZA

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1305-1307

