

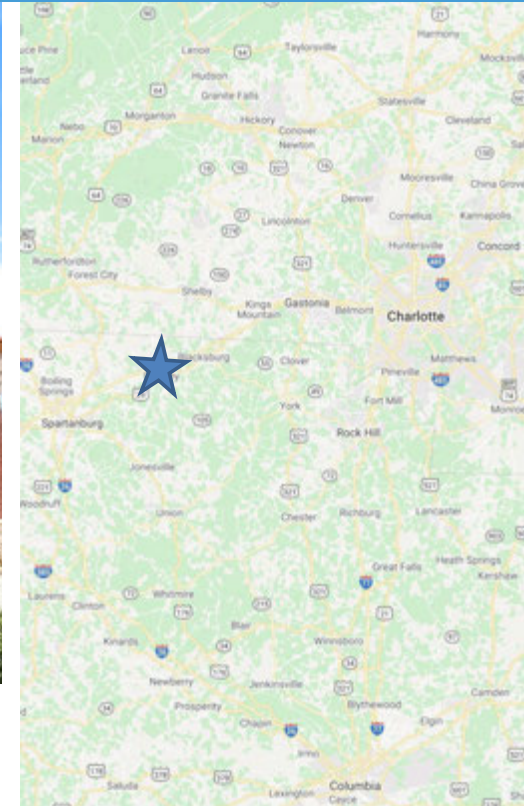
FORMER RITE AID

1320 W FLOYD BAKER BLVD, GAFFNEY, SC 29341

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

+/-14,221 SF RETAIL SPACE AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- Home of the "Peachoid," a giant peach at the Gaffney Outlet's off I85
- Located in the retail hub of Gaffney, less than a half mile from Walmart
- Great access & visibility at lighted intersection
- Please call for pricing

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
 Population	20,165	28,752	36,956
 Avg. HH Income	\$41,478	\$48,095	\$52,346
 Daytime Pop.	21,961	27,263	30,926

OFFERING SUMMARY

NOI	\$291,984
Capitalization Rate	10.01%
Price/SF	\$205.21
Rent/SF	\$20.53
Lease Type	Absolute Net
Gross Leasable Area	14,221 SF
Year Built/Renovated	2003
Lot Size	1.6 acre(s)

BROKER CONTACT

DOWELL FINCH
704.927.2889
dfinch@newsouthprop.com



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AERIAL

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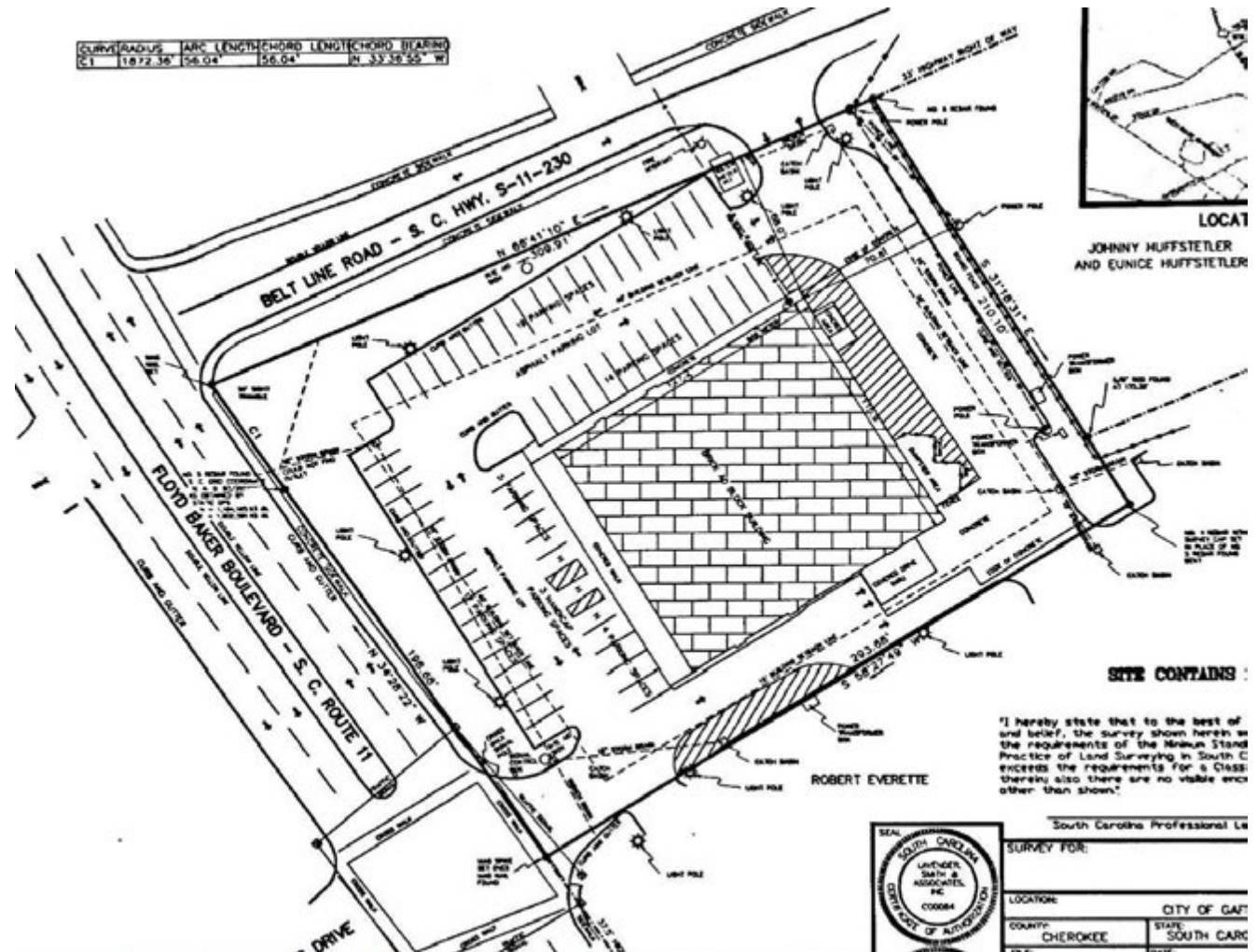
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SITE PLAN

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