

## Flex/retail property for lease

712 Old Rutherford Road  
Taylors, South Carolina



## Highly desirable, 1st gen flex/retail space now available

### VIRTUAL TOUR

- Newly constructed
- Customizable floor plans available
- Warm vanilla shell delivery
- 16 foot ceiling heights
- Drive thru capabilities for end cap tenants
- Traffic count of ±18,100 VPD on Locust Hill Road
- Superior visibility with great signage opportunities
- Property is unzoned and ideal for multitude of uses
- Lease incentives available to qualified tenants

## Get more information

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### Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Estimated NNN:	\$3.80 SF/yr
Building Size:	5,000 SF
Available SF:	±1,250 SF
Lot Size:	11.78 Acres
Year Built:	2024
Zoning:	Unzoned

### Property Overview

Avison Young is pleased to present this brand new construction project that satisfies a much desired need for flex/retail space in the Taylors area. Suites include a warm vanilla shell with dedicated garage doors for warehousing/storage needs, ensuite ADA restrooms, and brick façade with tasteful glass storefronts and awnings. Concrete drive aisles and parking areas promote durability and low maintenance. With over 200 feet of road frontage, it offers superior visibility with great signage opportunities. This property is unzoned and ideal for a multitude of uses which include flex, warehousing, retail, restaurant, or professional services.

Spaces	Lease Rate	Space Size
Suite 200	\$20.00 SF/yr	1,250 SF



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Avison Young - Greenville | 656 S Main Street, Suite 200 | Greenville, SC 29601 | 864 334 4145

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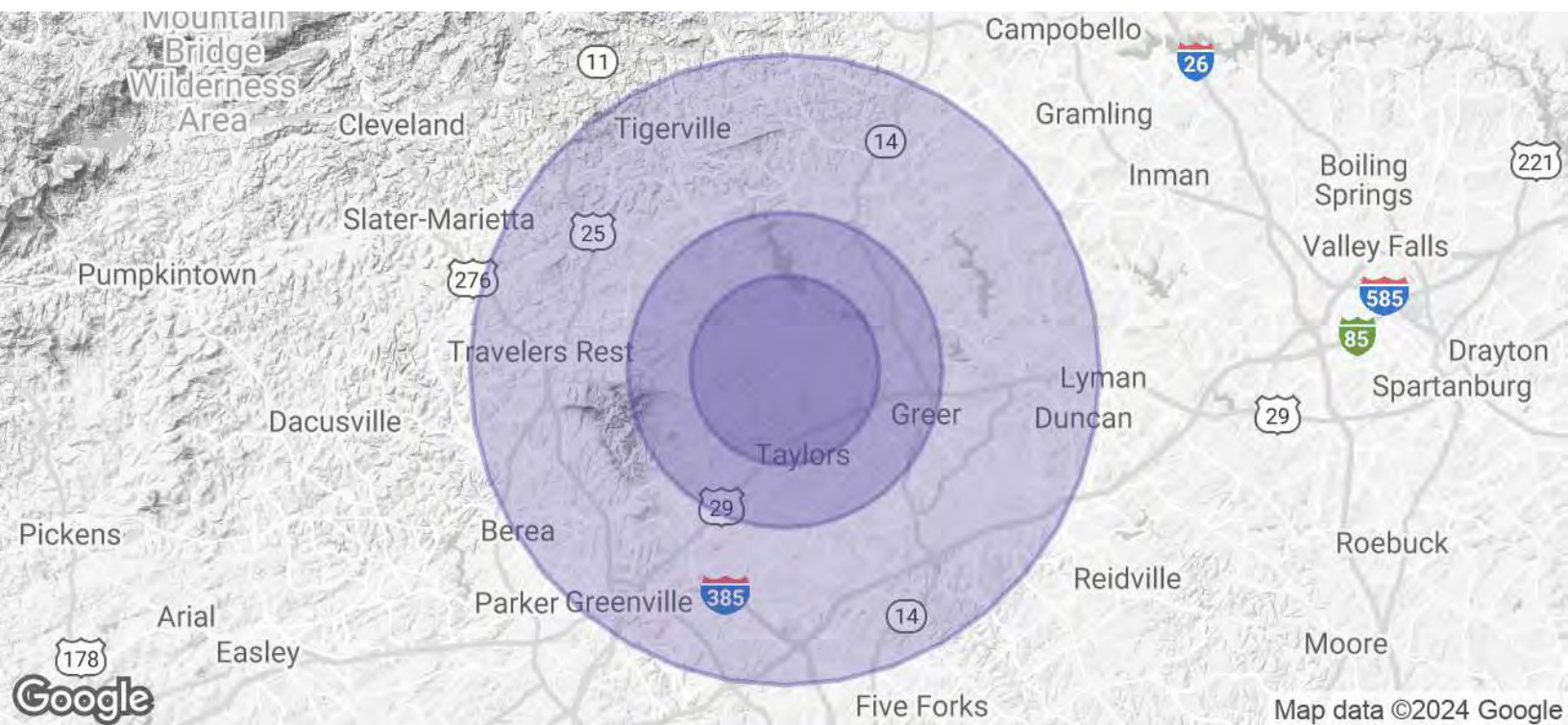
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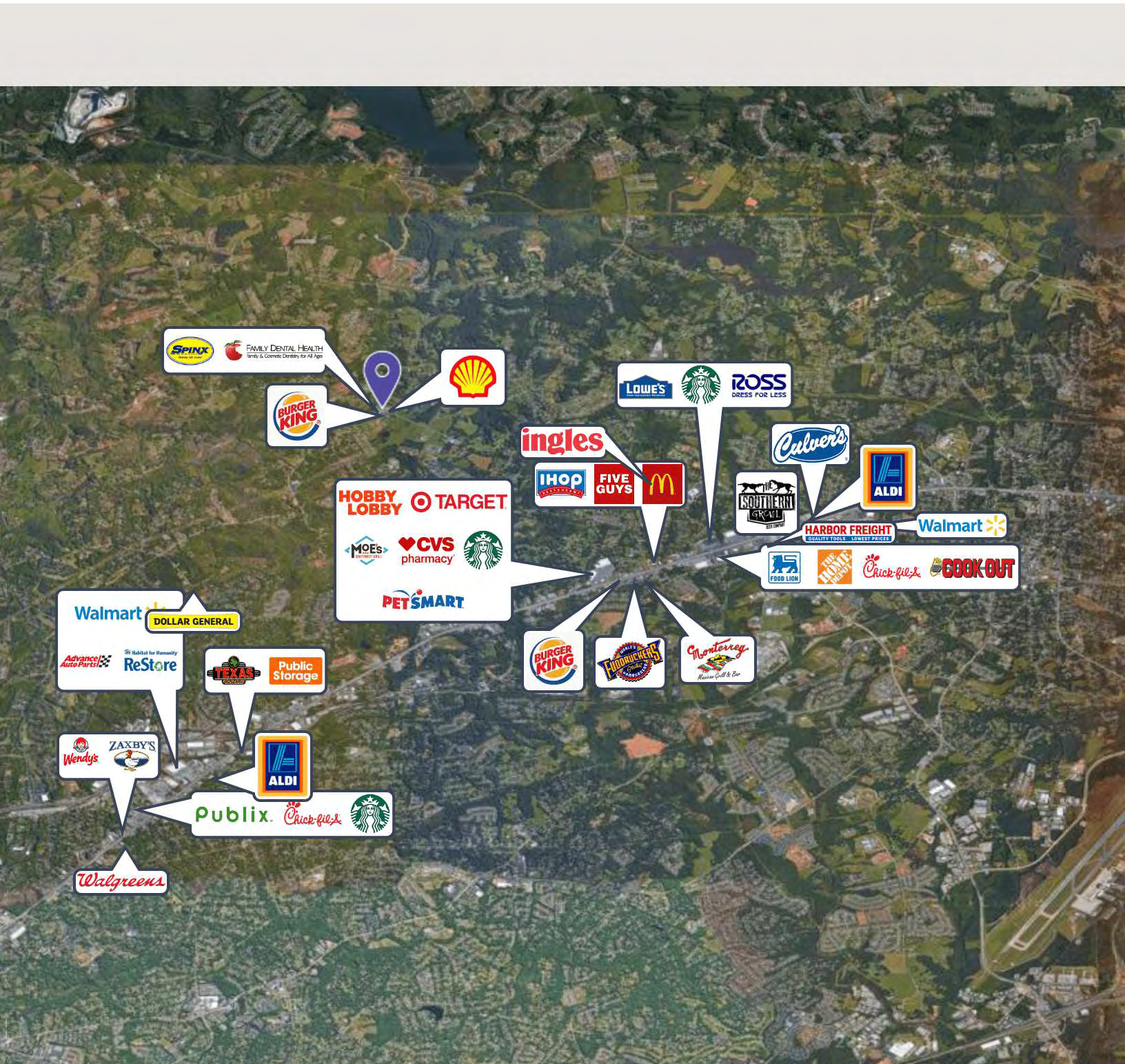
<b>Population</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	23,997	79,090	285,814
Average Age	42.8	41.3	39.6
Average Age (Male)	42.9	40.4	38.6
Average Age (Female)	42.0	42.0	40.7
<b>Households &amp; Income</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	9,842	33,031	123,288
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$77,126	\$75,933	\$78,053
Average House Value	\$192,571	\$193,425	\$228,813

2020 American Community Survey (ACS)



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# Let's talk.

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