



LEMMONS

138 WEBBER RD
GAFFNEY, SC 29341

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144,000 SF

3.9 Acres of Paved Parking

Property Summary



OFFERING SUMMARY

Available SF:	5,000 - 144,000 SF
Lease Rate:	Subject of Offer
Lot Size:	27.64 Acres
Year Built:	1989
Building Size:	144,000 SF
Zoning:	Unzoned
Market:	Spartanburg
Submarket:	Gaffney

PROPERTY OVERVIEW

This two story property rests on I-85 and has some very unique features. The ground level has an impressive mezzanine entrance with a covered portico. On the ground floor you will find a $\pm 51,800$ SF showroom with $\pm 10,000$ of warehouse in the rear. There is an additional $\pm 28,056$ of storage space adjacent to the showroom on the ground floor. Upstairs there are 3 sections totaling $\pm 41,907$ SF. It is a very open floor plan, and would be great for an event space, call center, technical college or office space. There is a full Kitchen upstairs with walk in coolers, commercial restaurant hood system, and many other appliances. The kitchen has a separate space used as a hot line in the past.

PROPERTY HIGHLIGHTS

- High Visibility from I-85 (62,300 VPD)
- ± 2 miles from Simon Premium Outlets
- ± 7 miles to Gaffney
- ± 14 miles to Spartanburg
- ± 19 miles to I-26
- ± 31 miles to GSP
- ± 43 miles to Greenville

Additional Photos



Additional Photos



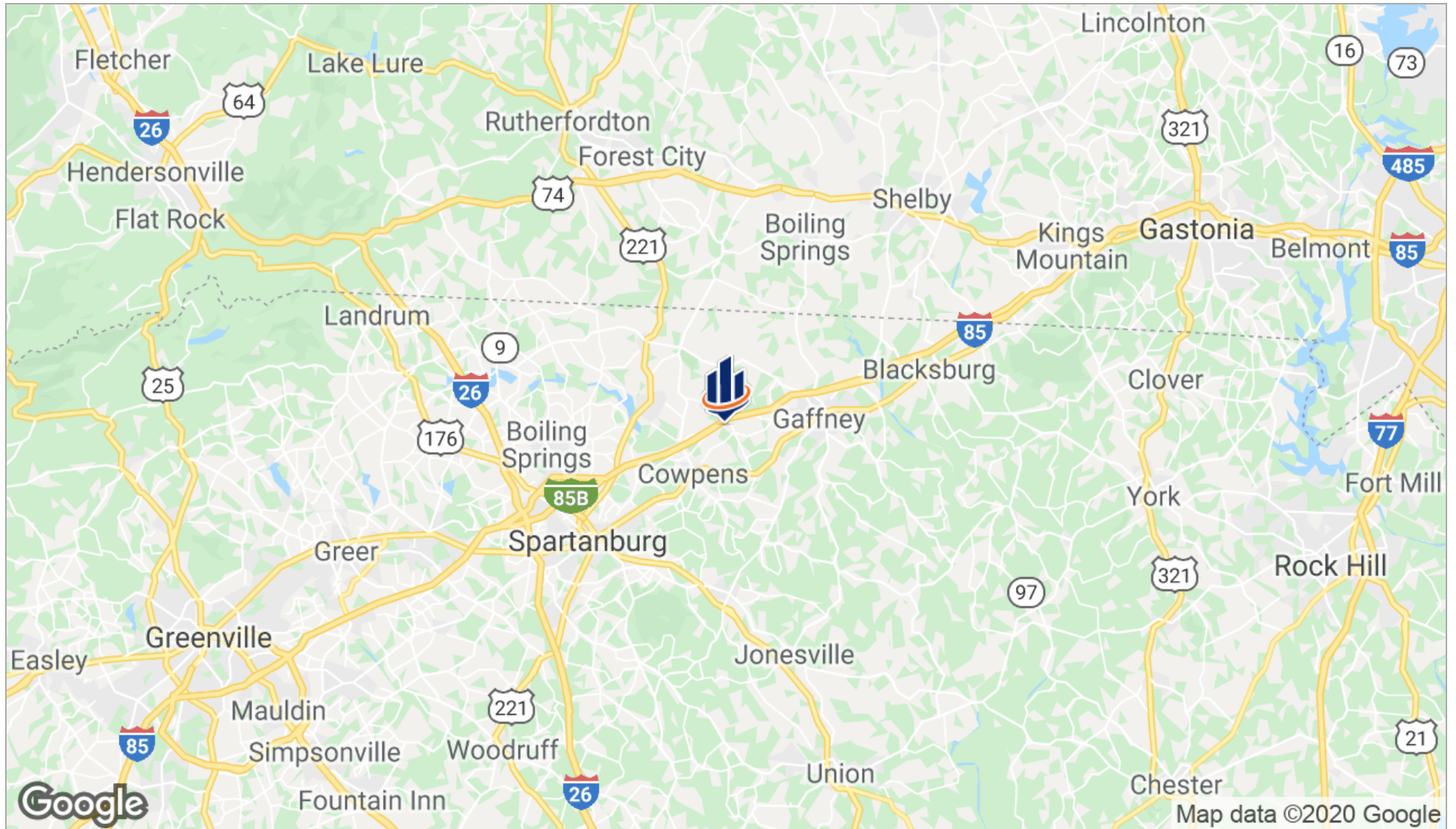
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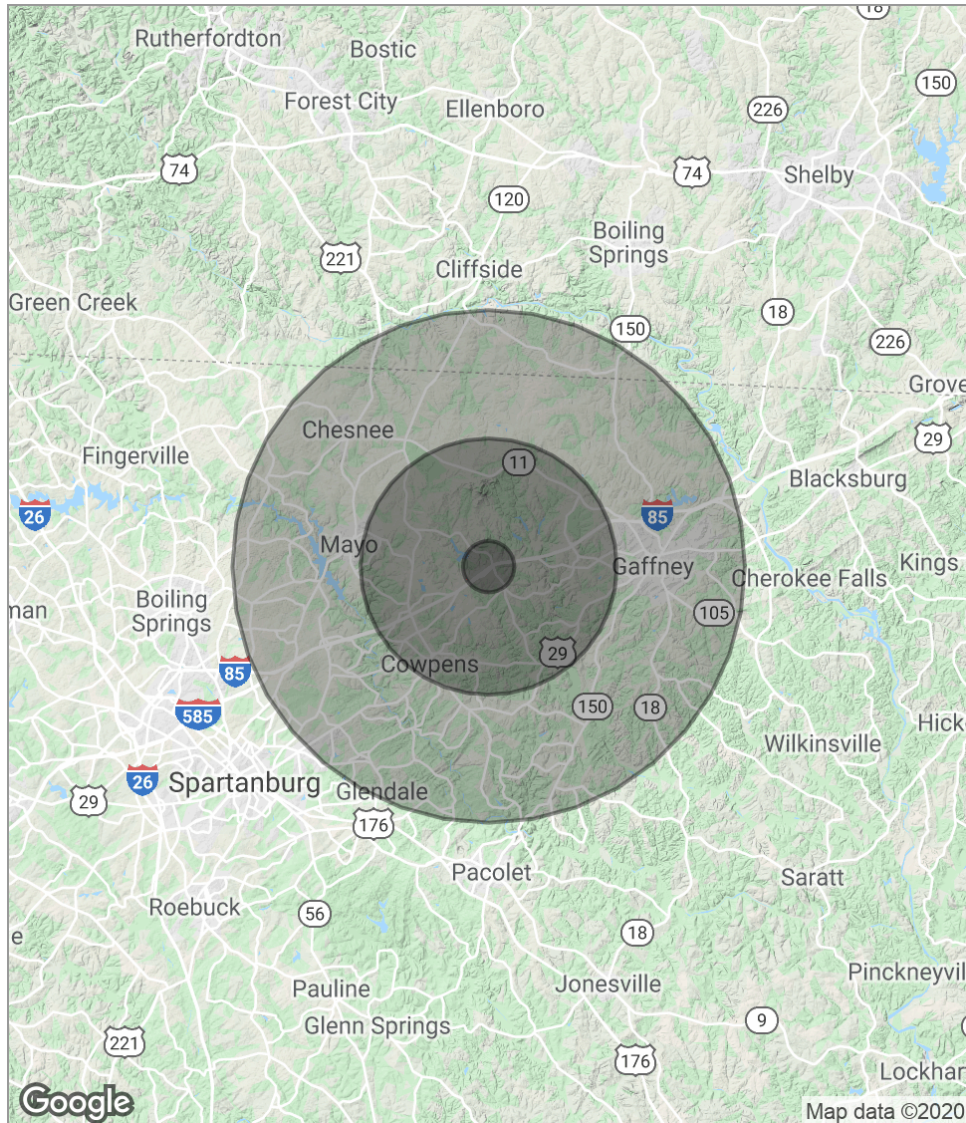
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	390	11,943	67,993
Median age	36.2	37.5	38.7
Median age [Male]	36.1	36.7	37.4
Median age [Female]	36.3	38.7	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	133	4,602	26,238
# of persons per HH	2.9	2.6	2.6
Average HH income	\$51,498	\$45,308	\$47,547
Average house value	\$104,693	\$104,817	\$109,934

* Demographic data derived from 2010 US Census