



**FOR SALE**  
**\$250,000**

# 401 N. Congress St.

Winnsboro, SC 29180



- 2,265 SF retail/office building
- Annual income from the ATM on site
- Traffic Count: 2,700 VPD (N. Congress St.)



Located at the corner of N. Congress and Evans St. in downtown Winnsboro.



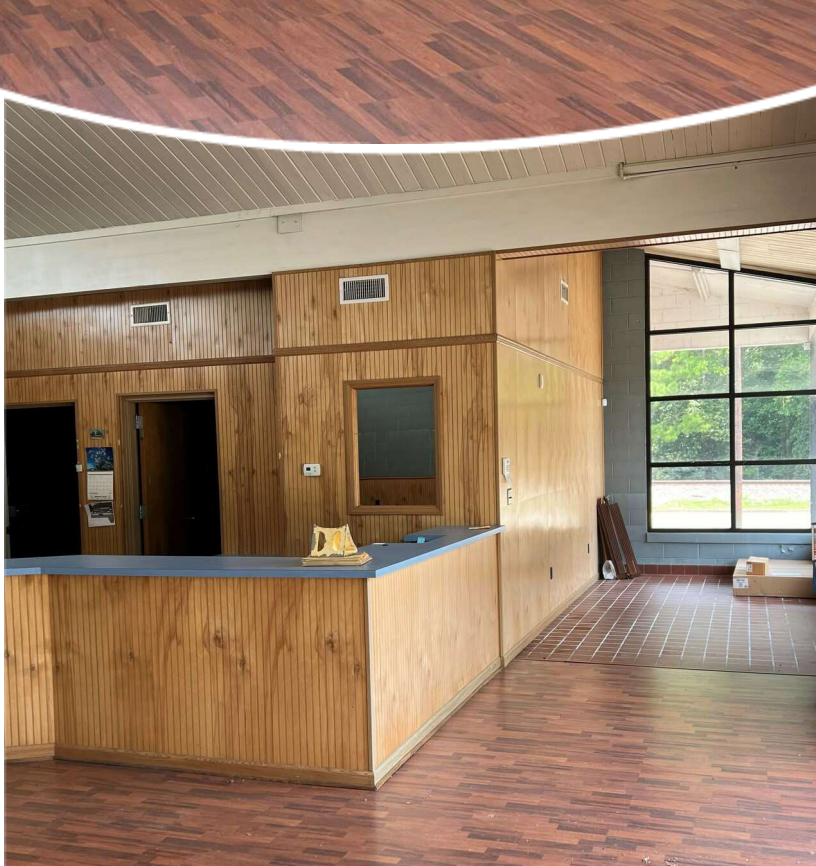
TRINITY-PARTNERS.COM  
1501 MAIN STREET SUITE 410  
COLUMBIA, SC 29201

**CRAWFORD PREZIOSO**  
803.567.1388  
CPREZIOSO@TRINITY-PARTNERS.COM

**BRUCE GREENBERG**  
803.567.1571  
BGREENBERG@TRINITY-PARTNERS.COM

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**401 N. CONGRESS ST.  
WINNSBORO, SC 29180**



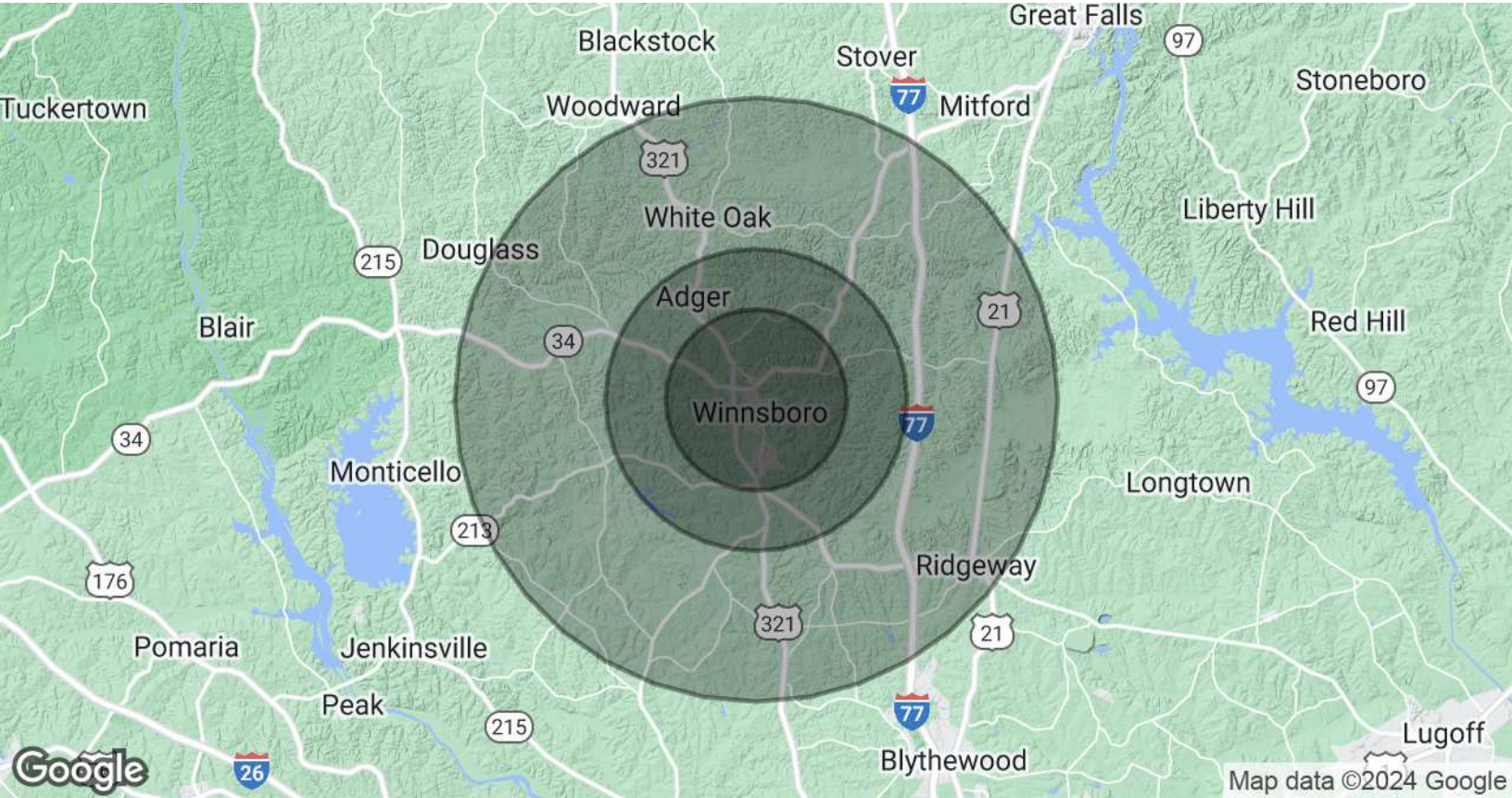
**CRAWFORD PREZIOSO**  
803.567.1388  
CPREZIOSO@TRINITY-PARTNERS.COM

**BRUCE GREENBERG**  
803.567.1571  
BGREENBERG@TRINITY-PARTNERS.COM

# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,121	7,253	11,783
Average Age	43	44	45
Average Age (Male)	42	42	44
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,737	3,224	5,217
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$57,132	\$58,904	\$68,601
Average House Value	\$132,813	\$137,602	\$170,340

Demographics data derived from AlphaMap

CRAWFORD PREZIOSO

803.567.1388

CPREZIOSO@TRINITY-PARTNERS.COM

BRUCE GREENBERG

803.567.1571

BGREENBERG@TRINITY-PARTNERS.COM