

759 MILL CREEK

759 MILL CREEK ROAD BLACKSBURG, SC 29702

+/- 5,000 TO 45,000 SF WAREHOUSE | 6 SPACES FOR LEASE



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759 MILL CREEK

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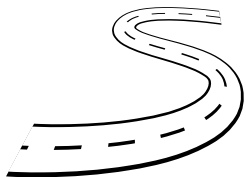
TAPESTRY SEGMENTATION



PROPERTY SUMMARY

ADDRESS	759 MILL CREEK ROAD BLACKSBURG, SC 29702
ZONING	CBI
LOT SIZE	+/- 41.53 ACRES
SPACES AVAILABLE	WAREHOUSE 2, 3, 6, 7, 8, 9
	<p>WE'RE PLEASED TO PRESENT +/- 5,000 SQUARE FT OF WAREHOUSE LOCATED IN BLACKSBURG ON MARKET!</p> <p>759 MILL CREEK RD IS SITUATED ON A +/- 41.53 - ACRE PARCEL WITH QUICK ACCESS TO I-85. THE PROPERTY FEATURES ONE DRIVE-IN DOOR FOR EACH WAREHOUSE</p>

LEASE RATE: **\$5,000 PER MONTH (MG)**



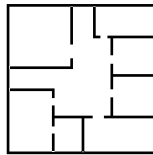
QUICK ACCESS TO I-85



UP TO 49,000
CARS PER DAY



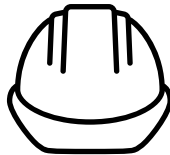
HIGHLY VISIBLE
LOCATION



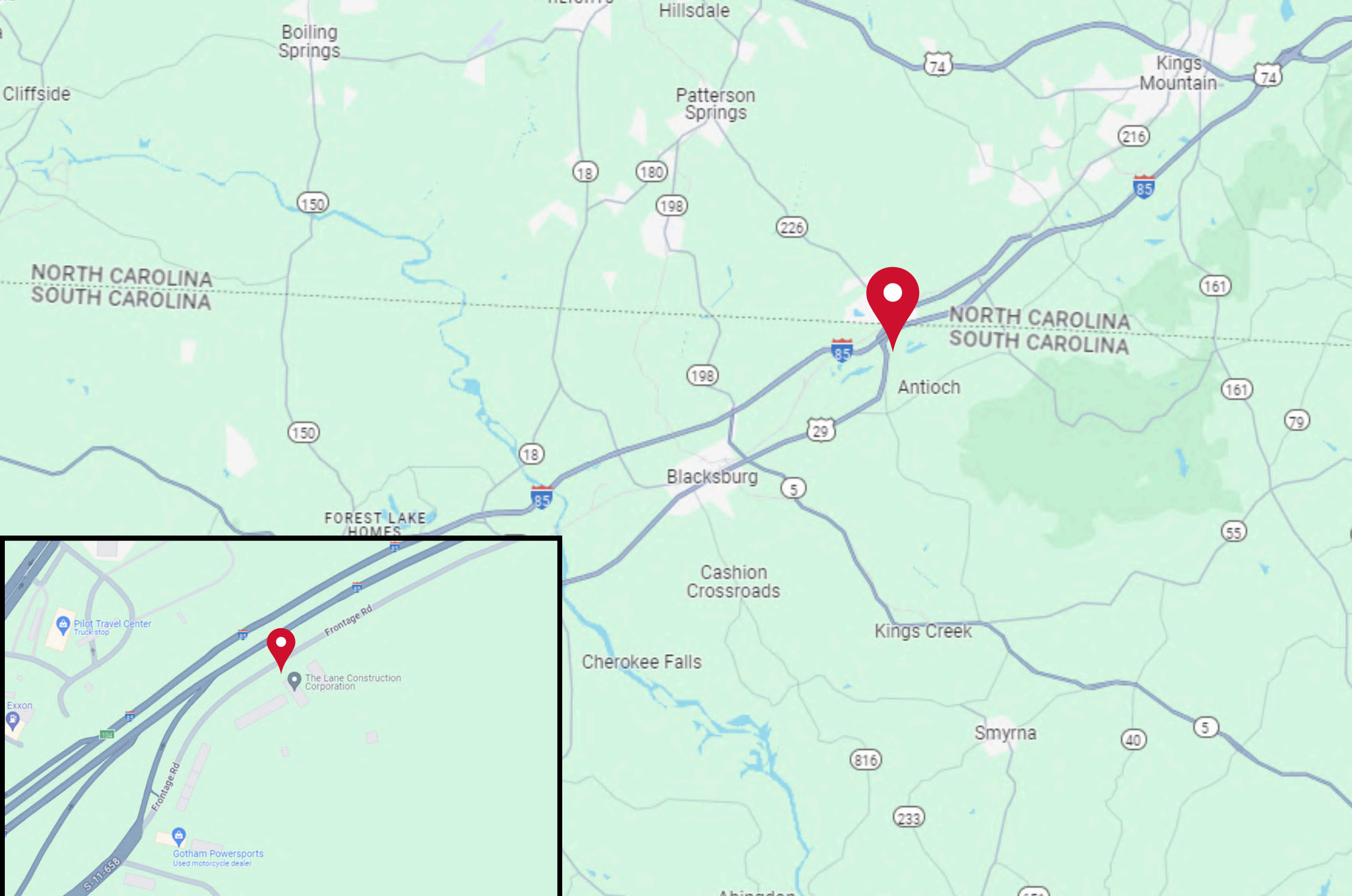
+/- 30,000 SF
AVAILABLE



STRONG TENANT
MIX



BUILT IN 2006





WAREHOUSE 9

+/-5K SF, 1 DRIVE IN

+/-5K SF, 1 DRIVE IN

WAREHOUSE 7

WAREHOUSE 6

+/-5K SF, 1 DRIVE IN

WAREHOUSE 8

+/-5K SF, 1 DRIVE IN WITH
LAYDOWN YARD

WAREHOUSE 5
LEASED

WAREHOUSE 4
LEASED

WAREHOUSE 3

+/-5K SF, 1 DRIVE IN WITH
LAYDOWN YARD

+/-5K SF FLEX SPACE WITH
OFFICE BUILDOUT

NO DRIVE IN BUT
TWO LARGE DOUBLE DOORS
TO LOAD AND UNLOAD MATERIALS.
WITH LAYDOWN/ COVERED PARKING

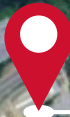
WAREHOUSE 2

LEASED

+/- 49,000 VPD ALONG I-89

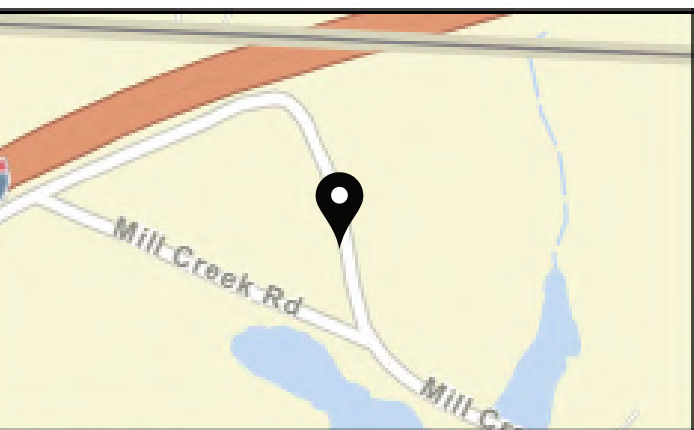
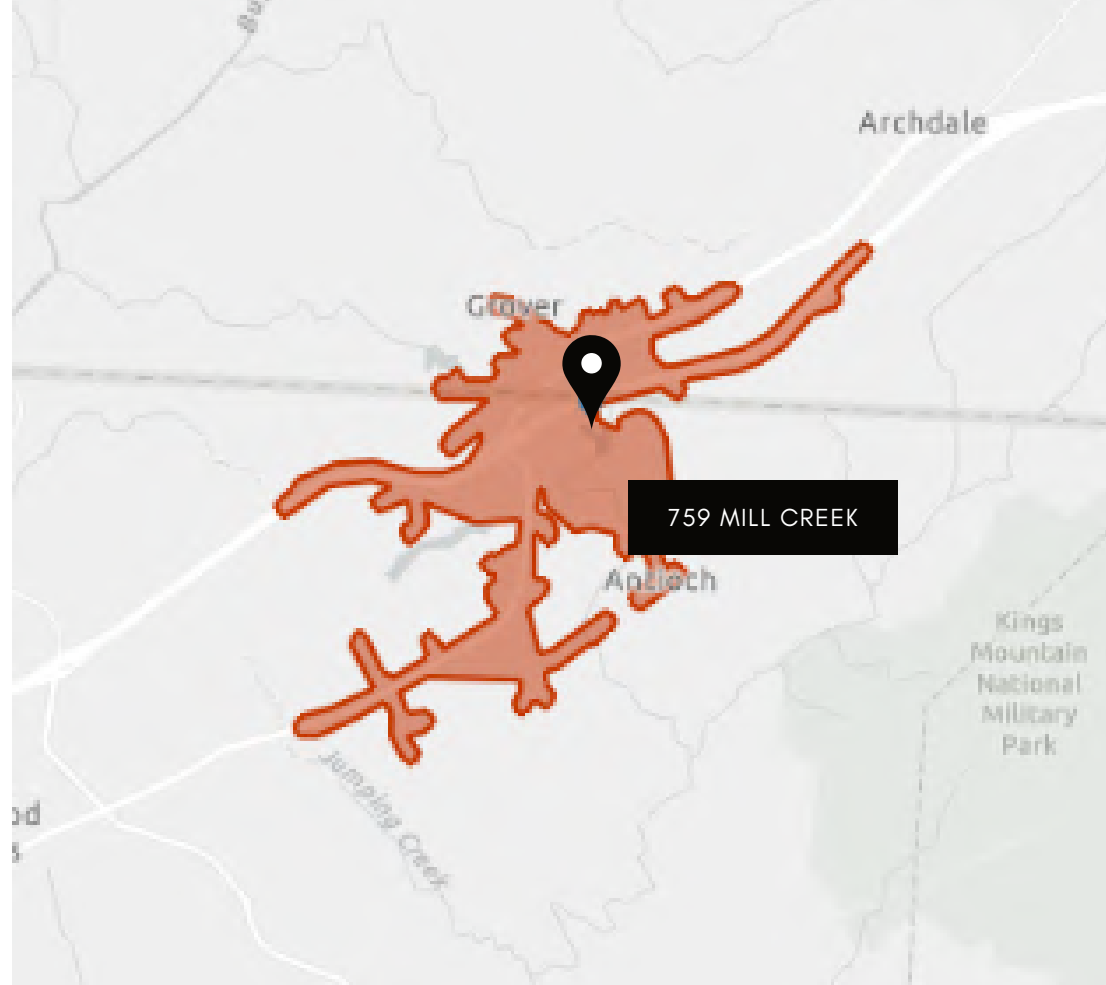


DOLLAR GENERAL



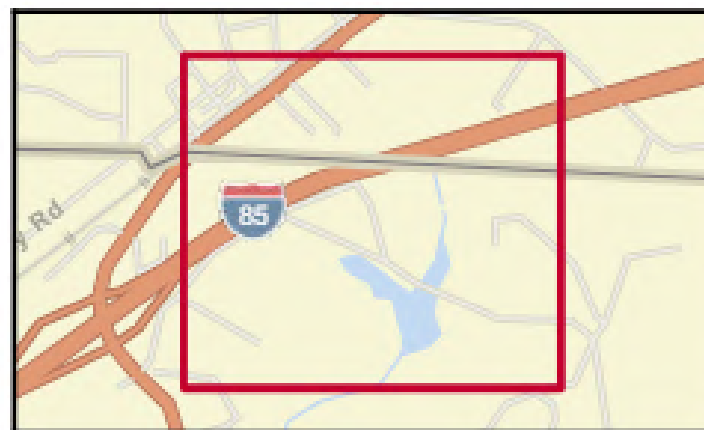
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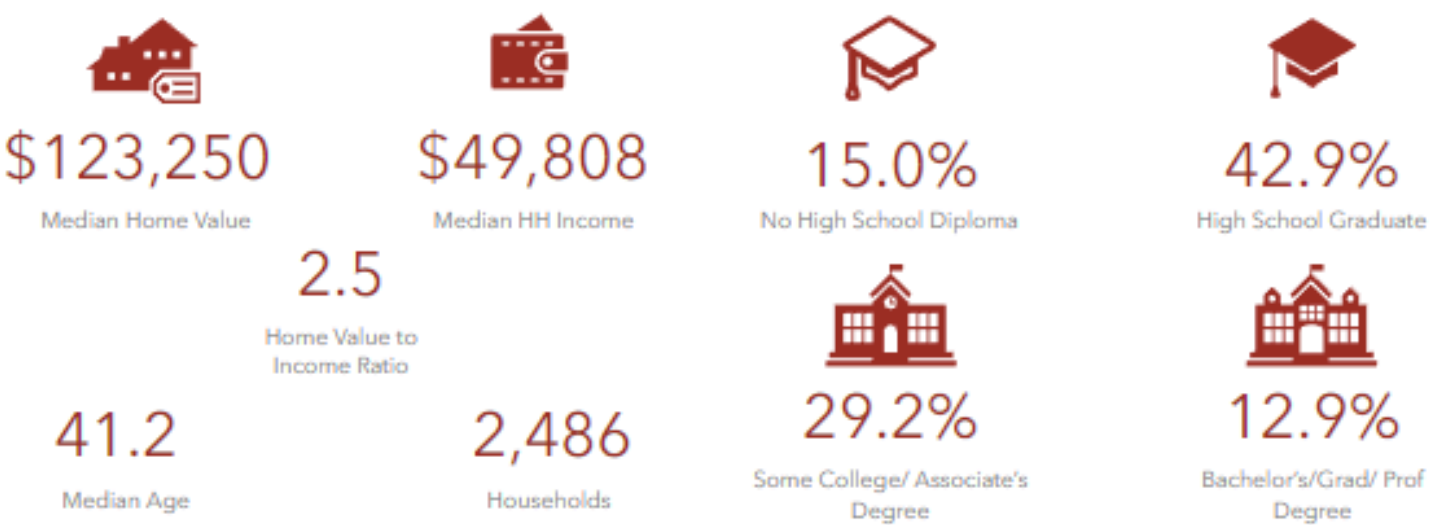


Average Daily Traffic Volume

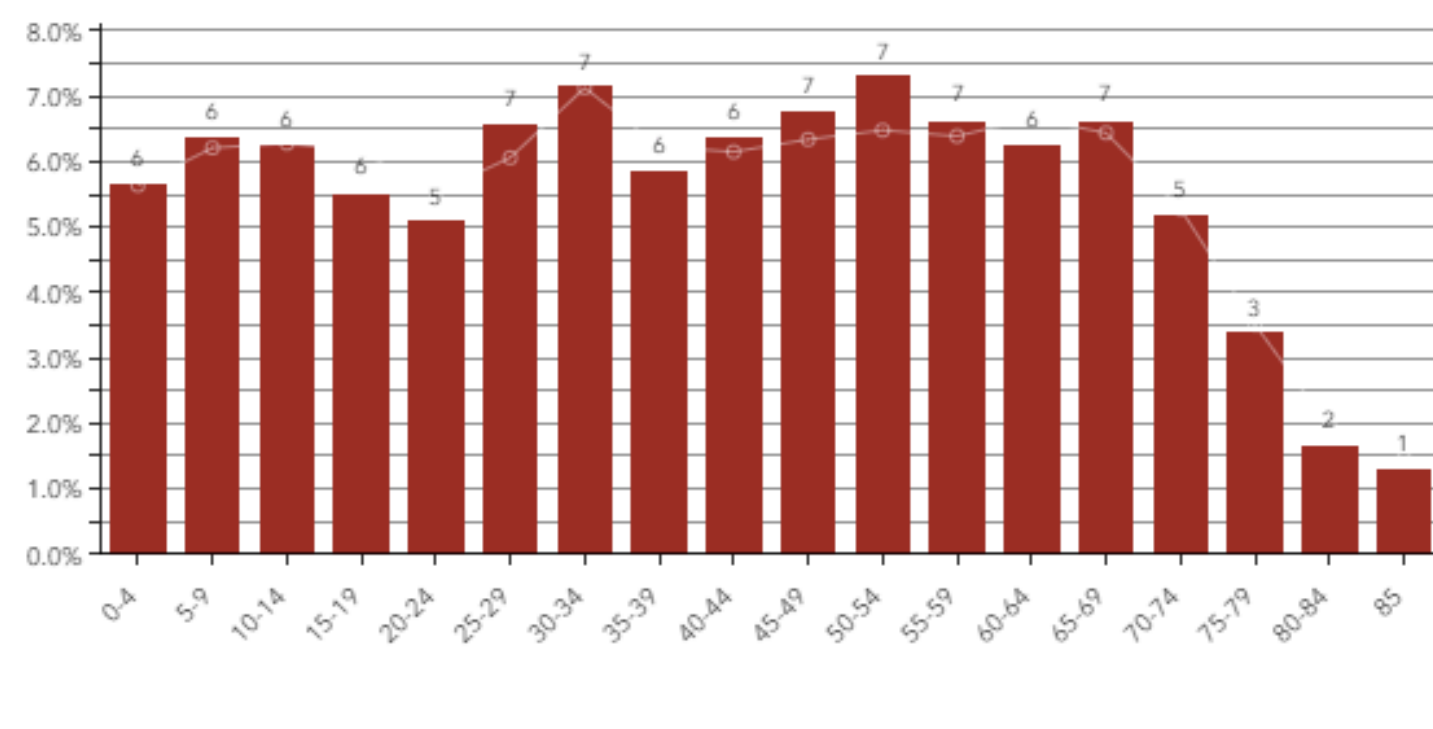
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



Age Profile



	HOUSEHOLDS	HHS%	% US HHS	INDEX
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	0	0.00%	11.26%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	0	0.00%	10.79%	0
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	2,331	93.77%	8.30%	1,130
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	67	2.70%	6.01%	45
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

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