



FOR SALE

# MODOC INDUSTRIAL SITE

11101 Highway 28 South, Modoc, SC 29838

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CONNIE WILSON, CCIM**

Sr. VP, Associate Broker

[cwilson@shermanandhemstreet.com](mailto:cwilson@shermanandhemstreet.com)

706.722.8334 x202



# Property Summary



## PROPERTY DESCRIPTION

17500 sf in total, 2500 is office space that is currently being renovated. Previous tenant was a boat manufacturer, and owner is currently cleaning the last of the building out. Roof has been inspected and in great shape. 2 new HVAC units are already installed for the offices once renovations are complete. Entire metal outer walls have been repaired from Hurricane and building is all newly painted. Timber has been cleared away both around the building and across the entire 13.57 acres.

## PROPERTY HIGHLIGHTS

- Cleaned up and freshly painted
- Roof in great condition
- New HVAC units for office
- Offices currently being renovated - flooring, walls, ceiling and light fixtures
- Great investment property



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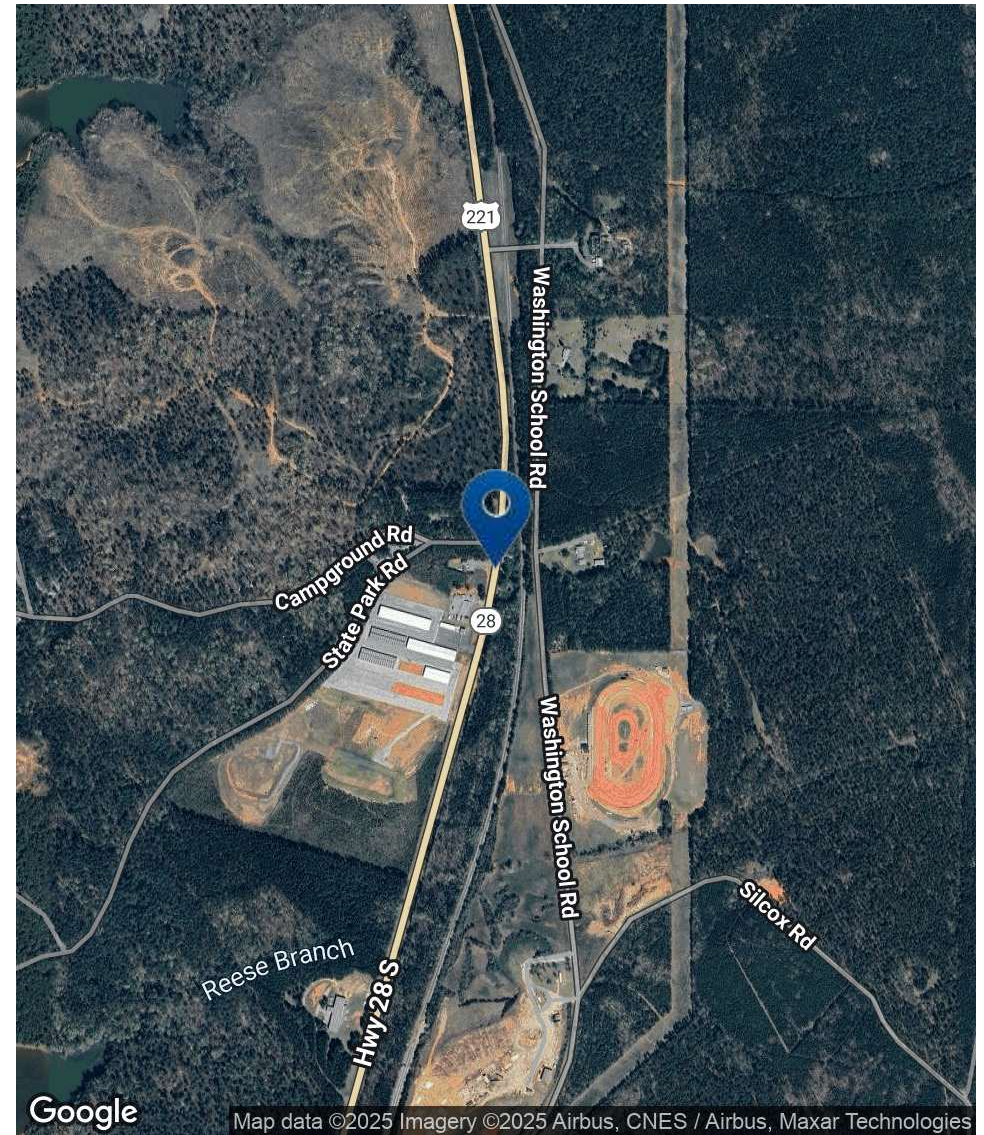
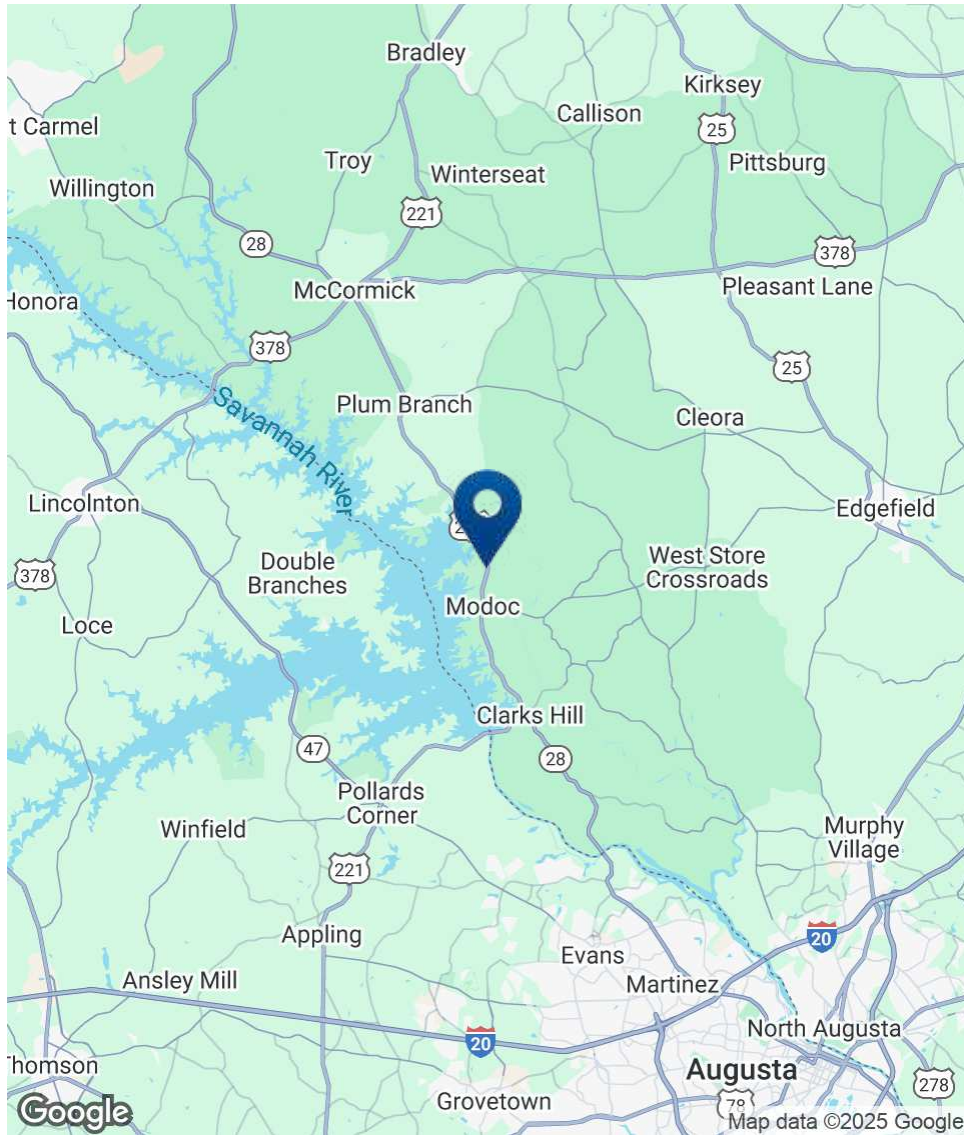
## OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$6.95 SF/yr (NNN)
Available SF:	17,500 SF
Lot Size:	13.57 Acres
Building Size:	17,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	7	21
Total Population	6	16	47
Average HH Income	\$103,592	\$103,592	\$103,592



# Location Map



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# Additional Photos



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# Additional Photos



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# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6	16	47
Average Age	50	50	50
Average Age (Male)	49	48	48
Average Age (Female)	51	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	7	21
# of Persons per HH	2	2.3	2.2
Average HH Income	\$103,592	\$103,592	\$103,592
Average House Value	\$283,653	\$283,653	\$283,653

Demographics data derived from AlphaMap

