

FOR SALE

11299 CR Koon Hwy

1911 Golden St

DAVID BROCK

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Executive Summary



Sale Price	\$1,250,000
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OFFERING SUMMARY

Building Size:	3,300 and 4,000 SF
Price / SF:	\$171.23
Zoning:	GC

PROPERTY OVERVIEW

Location 1: Situated on a spacious 1.43 acre lot, this property features a 4,000 SF main building accompanied by two modular buildings, each offering 1,250 SF of versatile space. The property is partially fenced, ideal for business requiring additional storage or operational flexibility.

Location 2: Positioned on a 1 acre parcel, this 3,300 SF building includes a 700 SF covered porch and a partially fenced area.

Both properties are equipped with security systems and each offer private rooms that can be used as offices or classrooms with an open area and kitchen.

PROPERTY HIGHLIGHTS

- 4000 SF main building and 3300 SF building with multiple private offices/rooms and kitchen
- Two 1250 SF modular buildings for added flexibility at the Prosperity location
- Both locations are partially fenced
- Security system installed at both locations
- Both properties offer prime commercial space, flexibility, and security in Newberry County.

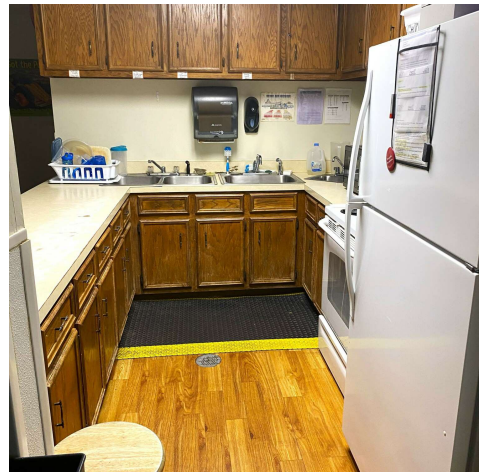
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1911 Gold St Photos



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11299 CR Koon Hwy Photos



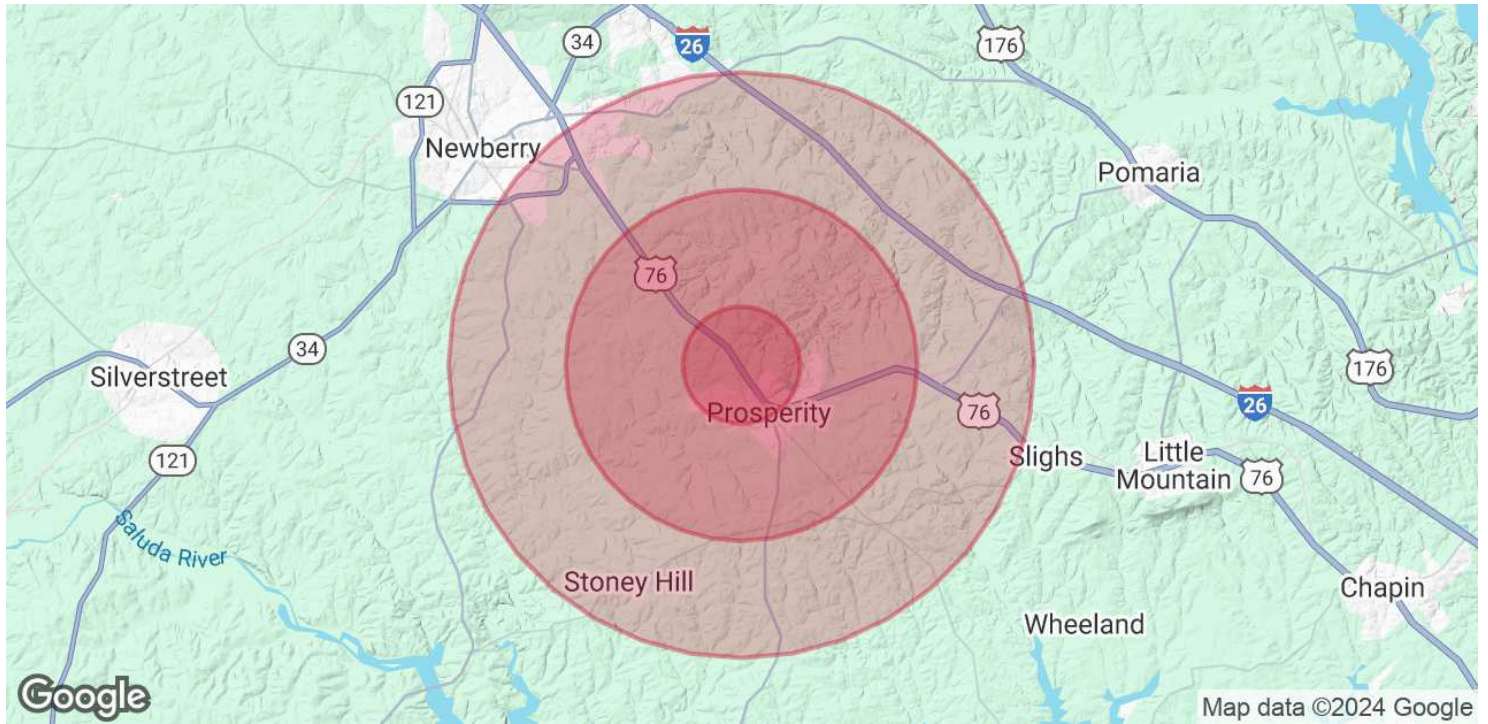
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	635	3,088	7,469
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	254	1,240	2,990
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$76,236	\$76,951	\$74,945
Average House Value	\$205,816	\$204,956	\$193,540

Demographics data derived from AlphaMap

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