

4234 Hwy 9 W
Wallace, SC



3,600 VPD



**SUBJECT
PROPERTY**

Wallace Dr
Wallace Dr

133



**Carolina
Mini Storage**

Cheraw Motors

14,200 VPD



DOLLAR GENERAL



Enzo Farrar | 843.333.8700 | enzo@vaughtrealty.com

Property Overview

OFFERING SUMMARY

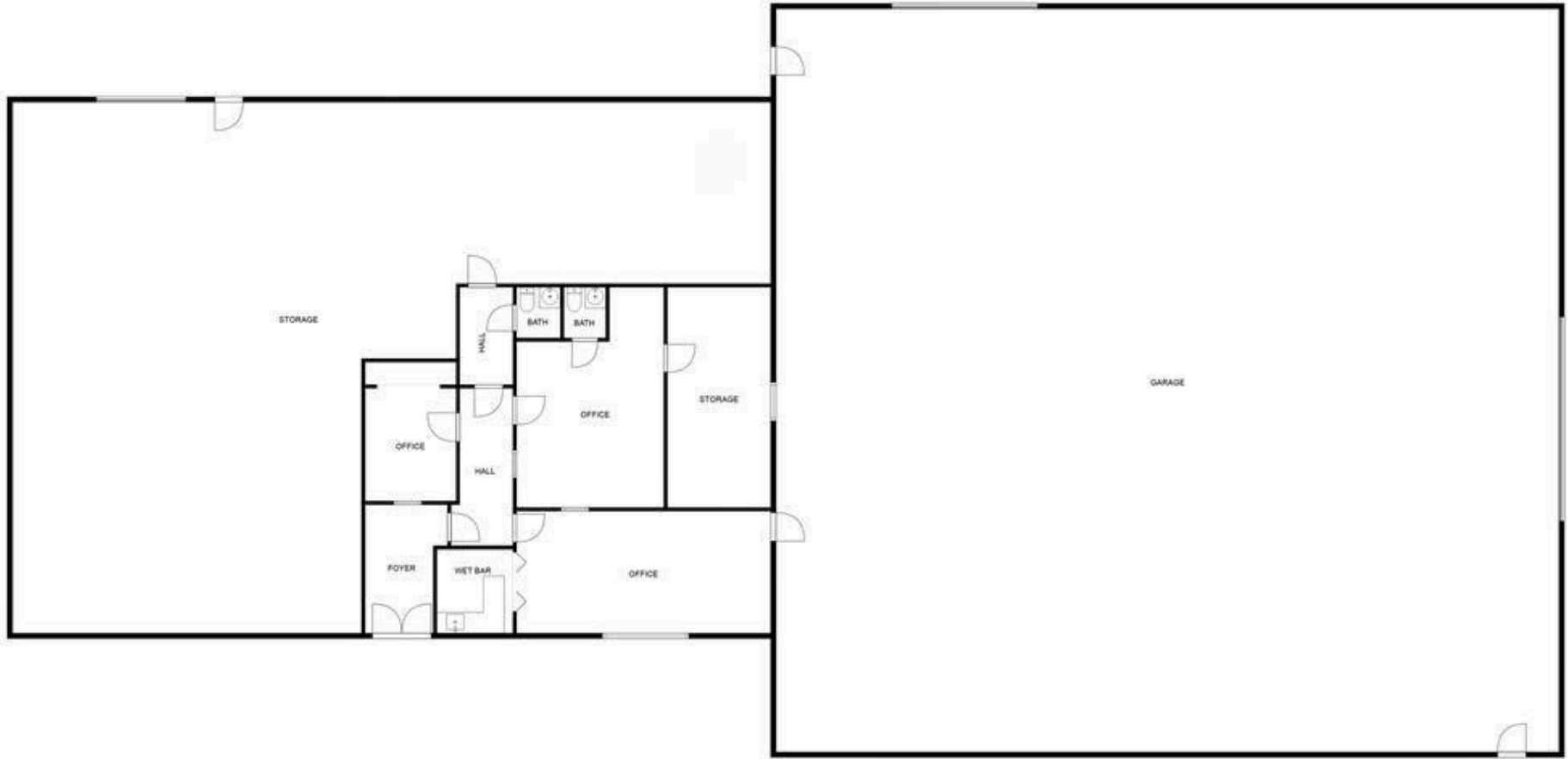
ADDRESS	4234 Hwy 9 W Wallace, SC 29596
SALE PRICE	\$350,000
TOTAL SQFT	8,750
YEAR BUILT/RENO	1979/2023
ACRES	1.41
USE	Office / Warehouse



PROPERTY HIGHLIGHTS

- Expansive income generating property with 3 offices, 2 bathrooms, 1 8x10 loading dock, 2 12x12 roll-up doors, and 12 ft eave
 - 70'x75' warehouse
 - 50'x70' office+warehouse
- Features a heated warehouse space and a new roof in the past 3 years
- 250ft frontage on Hwy 9
- Near the signalized intersection of Hwy 9 and Hwy 1
- Efficient floorplan; suitable for an owner operator or investor. Storage containers lease the lot mth-to-mth
- Adjacent to freight truck drop yard
- 2.5 miles to downtown Cheraw
- Convenient to major hubs: Florence, Columbia, and Charlotte
- Proximal to regional corridors: Hwy 1, Hwy 52, I-73, and I-74
- Significant economic development in the area:
 - McLeod Health new \$45 million hospital
 - Marriott Hotel coming to downtown Cheraw

Floorplan



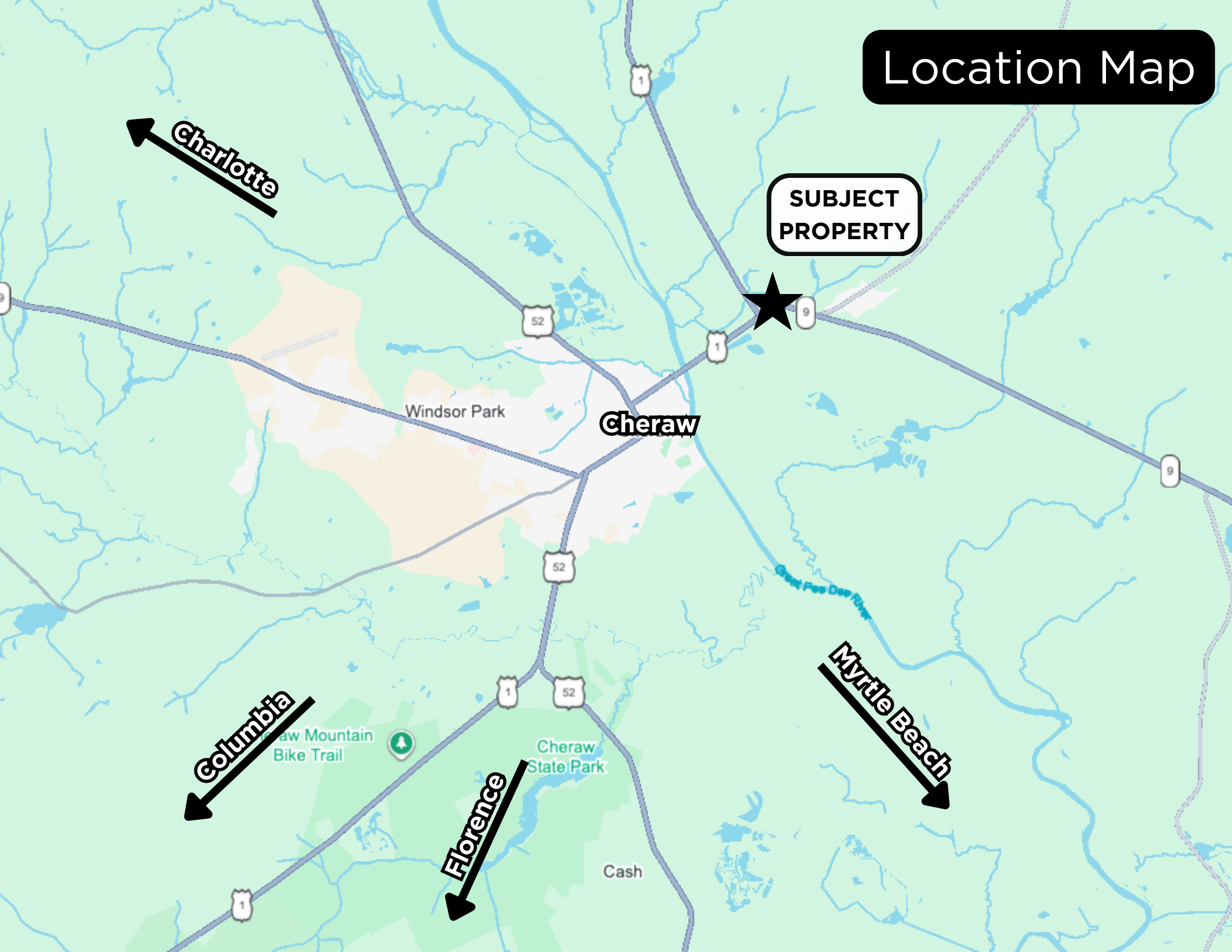








Location Map



**SUBJECT
PROPERTY**

Charlotte

Cheraw

Columbia

Florence

Myrtle Beach

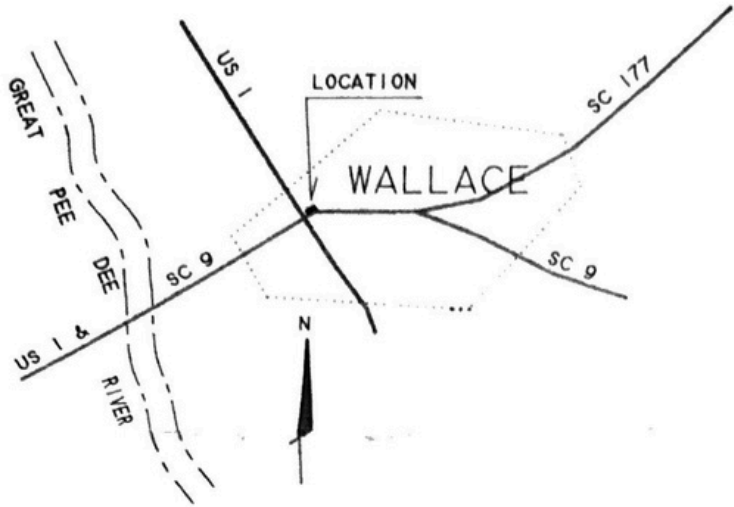
Windsor Park

Law Mountain
Bike Trail

Cheraw
State Park

Cash

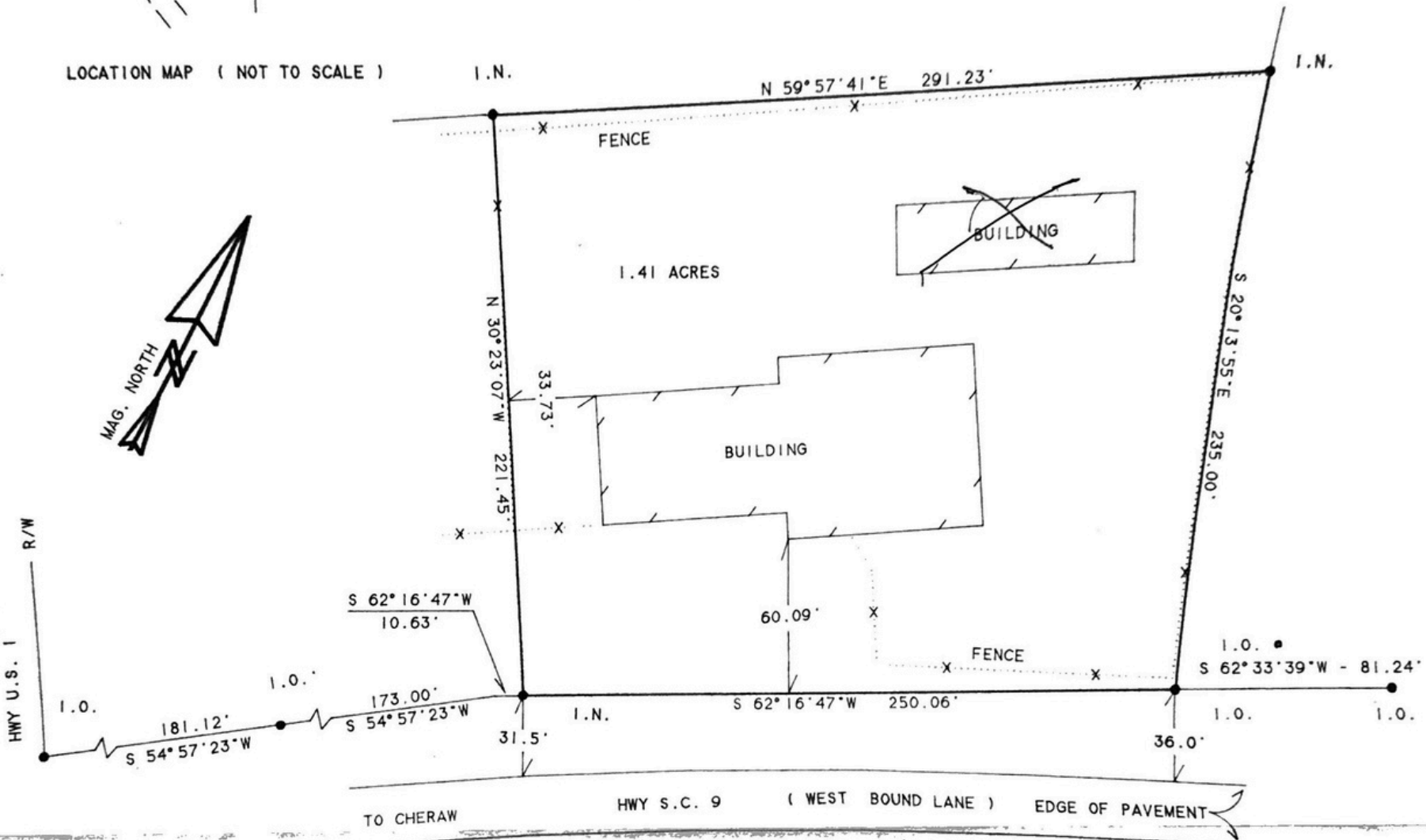
Cheraw River



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD HAZARD BOUNDARY MAP; COMMUNITY PANEL NO. 450146 0001 A. EFFECTIVE DATE: FEB. 14, 1978, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL DELINEATED FLOOD HAZARD AREA.

LOCATION MAP (NOT TO SCALE)





Offered Exclusively By:

Enzo Farrar

843.333.8700

enzo@vaughtrealty.com

1000 2nd Ave S, Ste 300 #316
North Myrtle Beach, SC 29582

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