



FOR LEASE | ±7,740 SF of Retail Space in Neighborhood Center

1307 W FLOYD BAKER BLVD

Gaffney, South Carolina 29341

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CHEROKEE PLAZA

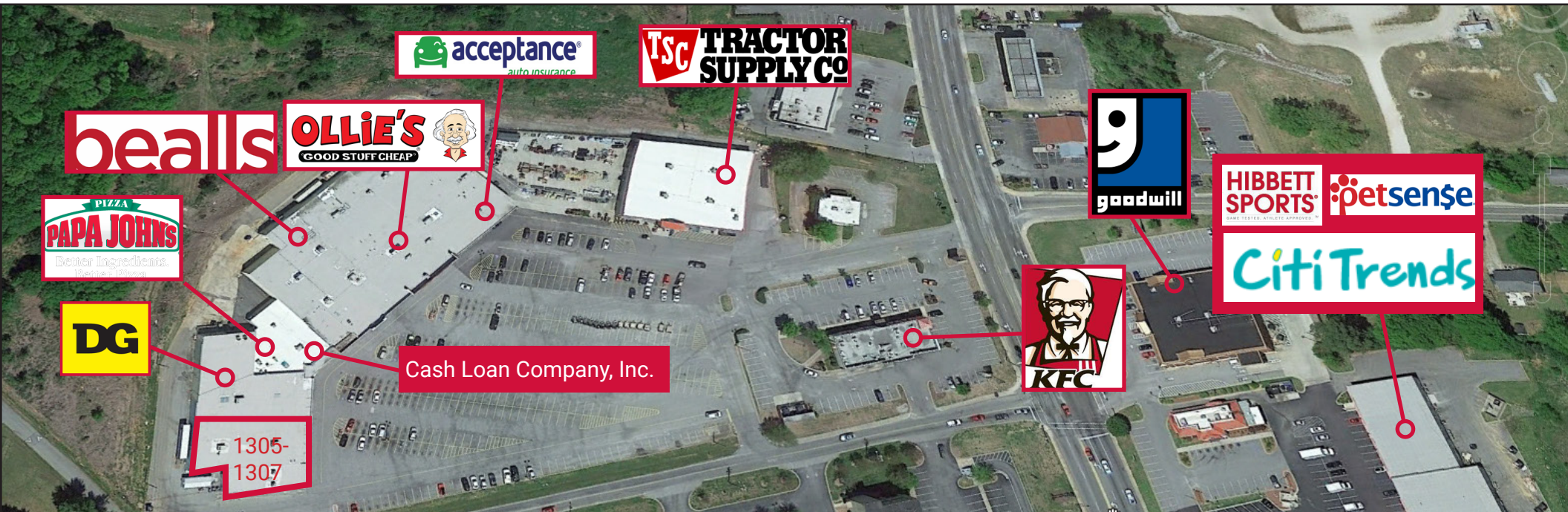
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Property Overview

- Property is well-located on a major retail corridor that includes retailers such as:
 - Chick-fil-a
 - Walmart
 - Lowe's
 - Walgreens
- Just One (1) mile to I-85
- Traffic Count on W Floyd Baker Blvd: $\pm 20,300$ vehicles per day (2018)

• 1307

- $\pm 7,740$ SF Retail Space
- 1307- 64.5' x 120' for $\pm 7,740$ SF
- Sprinkled
- TICAM: \$2.25/SF
- **\$12.00/NNN**



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Property Aerial

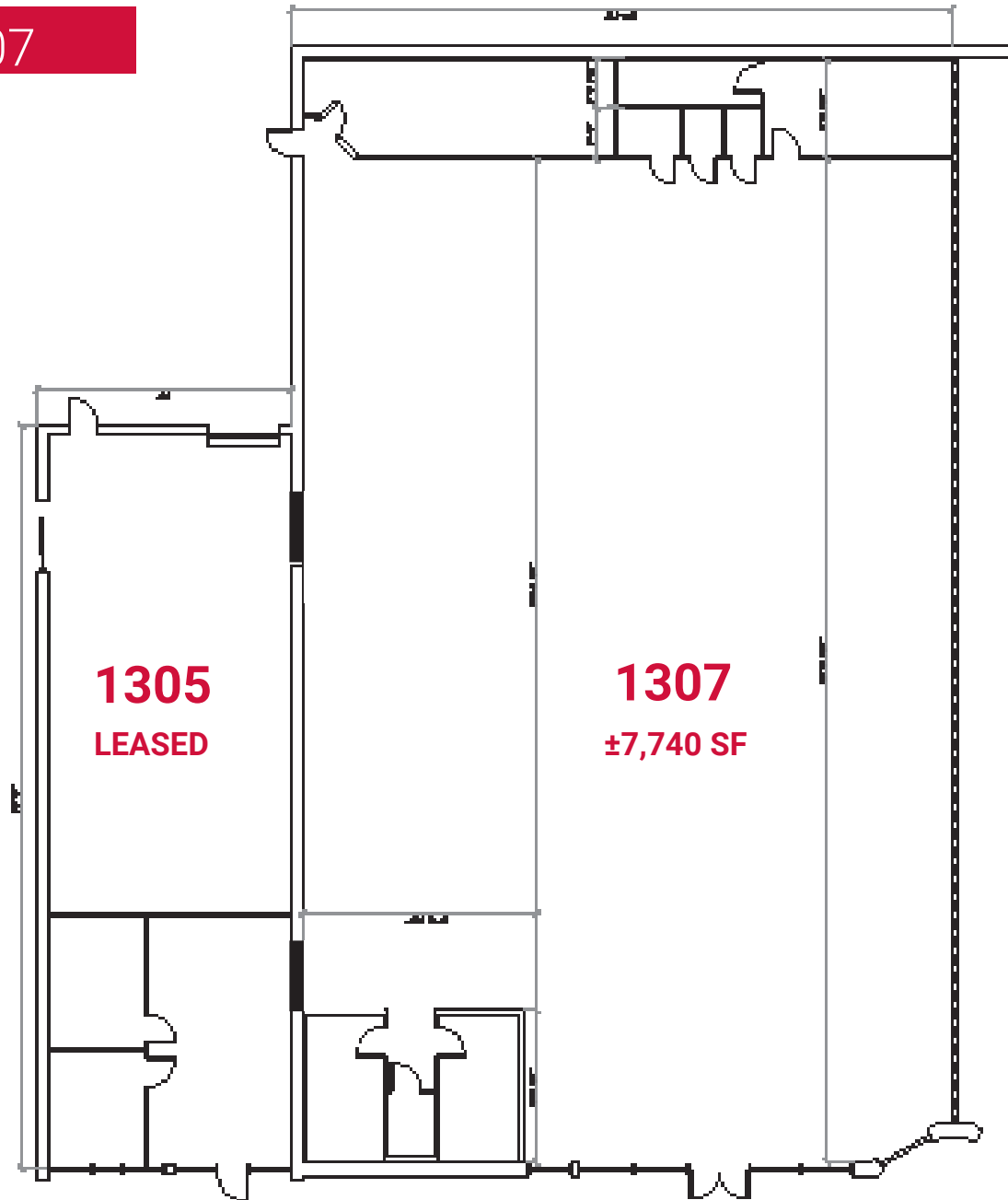


DEMOGRAPHICS	1-mile	3-mile	5-mile
2023 Total Population	4,174	20,064	28,887
2022 Daytime Population	5,145	27,114	33,914
Average Household income	\$48,264	\$52,560	\$56,970
Median Household income	\$31,646	\$36,008	\$39,641

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Floor Plan 1305-1307



CHEROKEE PLAZA

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1305-1307

