

**FOR SALE**

**100 Shelby Highway  
Gaffney, SC**



### PROPERTY HIGHLIGHTS

This ±4.24-acre redevelopment site is located off a redesigned I-85 exit in Gaffney, SC—just 0.6 miles from the interstate and 1.2 miles from Cherokee Medical Center. Positioned between Charlotte and Atlanta, with access to Greenville and Spartanburg, the site offers strong visibility (60,400 VPD on I-85) and access via Old Shelby Highway and Pleasant School Road (8,200 VPD). The ±3,246 SF former convenience store includes a canopy, walk-in cooler, and rear access.

<b>BUILDING SF</b>	3,246	<b>SIGNAGE TYPE</b>	Pole Sign
<b>LAND SF</b>	184,694	<b>3-MILE (POP.)</b>	14,890
<b>YEAR BUILT</b>	1982	<b>5-MILE (POP.)</b>	27,369
<b>PARKING</b>	24 Spaces	<b>AVG HH. INCOME</b>	\$56,889
<b>TRAFFIC COUNTS</b>	6,500 VPD	<b>SPACE USE</b>	Hotel/QSR



**JEFF SCHEIDEGGER**  
Account Manager  
+1 314-384-8662  
jeff.scheidegger@cushwake.com

**JAMES LEWIS**  
Transaction Manager  
+1 314-391-2757  
james.lewis@cushwake.com

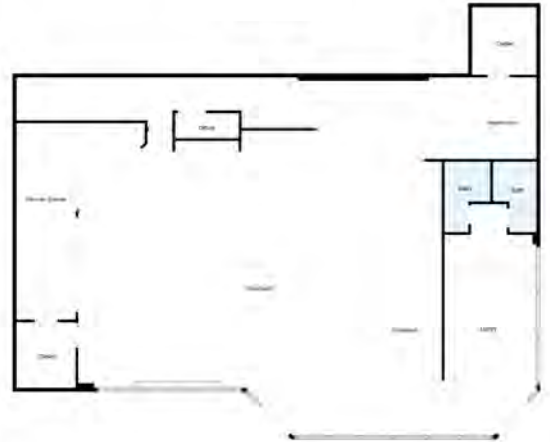
**Jonathan Aceves**  
Seller's Listing Broker  
+1 706-214-2927  
jaceves@finemgroup.com

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### LOCATION OVERVIEW

Located in Cherokee County near Gaffney, SC, this site sits just 0.6 miles from I-85 and offers visibility from the interstate. Access is via Old Shelby Highway and Pleasant School Road, which sees 8,200 vehicles per day. The property is 1.2 miles from Cherokee Medical Center and near a new industrial development. Positioned off a redesigned interchange, the location supports improved traffic flow and connectivity throughout the region. I-85 links the site to Charlotte, Atlanta, Greenville, and Spartanburg, placing it within a growing corridor of healthcare, logistics, and industrial activity.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	098-00-00-080.000
<b>2024 RE TAXES</b>	\$7,609
<b>ZONING</b>	None



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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