



650 E FAIRPLAY BLVD

Fair Play, SC 29643

JOHN RUFF

Vice President
864.224.3503
johnruff@mccoywright.com

CARSON KELLY

Junior Associate
803.640.5600
carson@mccoywright.com



McCOY WRIGHT
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Available for lease +/- 9,100 SF warehouse space in Fair Play located at 650 E Fairplay Blvd. The property is located less than +/- 1.5 miles from both Exit 2 & Exit 4 off I-85. The floor plan is open with two restrooms and a small office space. Drive-in doors could easily be installed at the building. There is currently a 10' drop ceiling in the building but exposed ceiling heights are 13' at the eaves and 16' in the center. This is a great opportunity for any interstate-focused business looking for cheap warehouse space or retail user. Asking price for lease is \$4.25/SF NNN and estimated NNN charges are \$2.00/SF. Please contact the listing agents with any questions regarding pricing or to set up a showing.

OFFERING SUMMARY

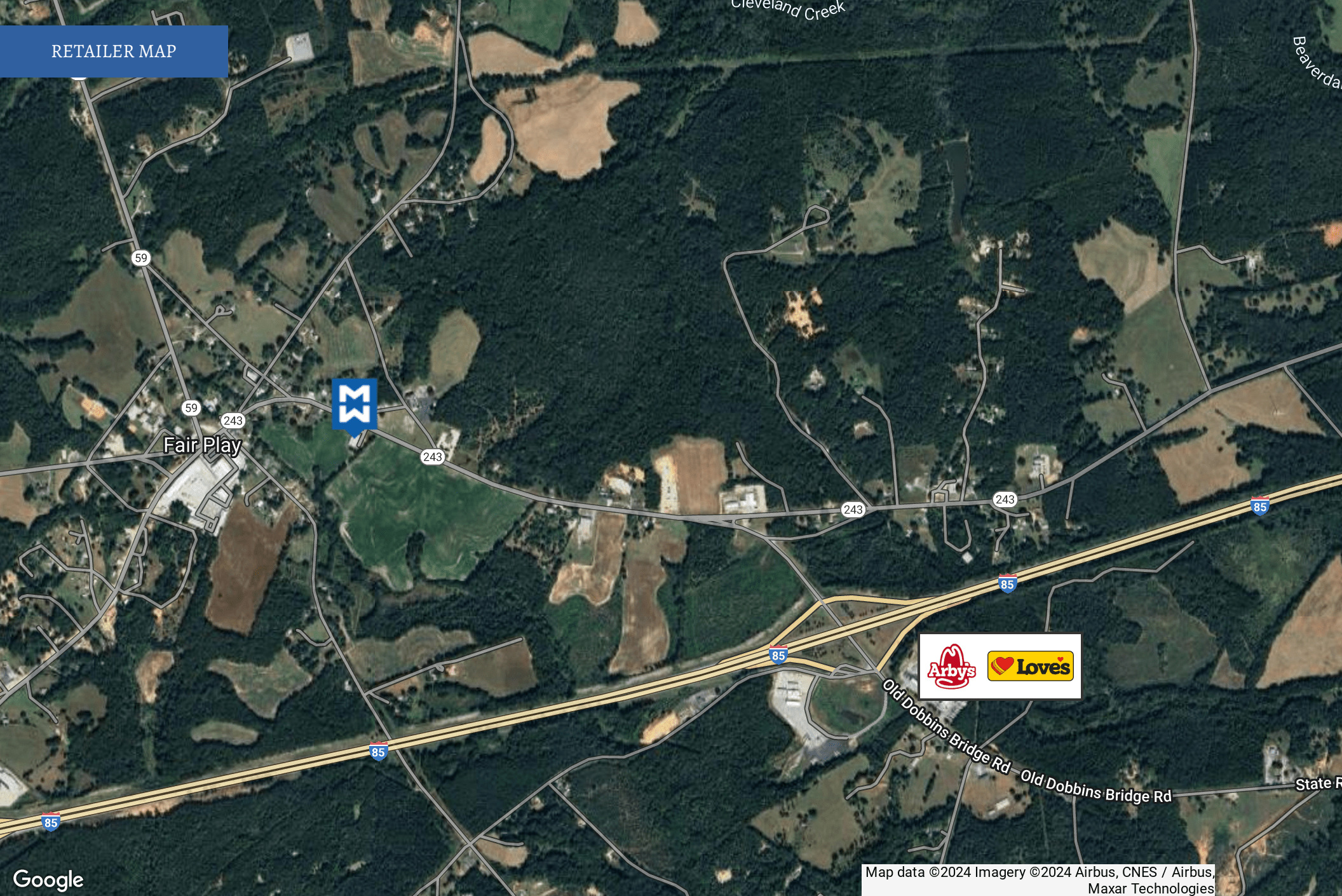
Lease Rate:	\$4.25 SF/yr (NNN)
Lot Size:	1.16 Acres
Building Size:	9,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	150	947	3,031
Total Population	366	2,248	7,116
Average HH Income	\$93,488	\$93,456	\$91,641



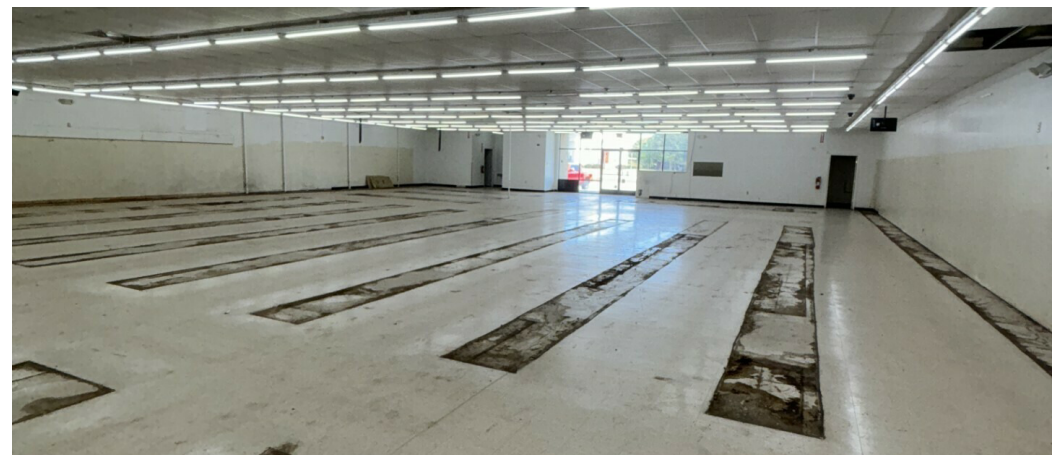
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RETAILER MAP



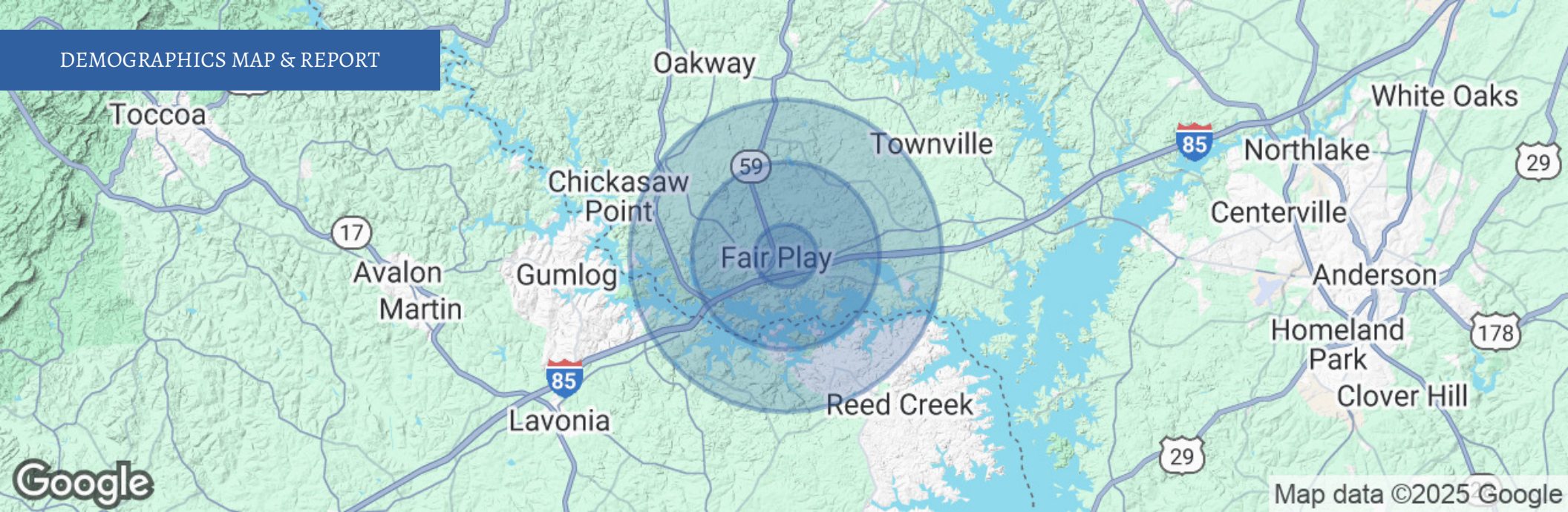
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	366	2,248	7,116
Average Age	44	46	47
Average Age (Male)	44	46	47
Average Age (Female)	44	46	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	150	947	3,031
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$93,488	\$93,456	\$91,641
Average House Value	\$289,614	\$341,929	\$340,872

Demographics data derived from AlphaMap



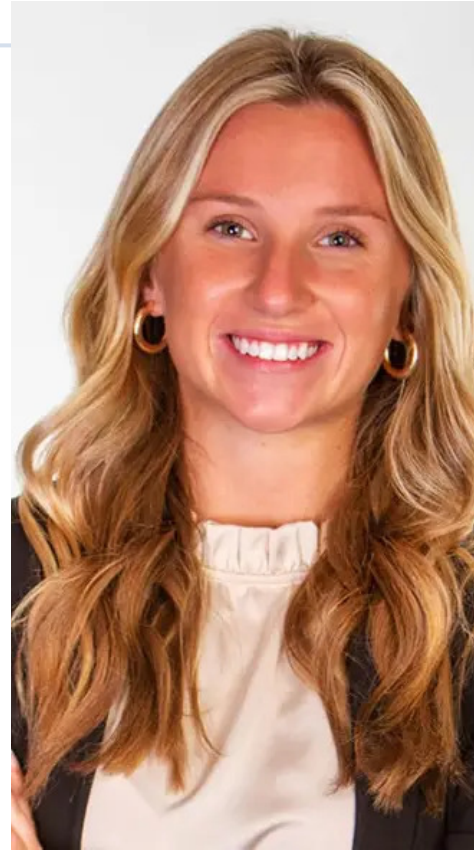
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