

CAMDEN, SC

# 1122 OLD WEISGARBER RD

4 ACRES | AVAILABLE FOR SALE OR GROUND LEASE





**PROJECT  
DETAILS**

**AVAILABLE SPACE**

4 Acres

**TRAFFIC COUNTS**

17,000 ADT on Weisgarber Rd

**PROPERTY HIGHLIGHTS**

- 4 AC available for Sale or Lease
- Ideal for medical, office, or similar uses
- Full access from Weisgarber Rd (17,000 ADT) as well as rear access from Old Weisgarber Rd
- Heavy daytime population of 16,000 people within a one mile radius

**LEASE RATE**

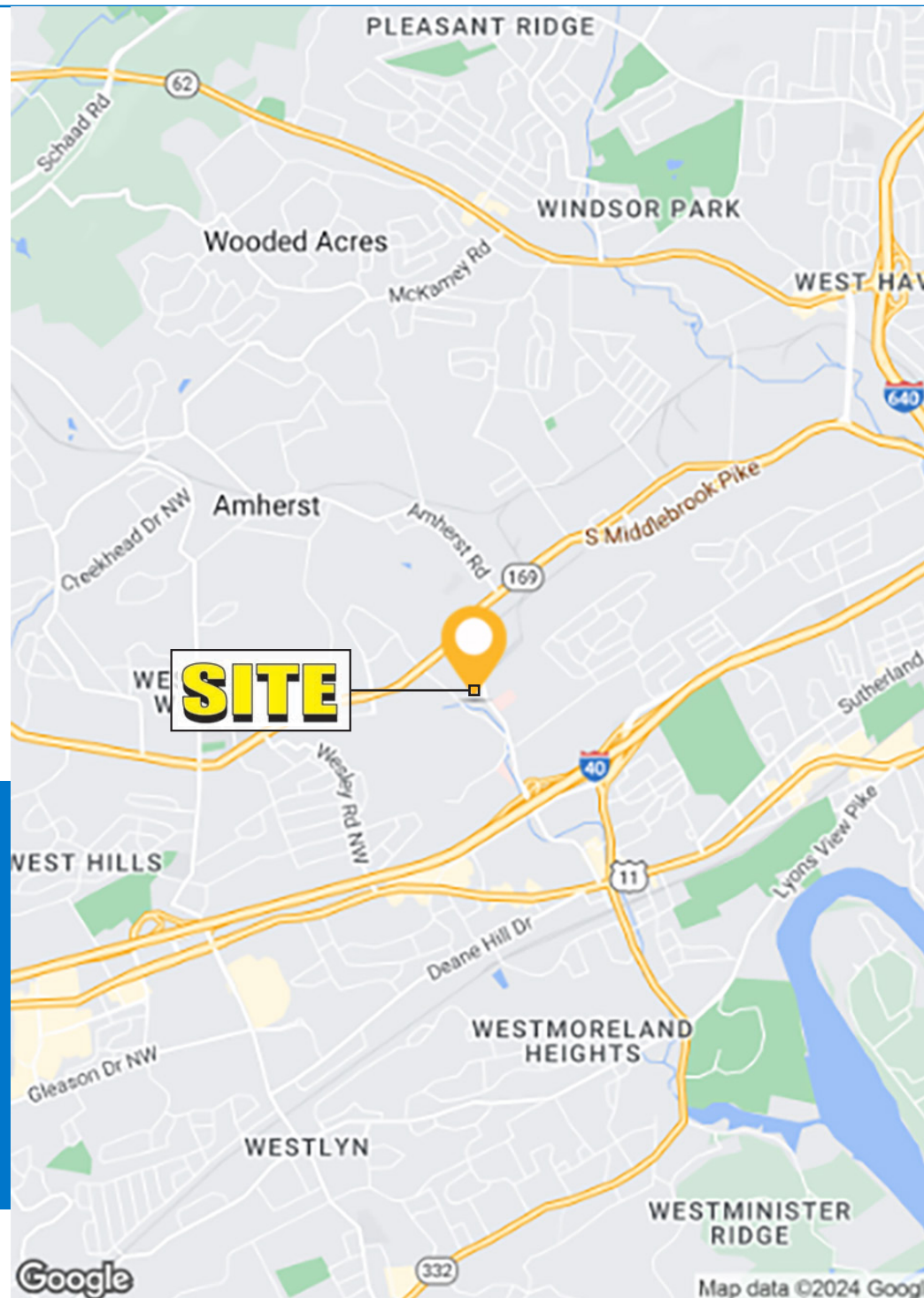
Call to discuss


**COUNTY**

Knox

**MARKET**

Knoxville



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	3,767	7,991	10,859
 TOTAL POPULATION	8,597	19,019	26,277
 MEDIAN HH INCOME	\$37,446	\$41,285	\$43,722

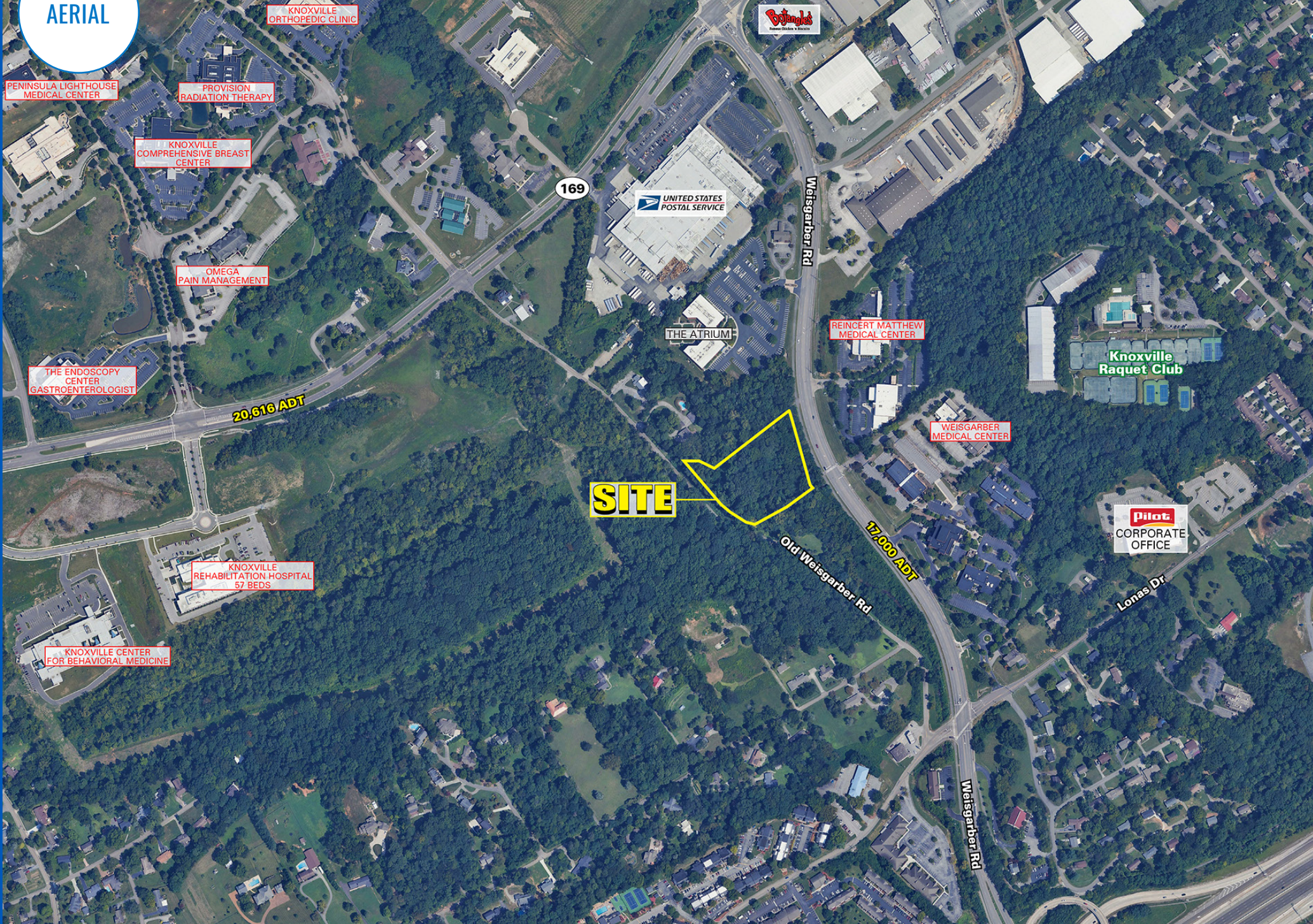


AERIAL





AERIAL







TENNESSEE

# KNOXVILLE

Sitting on the banks of the Tennessee River, Knoxville is home to the University of Tennessee. But this city is more than just a college town. It's a multicultural community that embraces an array of pastimes. Downtown Knoxville is full of interesting shops like the independent Union Ave Books and the old-time Mast General Store, as well as the popular Market Square. Cumberland Gap National Historical Park and the Great Smoky Mountains National Park, both within a 90-minute drive of the city, are beautiful places to go for a hike, as is Ijams Nature Center, which is closer to downtown.

Sports enthusiasts enjoy cheering on the minor league baseball Tennessee Smokies, the Knoxville Ice Bears minor league professional hockey team and the SEC-affiliated University of Tennessee Volunteers sports teams. Knoxville also has a flat track roller derby league, the Hard Knox Roller Derby. But shopping, sports and natural beauty aren't the only reasons to move here. Affordability is another major incentive. The cost of buying a home in Knoxville is less than it is in many other major metro areas around the country. Residents also enjoy the added benefit of proximity to major highways that connect Knoxville to places like Nashville, Atlanta and Chattanooga.

KNOXVILLE, TN

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## BEN GOULD

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