

FOR LEASE

Commercial Building

General Commercial with all utilities at the site.
On Hwy. 9 at the I-77 interchange # 65.



Commercial building 1,650 Sq. ft. with two restrooms and a small office. Interior and roof in very good condition. Formerly a Waffle House, building built in the mid to late 1980s. All glass in good shape. Was boarded up for precaution.

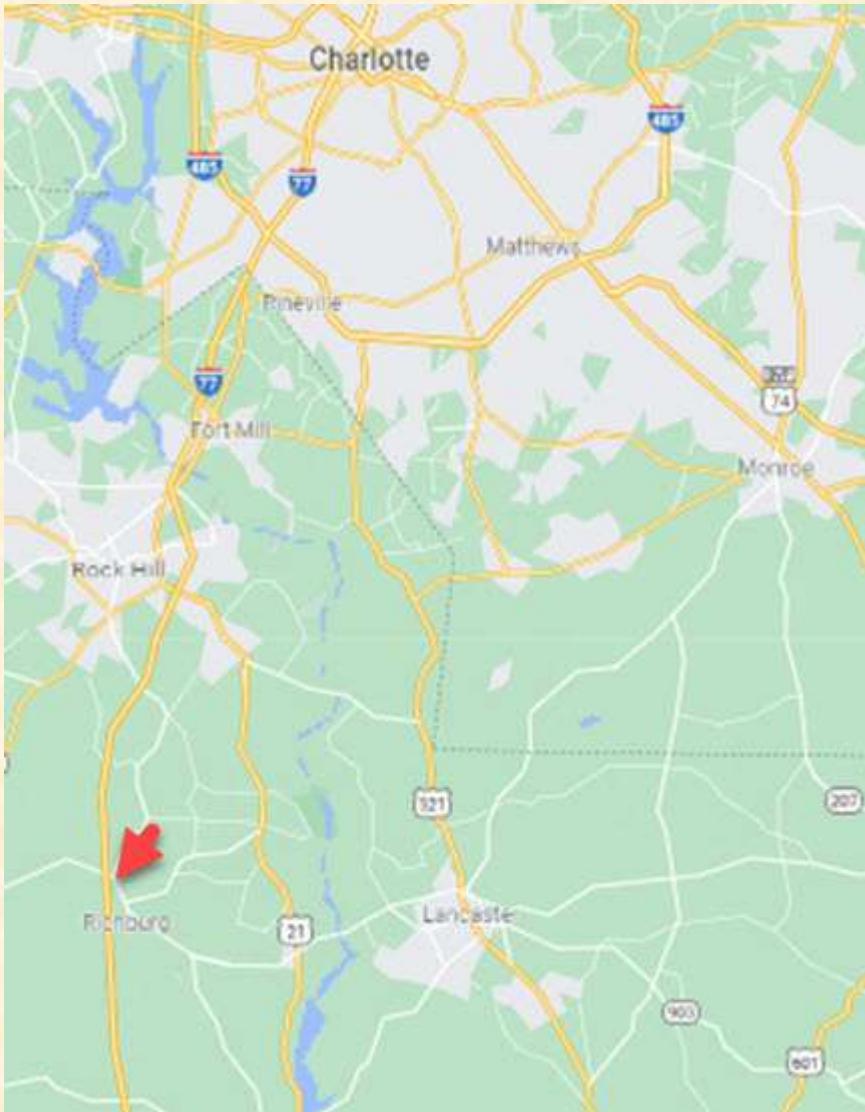
The Hwy. 9 corridor all the way from Chester to Fort Lawn is experiencing a true boom time with new industry and homes presently being built and this building is right in the middle of it. New subdivisions totaling over 2,000 homes varying in size and style already permitted with grading and site work under way within a two-mile radius of this building.

REID Real Estate Inc. 1779 Bechtler Road Edgemoor, SC 29712 **W. Reid Smith B.I.C.**
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This information deemed to be accurate but not guaranteed or warranted by listing broker nor the seller/s and subject to change

Photo right shows this building's proximity to the I-77 interchange and some of the other nearby businesses. Estimated traffic count at this intersection is 20,000 a day including the off and back on interstate vehicles.

Water, sewer and natural gas at the property. This building and location would be a good fit for many different types of retail / service uses.



This building convenient to Rock Hill and Charlotte as well Chester, Fort Lawn and Lancaster. Also close to Lake Wateree and less than fifty miles from Columbia.

This property is for lease only based on NNN terms.

Call Bhavin at 803-517-9935 for more details or email- brec2725@gmail.com