



# Development Opportunity

Hwy 9 & State Rd | Cheraw, SC 29520



217-A E. Washington Street  
 Greenville, SC 29607  
 864 752 0300

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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# Development Opportunity

## Property Overview

### PROPERTY FEATURES

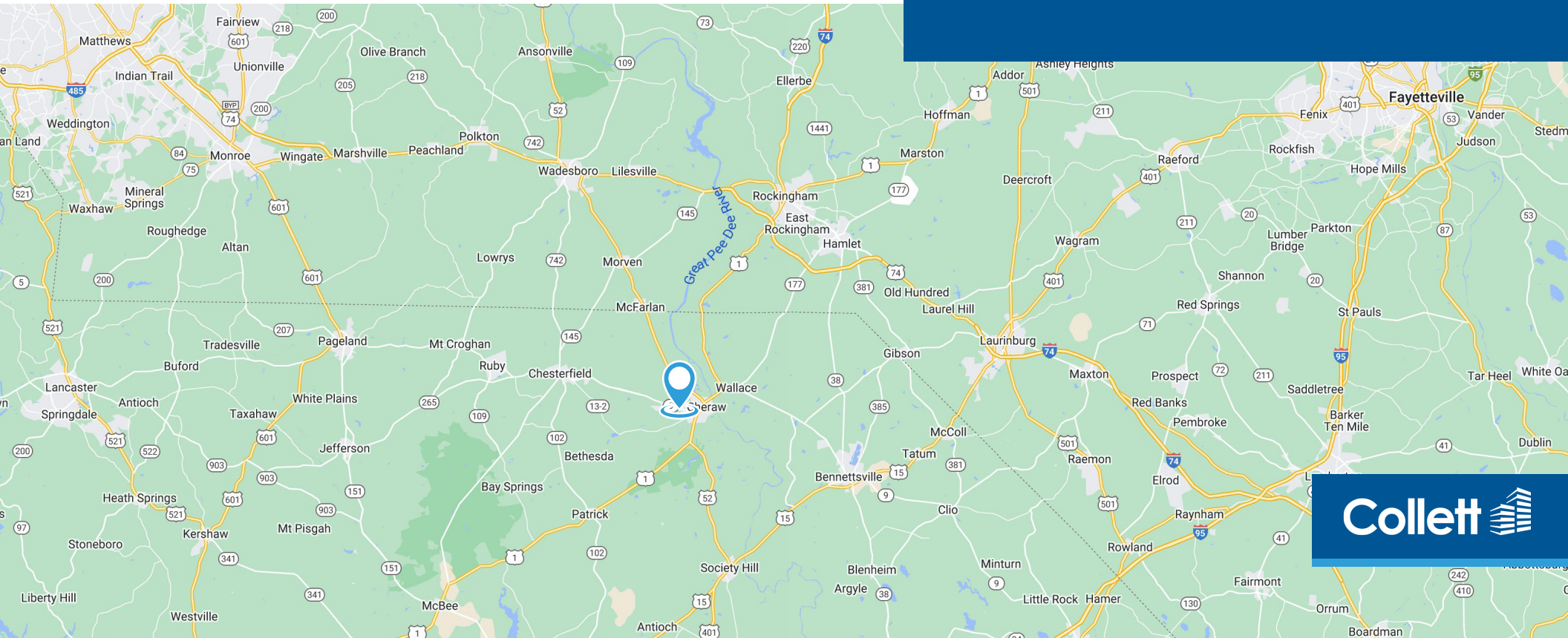
- ±1.57 acres available for sale, ground lease or build-to-suit
- Excellent visibility on Hwy 9
- Multiple points of access
- Located at signalized intersection
- Nearby restaurants and retailers include Walmart, Taco Bell, Bojangles, Wendy's, Burger King, McDonalds, Hwy 55 Burgers, Dollar Tree, Badcock Home Furniture & More, Merle Norman Cosmetic Studio

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	1,280	9,784	12,036
Daytime Pop.	1,874	4,350	4,582
Avg. HH Income	\$67,916	\$66,558	\$63,311

### TRAFFIC COUNTS

Chesterfield Hwy	3,100 VPD
SC Route 9	11,100 VPD



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## Site Plan

