

## RETAIL FOR SALE & LEASE

# 10 EDWARDS MILL RD

Taylors, SC 29687



### PROPERTY DESCRIPTION

Freestanding single tenant NNN retail building currently occupied by major daycare provider available for sale and/or lease. Sunshine House lease term is up by end of July, 2024.

### PROPERTY HIGHLIGHTS

- Turn-key daycare facility
- Open floor plan allows for a multitude of retail/office uses
- On site parking
- On site parking
- Fenced in yard behind building, could be converted to parking
- Open floor plan
- 1 closed door office, 2 closed door classrooms, 3 ADA bathrooms, 1 kitchen/break room, 6 exterior doors, waiting area in front

### OFFERING SUMMARY

Sale Price:	\$420,000
Lease Rate:	\$11.00 SF/yr (NNN)
Number of Units:	1
Available SF:	4,200 SF
Lot Size:	0.83 Acres
Building Size:	4,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,918	20,442	52,673
Total Population	7,091	48,617	121,308
Average HH Income	\$62,587	\$75,511	\$80,690

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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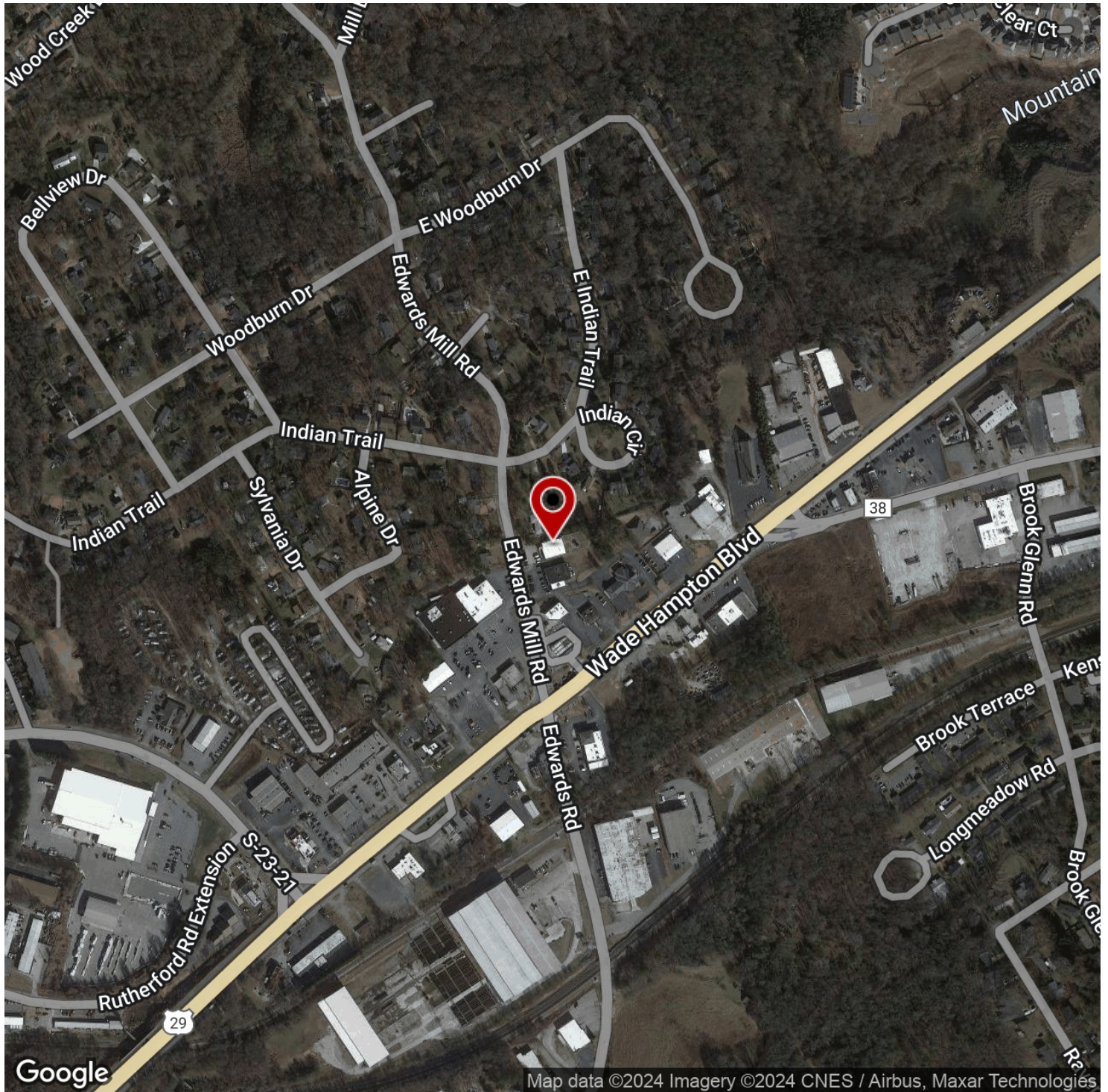
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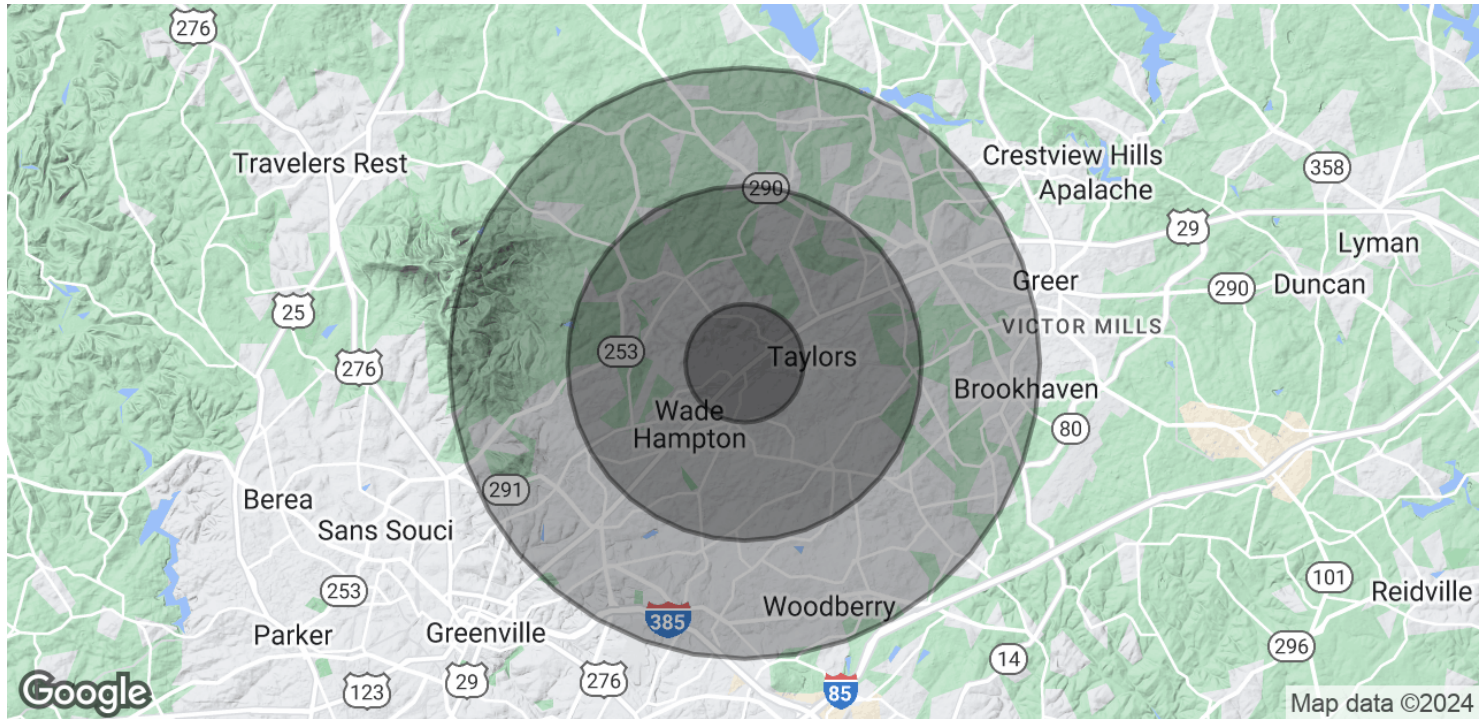
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,091	48,617	121,308
Average Age	41.0	40.6	40.4
Average Age (Male)	41.4	40.5	40.0
Average Age (Female)	42.4	40.6	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,918	20,442	52,673
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$62,587	\$75,511	\$80,690
Average House Value	\$164,230	\$197,132	\$225,370

2020 American Community Survey (ACS)

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