

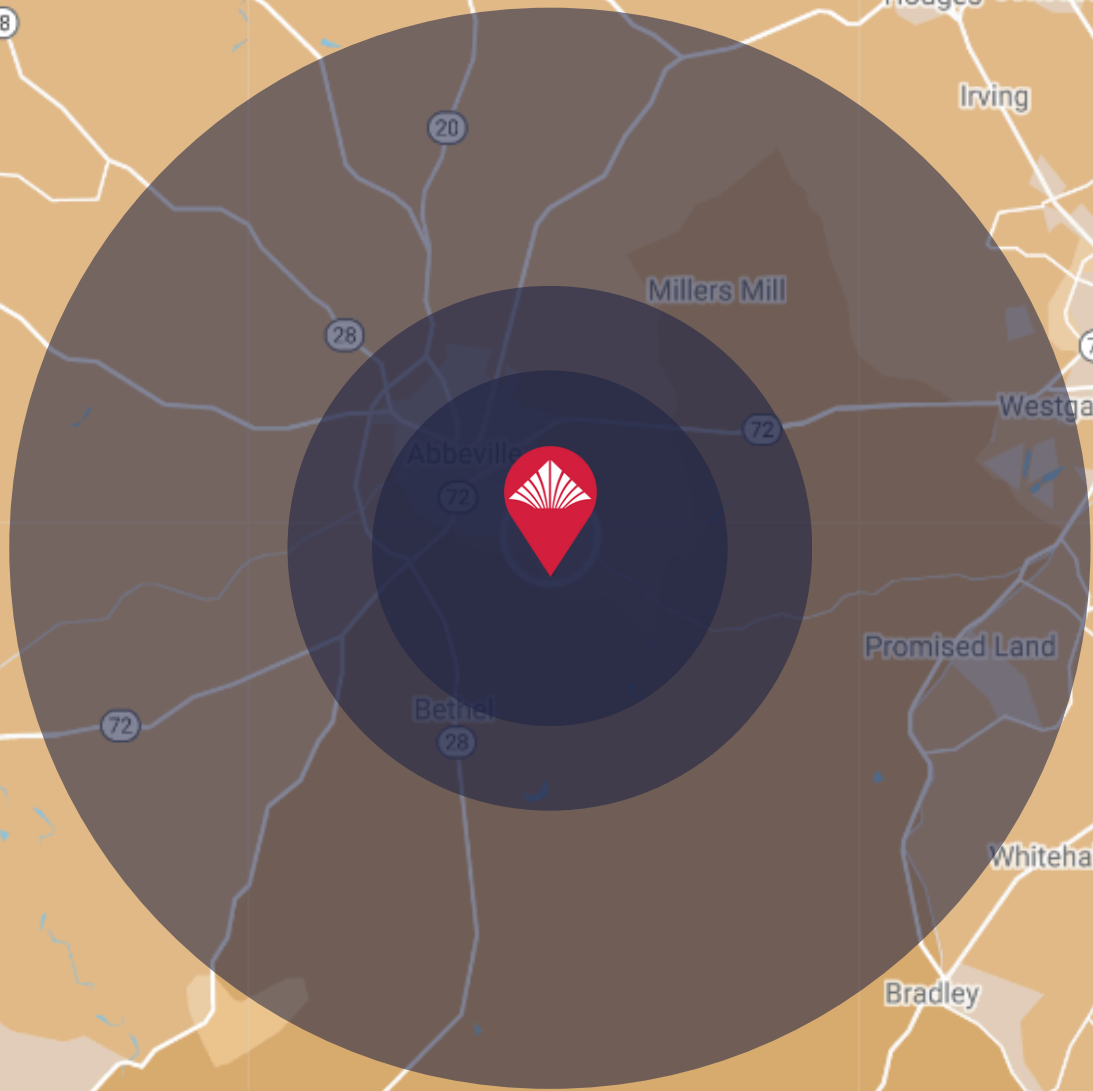
**Wilson Kibler**  
COMMERCIAL REAL ESTATE



**82 Hanger Rd,  
Abbeville, SC29620**



# Location Map



## Demographics

### Population

3-Mile	5,166
5-Mile	8,060
10-Mile	20,243

### Avg. Household Income

3-Mile	\$51,515
5-Mile	\$57,359
10-Mile	\$72,726

# Investment Overview



## Property

Abbeville Airport (SC81)

## Address

82 Hanger Rd,  
Abbeville, SC 29620

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<b>Asphalted Runway</b>	2,240' X 40'
<b>Hanger Size</b>	±5,000 SF
<b>Outdoor Covered Pushback Hangers</b>	Five (5)
<b>Outdoor Tie Downs</b>	Five (5)

- Ample paved ramp areas
- Multiple entry points for vacant land
- ±5,000 SF hanger with 42' x 14' tall clear span one-piece hydraulic aviation door and second electric roll up 9' x 9' garage door
- Fully wired with lights and outlets throughout
- Half bathroom with warm, potable well water
- 200-amp 42 space electric panel with diesel backup generator

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## Property Details

**5,000**

Square Feet

**40**

Acres

**2 Miles**

From Downtown Abbeville

**2,240'**

Asphalted Runway

**\$1,199,900**







# Property Highlights

- Road access leads straight to Historic Downtown Abbeville, SC (two miles away)
- Well-maintained manufactured SFH: 1,100 sf, 2/2, with new LVP flooring, exterior paint, metal roof, deck, washer/dryer, convection stove, deluxe micro range hood and deluxe refrigerator.
- Additional utilities available for install
- ATV trails cut throughout
- ±12.5 acres zoned commercial and ±27.5 zoned residential or agricultural
- Recreational and entertainment options within a 20-minute drive include the City of Greenwood, Parsons Mountain, Sumpter National Forest, Lake Russell, Savannah River and Hickory Knob State Park



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