



198 COUCH LANE, EASLEY, SC

198 Couch Lane, Easley, SC 29642

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PROPERTY DESCRIPTION

McCoy Wright, Inc. is pleased to present 198 Couch Lane, Easley, SC, a ±12,020 SF fully conditioned commercial facility offered for sale at \$865,000. Currently home to Foothills Gymnastics & Cheer Center, the property consists of one building configured into two functional sections with large open areas, office/support space and second-floor storage.

The facility is served by six HVAC units totaling approximately 23 tons. Building features include clear heights of approximately 14'-15.6', a 12' x 10' drive-through door, 200-amp 120/240V single-phase electrical service, multiple offices, reception space, three unisex restrooms, a multipurpose/event room and additional second-floor storage/office space.

Situated on approximately 1 acre, the existing layout is well suited for continued gymnastics, cheer, dance, martial arts, fitness or training use, while also providing potential for education, assembly, service-oriented or owner-user applications.

OFFERING SUMMARY

Sale Price:	\$865,000
Building Size:	12,020 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,914	12,556	23,391
Total Population	5,894	28,937	57,651
Average HH Income	\$104,308	\$102,924	\$94,985



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PROPERTY HIGHLIGHTS



KEY FEATURES

- ±12,020 SF fully conditioned commercial facility
- Six HVAC units totaling approximately 23 tons
- One building configured into two functional sections
- Clear heights ranging from approximately 14' to 15.6'
- 12' x 10' drive-through door
- 200-amp, 120/240V single-phase electrical service
- Large open-span activity / training areas
- Four unisex restrooms
- Dedicated office component with two private offices and reception area
- Approximately 14' x 22' multipurpose / event room
- Approximately 57' x 15' rear office area
- Approximately 54' x 12' second-floor storage / additional office area
- Additional second-floor storage within the second building section
- Combination of open floor area, office, administrative and support space
- Approximately 1-acre site
- Current configuration supports recreation, fitness, training, assembly and specialty owner-user applications

ADDITIONAL PHOTOS



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com
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ADDITIONAL PHOTOS



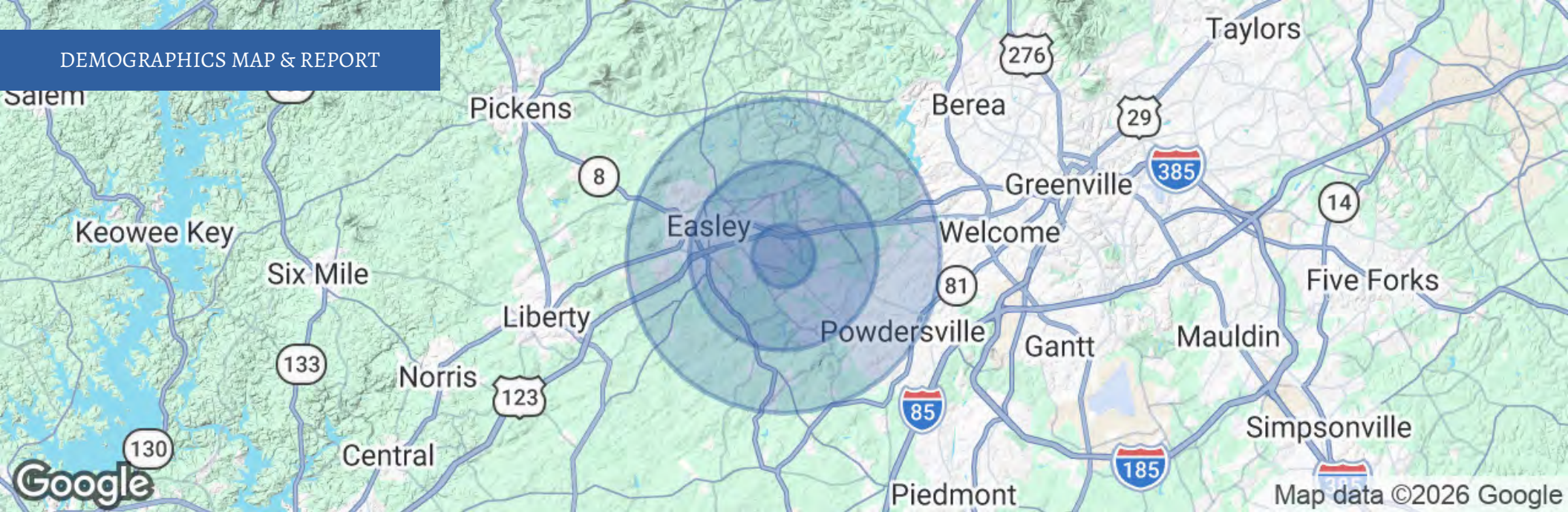
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,894	28,937	57,651
Average Age	42.3	43.0	41.3
Average Age (Male)	45.8	42.5	41.2
Average Age (Female)	43.9	44.9	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,914	12,556	23,391
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$104,308	\$102,924	\$94,985
Average House Value	\$248,126	\$237,709	\$247,429

2023 American Community Survey (ACS)



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