

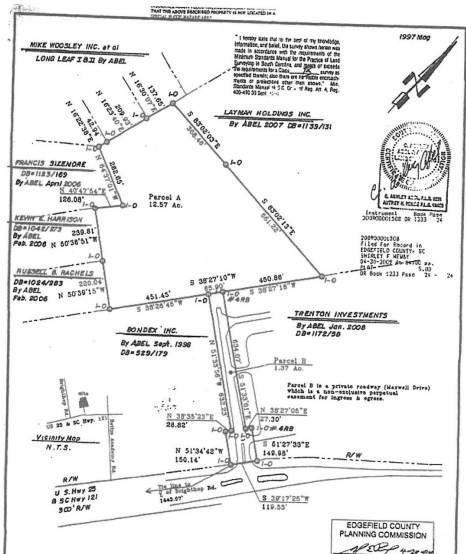
FOR SALE
(*LEASE WILL BE CONSIDERED)

3 MAXWELL DRIVE

Trenton, SC 29847



Property Summary



PROPERTY DESCRIPTION

Exceptional purchase opportunity! This 13.94 acre parcel is located on Maxwell Road just off of Edgefield Road in Trenton, South Carolina. This parcel is completely fenced in with a 6 foot tall chain link fence. The property is minutes from Exit 5 off of I-20.

-13.94 acres--flat--fenced/gated. Access via private drive.
Perfect for truck yard / truck lot. *Lease will be considered

PROPERTY HIGHLIGHTS

- Truck yard
- Truck lot
- flat
- fenced

OFFERING SUMMARY

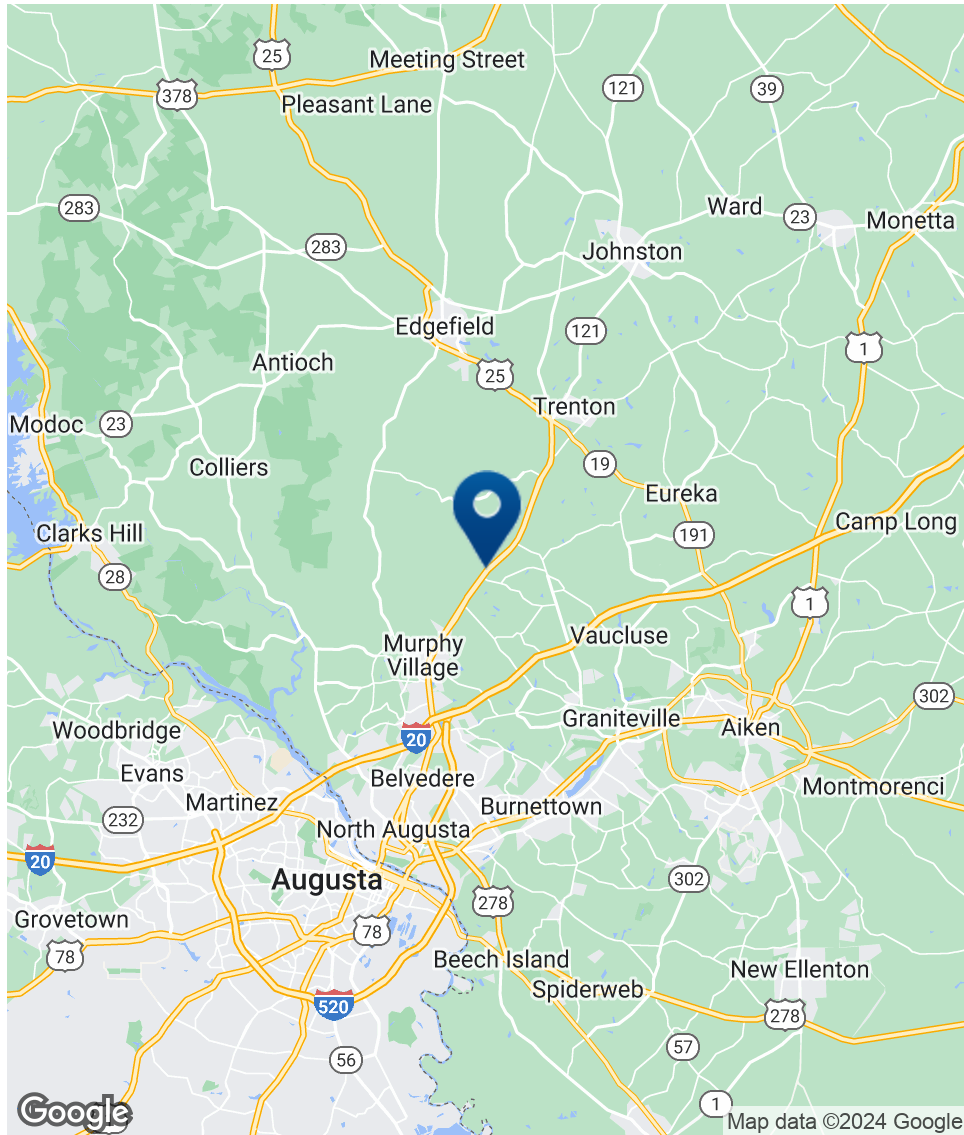
Sale Price:	\$550,000
Lot Size:	13.94 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	149	3,823	28,926
Total Population	357	9,057	68,006
Average HH Income	\$63,779	\$67,455	\$64,384

SHERMAN & HEMSTREET
Real Estate Company

DAVID MORETZ, SIOR
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Location Map



**SHERMAN &
HEMSTREET**
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Additional Photos

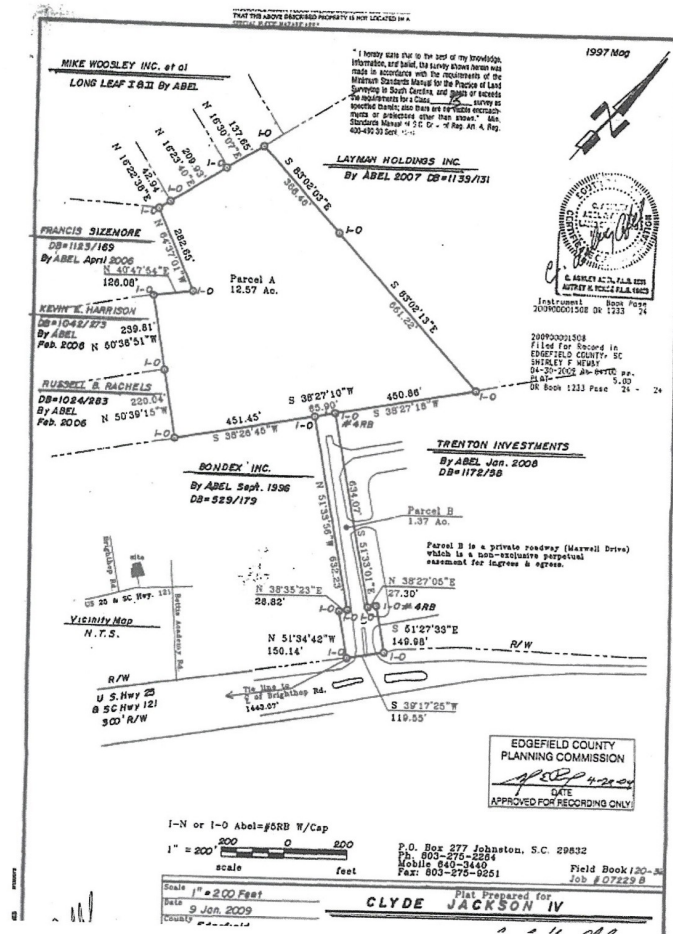


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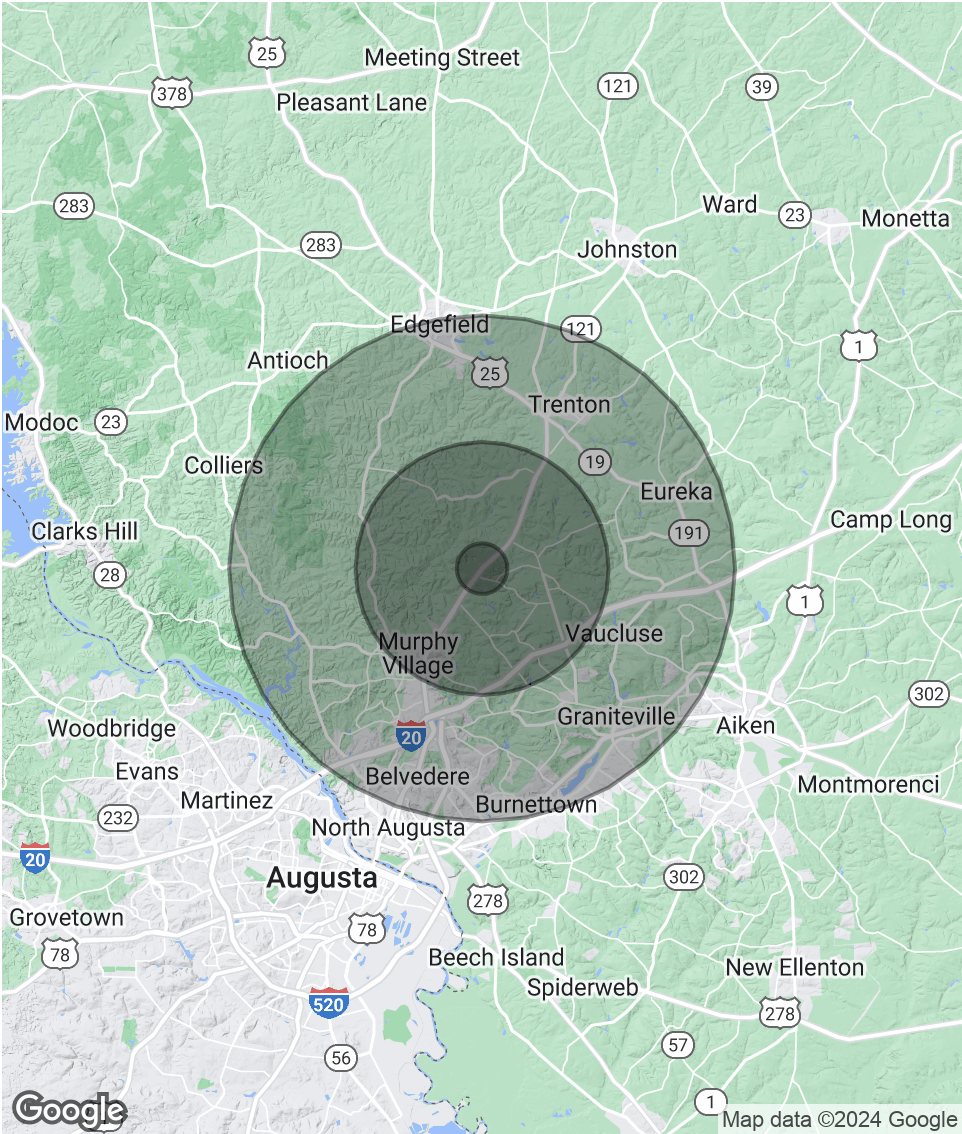
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	357	9,057	68,006
Average Age	37.2	40.2	39.9
Average Age (Male)	34.8	39.6	39.2
Average Age (Female)	48.1	43.6	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	149	3,823	28,926
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,779	\$67,455	\$64,384
Average House Value	\$130,140	\$156,925	\$152,827

* Demographic data derived from 2020 ACS - US Census



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