

3 ELBERTA ST

Taylors, SC 29687



INDUSTRIAL/OFFICE • FOR LEASE



PROPERTY DESCRIPTION

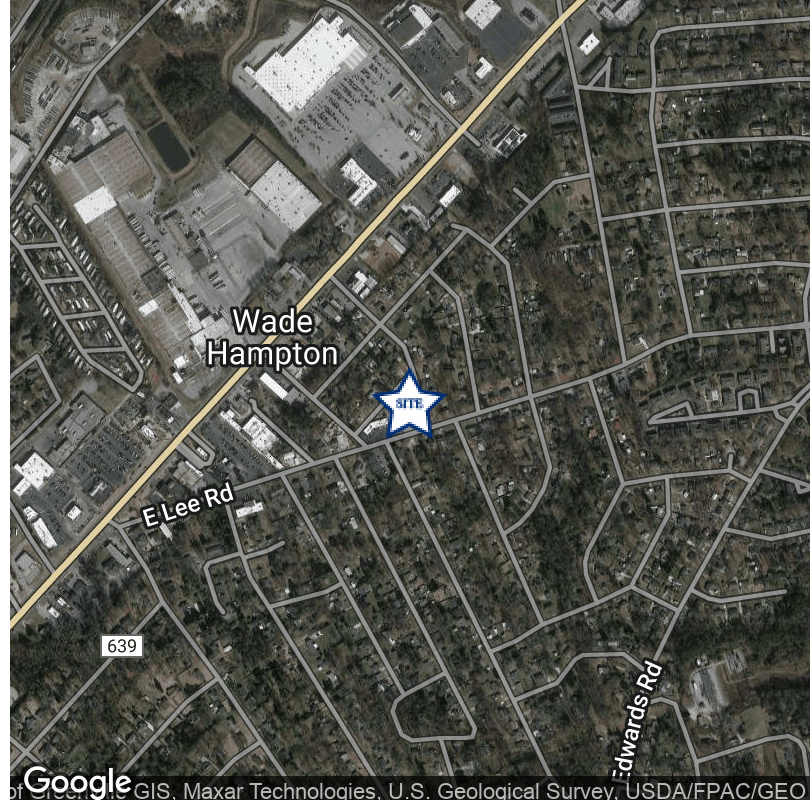
Reception Area 9x11
Lobby 9x8
Conference Room 9x23
3 Offices 9x13, 9x10, 9x12
2 Bathrooms

LOCATION DESCRIPTION

Located off of Hwy 29
Traffic Count: 33,400 Cars (US 29)
Fenced
Great Access
Near Walmart Supercenter, Aldi, Publix, Chick-fil-A, etc.
On one of the major retail corridors of Taylors

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Available SF:	+/- 1,600 SF



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REEDY COMMERCIAL
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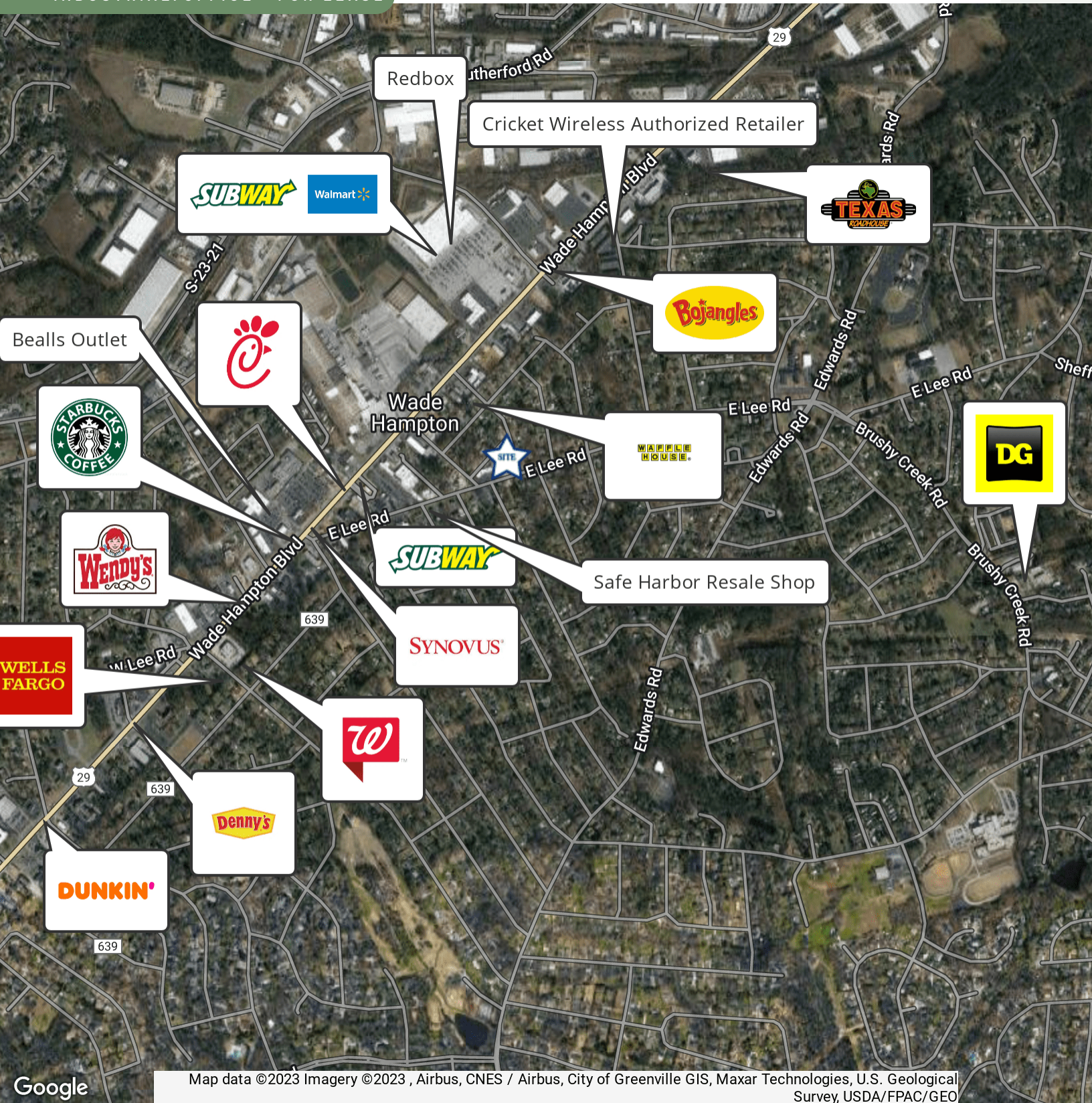
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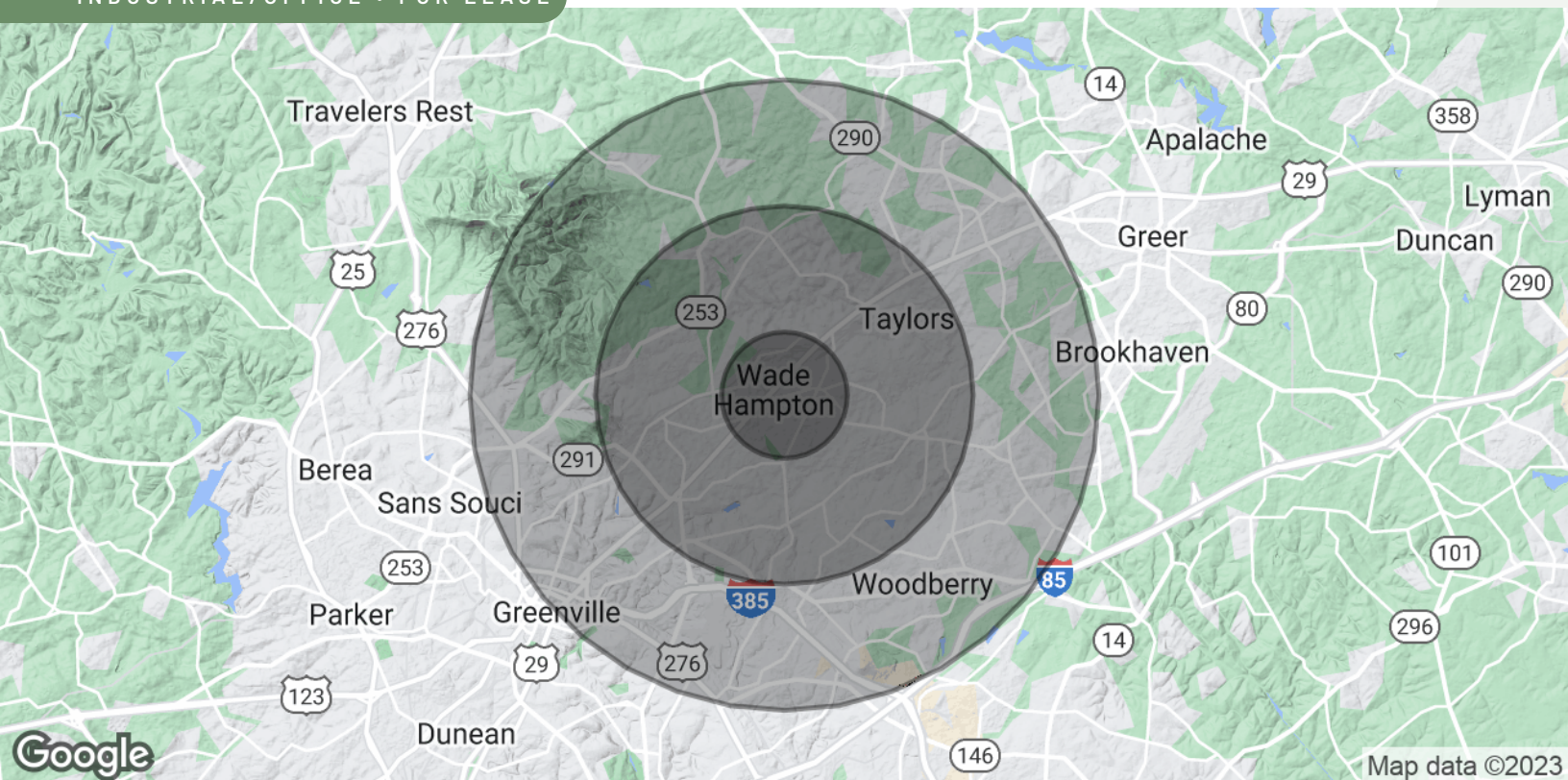
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,766	60,457	135,530
Average Age	42.3	39.8	39.5
Average Age (Male)	43.6	39.3	39.2
Average Age (Female)	42.1	40.2	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,045	26,084	61,067
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$63,224	\$74,052	\$79,817
Average House Value	\$165,269	\$210,852	\$230,105

* Demographic data derived from 2020 ACS - US Census

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