

LAND FOR LEASE

LAY-DOWN YARD

880 Rutherfordton Hwy, Chesnee, SC 29323



PROPERTY DESCRIPTION

Accessible property with secure location infrastructure ideally suited for retail or industrial storage, featuring a 1.5 +/- acre lay-down yard. The entire property is an assembly of two tax map parcels totaling 3.94 +/- acres. In addition to the lay-down yard, the property features two structures totaling over 10,000 +/- SF. Ideal location and infrastructure for auto-related retail or flex space. Each building features multiple drive-in bay doors, office / waiting area. This property offers good visibility on a well traveled road. The lay-down yard may be leased for \$1,950 / Month NNN. Entire property is available for \$7,783 / Month, NNN which includes both structures and the lay-down yard. Each structure may be leased individually for \$7.00 / SF NNN

PROPERTY HIGHLIGHTS

- Ample truck access and turn around
- Secure lot

OFFERING SUMMARY

Lease Rate:	\$1,950.00 per month (NNN)
Available SF:	1.5 Acres
Lot Size:	1.5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	17	87
Total Population	8	41	212
Average HH Income	\$85,929	\$81,430	\$83,253

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

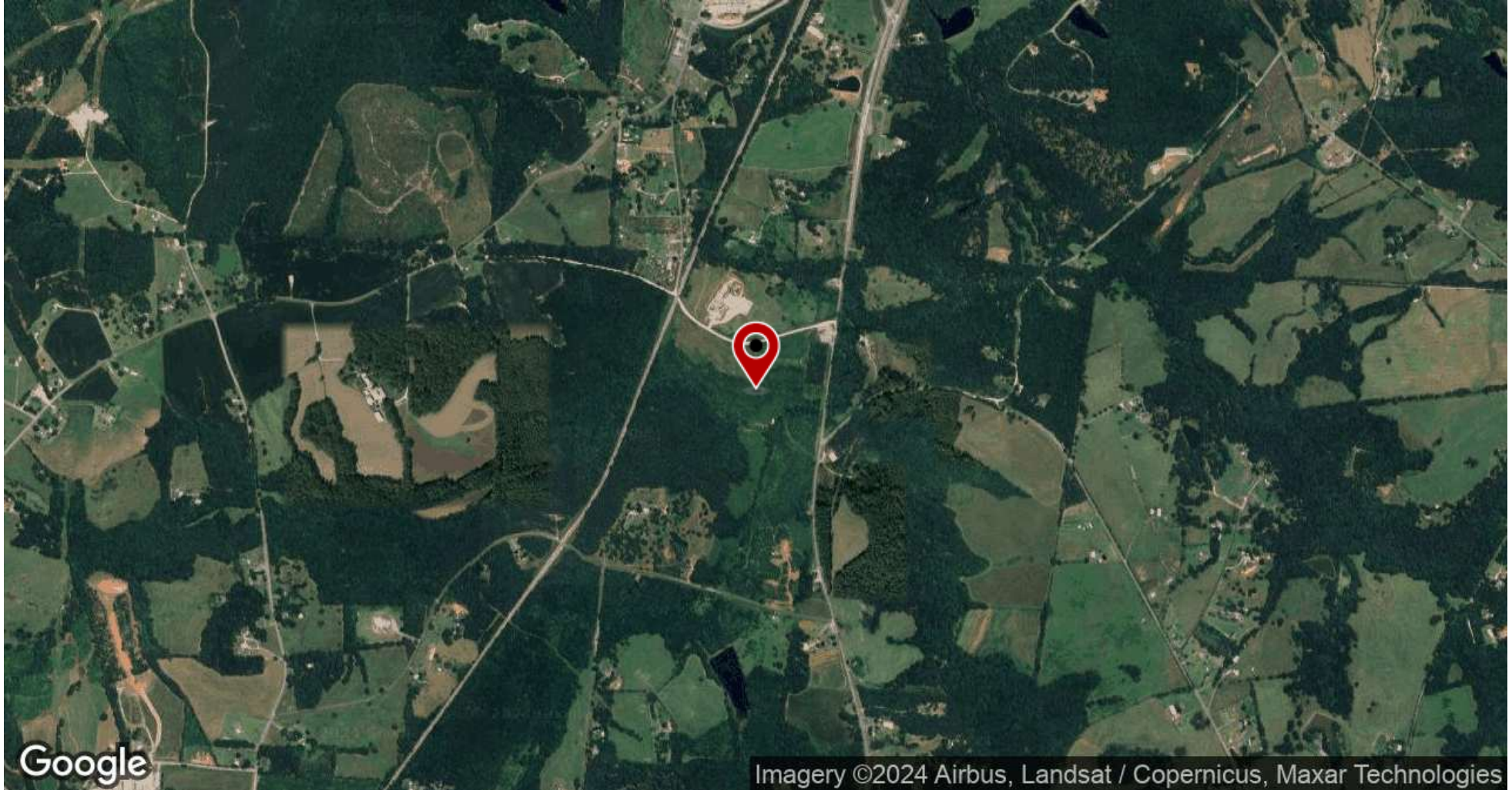
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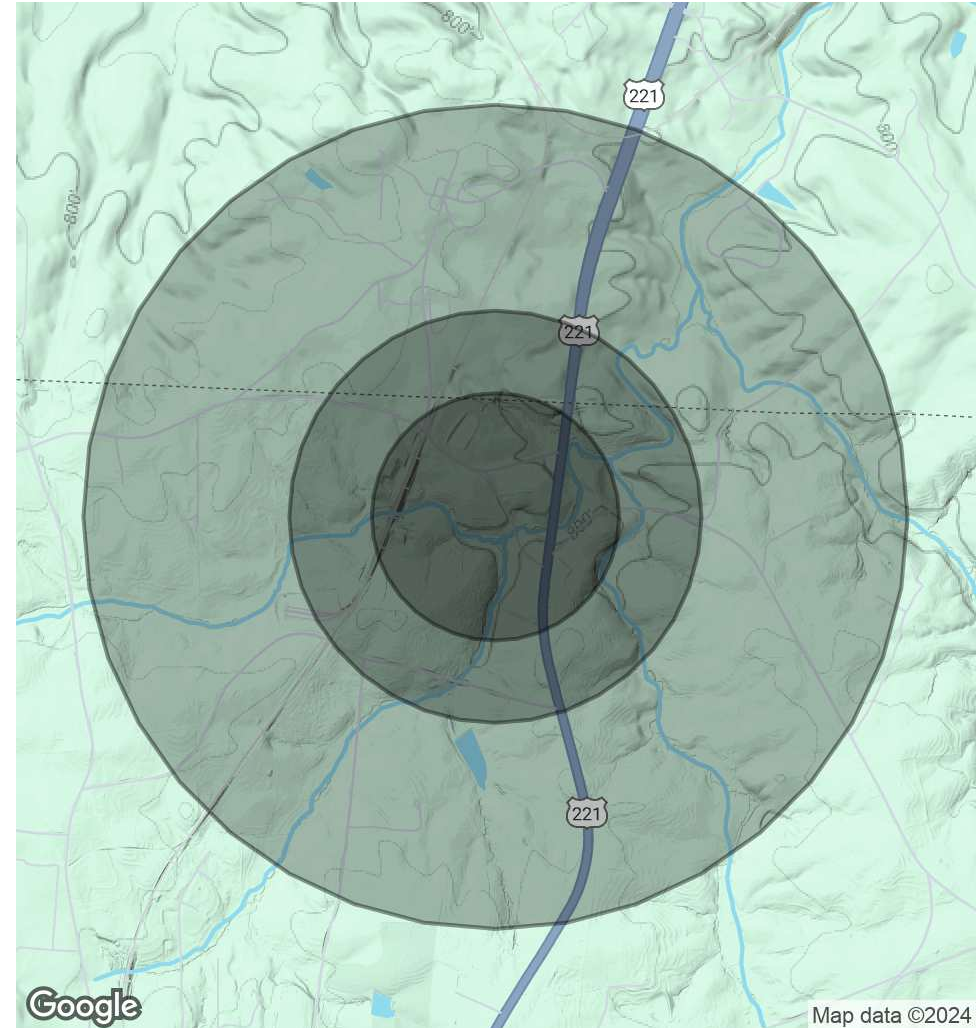
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8	41	212
Average Age	41	43	42
Average Age (Male)	40	42	41
Average Age (Female)	42	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	17	87
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$85,929	\$81,430	\$83,253
Average House Value	\$180,653	\$177,156	\$179,409

Demographics data derived from AlphaMap



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