



Gaffney New Development

1709 W Floyd Baker Blvd | Gaffney, SC 29341

Development Site
For Sale

+/- 1.51 AC Commercial | Retail, Restaurant, QSR, Fast Food Drive-Thru, Medical, and Fitness



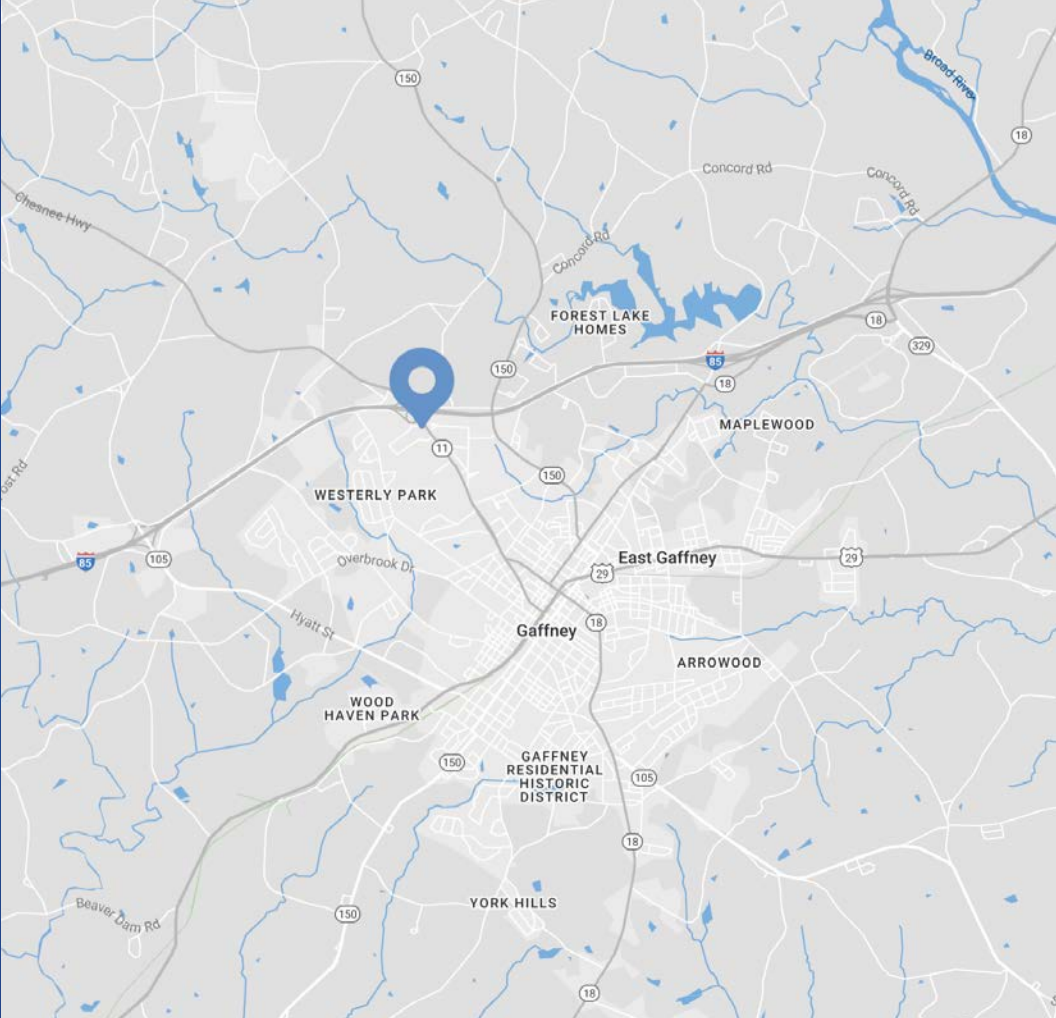
Property Overview

1709 W Floyd Baker Blvd Available For Sale

Prime 1.51-acre commercial development opportunity located at one of Gaffney's busiest retail intersections. The property offers exceptional visibility along W. Floyd Baker Blvd, signalized access, and conceptual plans for approximately 17,580 SF of commercial development. Surrounded by national retailers including Chick-fil-A, Wendy's, Bojangles, Taco Bell, Aldi, and Walmart, this site is well suited for retail, restaurant, QSR, medical, or mixed-use commercial development.

Property Details

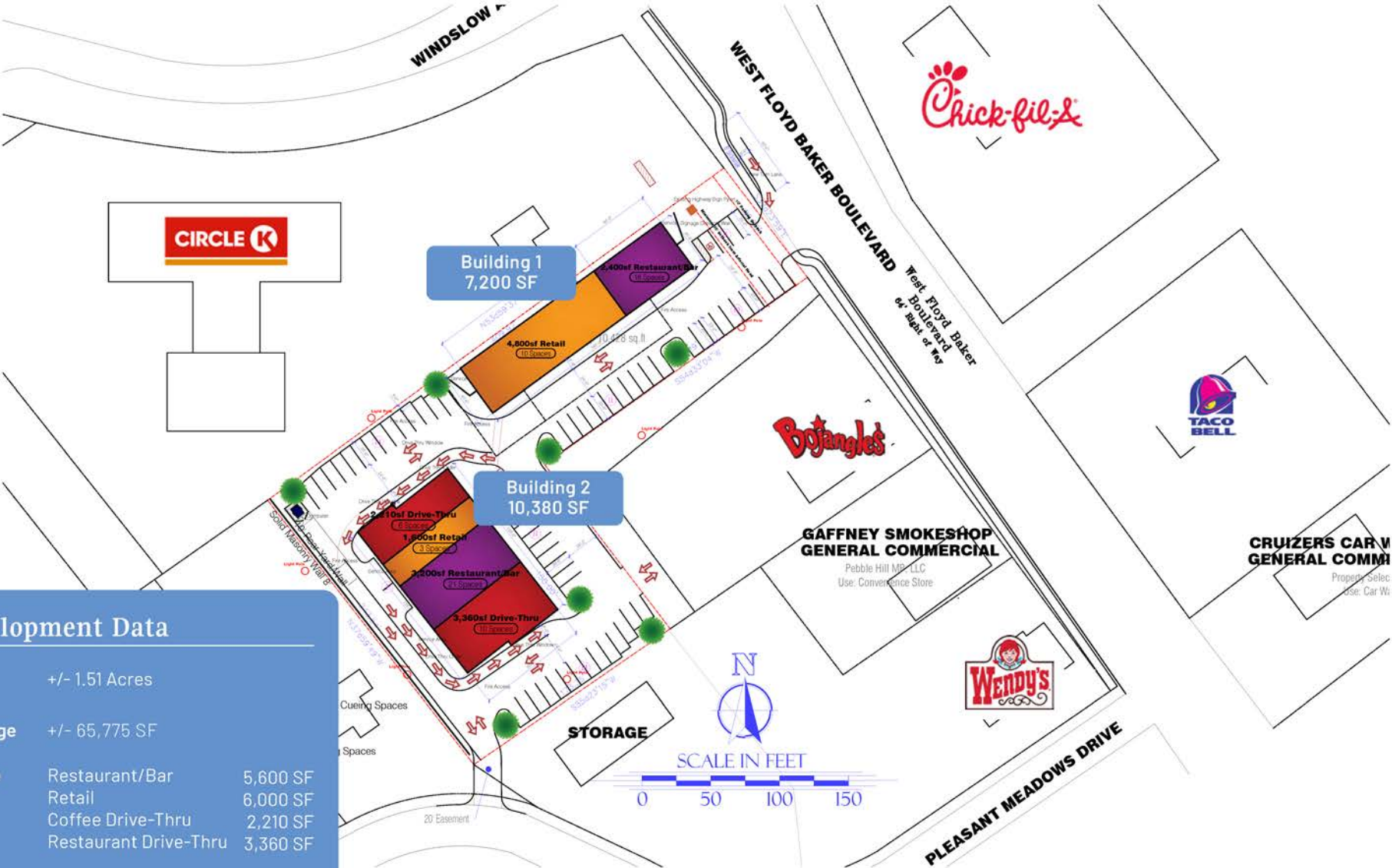
Address	1709 W Floyd Baker Blvd Gaffney, SC 29341
Availability	+/- 1.51 AC
Zoning	GC
Parcel ID	0800000110000
Parking	66 Parking Spaces + 16 Drive Thru Cues
Traffic Counts	W Floyd Baker Blvd 19,000 VPD
Sale Price	\$1,950,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	2,580	18,624	28,799
Avg. Household Income	\$61,671	\$54,551	\$58,967
Median Household Income	\$39,912	\$42,083	\$46,965
Households	1,231	7,841	12,004
Daytime Employees	2,440	13,637	15,172





Site Development Data

Acreage	+/- 1.51 Acres	
Square Footage	+/- 65,775 SF	
Proposed Use	Restaurant/Bar	5,600 SF
	Retail	6,000 SF
	Coffee Drive-Thru	2,210 SF
	Restaurant Drive-Thru	3,360 SF
Required Parking	66 + 16 Drive-Thru Cueing Spaces	

Market Overview



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

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