



LEASE

970 U.S. 321 Business

970 U.S. 321 BUSINESS

Winnsboro, SC 29180

PRESENTED BY:

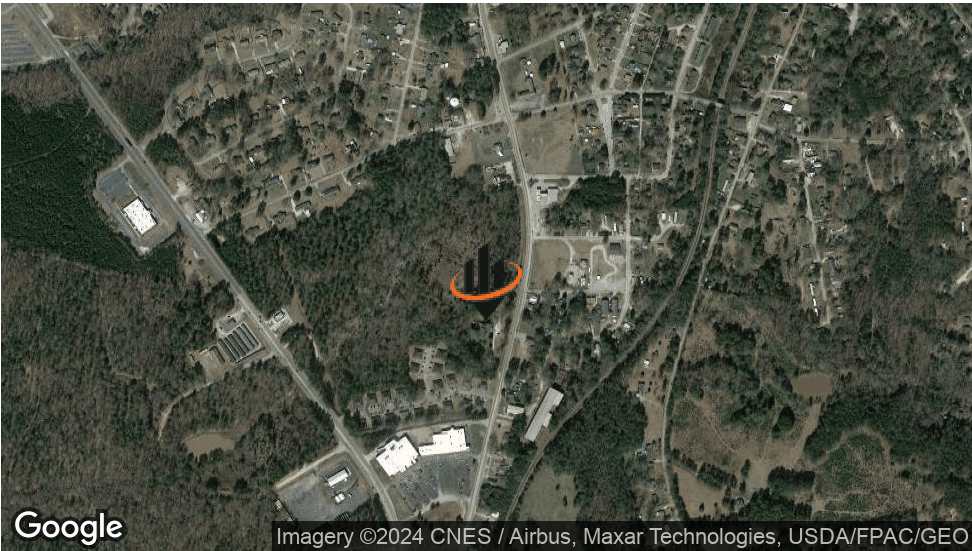
ASHLEY FLOTT

O: 803.900.3050

ashley.flott@svn.com

SC #86000

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
AVAILABLE SF:	5,440 SF
LOT SIZE:	4.57 Acres
ZONING:	RC
MARKET:	Columbia
SUBMARKET:	Fairfield
APN:	1450130011000

ASHLEY FLOTT
O: 803.900.3050
ashley.flott@svn.com
SC #86000

PROPERTY OVERVIEW

SVN Blackstream is pleased to present this extraordinary opportunity in the heart of Winnsboro. Now presenting a versatile 5,440 square foot property sprawled across 4.57 acres. This former animal hospital is now available for lease or as a ground lease development, offering a canvas to fulfill your business needs or your redevelopment visions. Strategically situated within Winnsboro, just 20 minutes away from the Columbia Northeast area, this property is more than a location; it's a gateway to convenience and an affordable environment. Easily accessible to I-77, this site ensures seamless connectivity, facilitating smooth operations for your venture. Inquire today about the endless options this site can offer your business.

Image Collaboration Credit: Braden Greer

PROPERTY HIGHLIGHTS

- Available Lease / Ground Lease Opportunity

COMPLETE HIGHLIGHTS



ASHLEY FLOTT

O: 803.900.3050

ashley.flott@svn.com

SC #86000

PROPERTY HIGHLIGHTS

- Available Lease / Ground Lease Opportunity
- 4.57 Acres
- Existing 3-story 5,440 SF Building
- Zoned RC
- Asking Rent: \$15 PSF NNN
- Located Near Major Grocery Giant - Food Lion
- Average Household Income (5mi) \$52,783
- Major Fairfield County Employers: Fairfield County School District, Breakthru Beverage, Element TV Company, Fairfield County Government, Isola, MEKRA Lang, BOMAG
- Former Animal Hospital
- Original Construction Date: 1820

ADDITIONAL PHOTOS



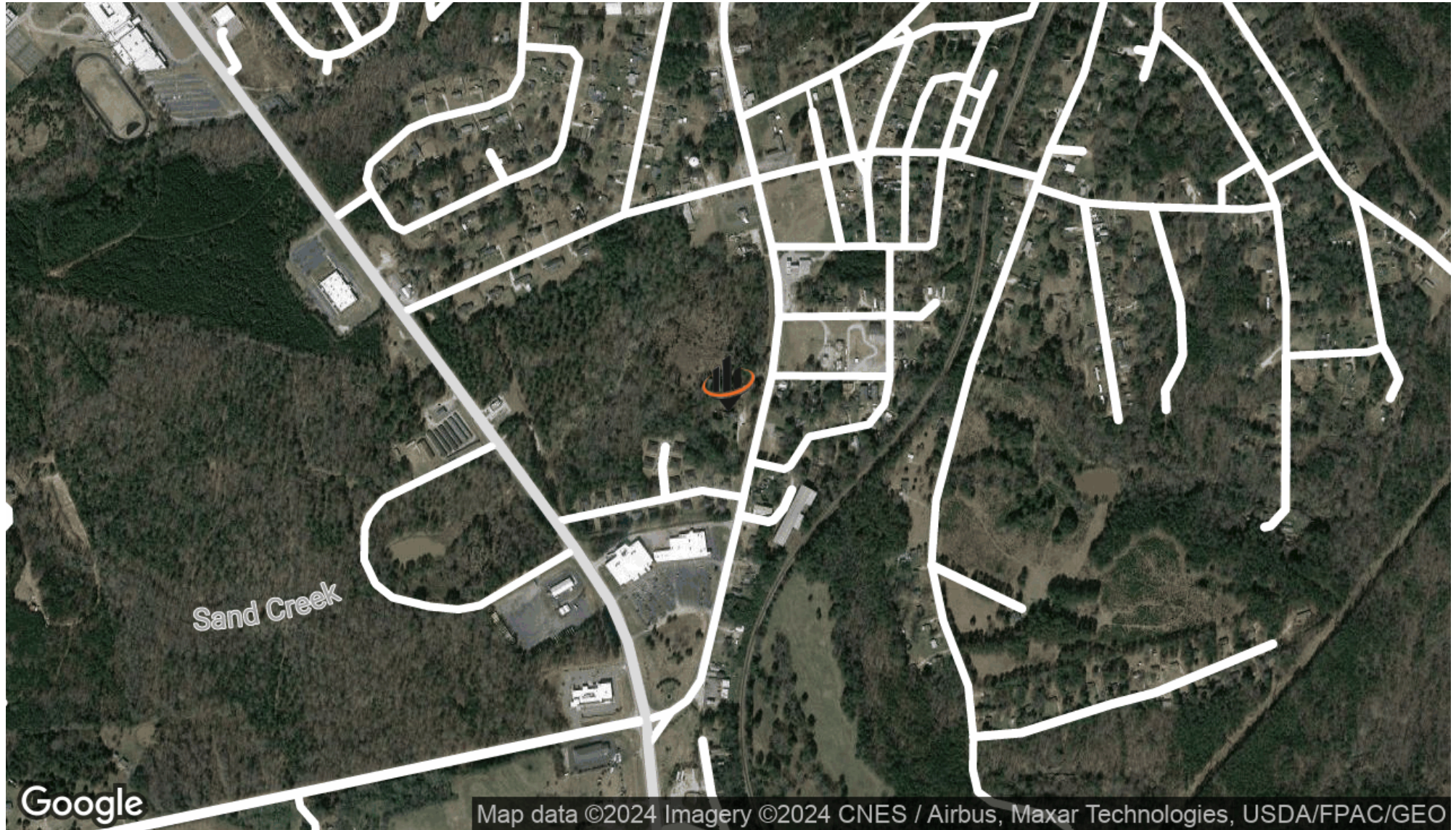
ASHLEY FLOTT

O: 803.900.3050

ashley.flott@svn.com

SC #86000

LOCATION MAP



ASHLEY FLOTT

O: 803.900.3050

ashley.flott@svn.com

SC #86000

DEMOGRAPHICS MAP & REPORT

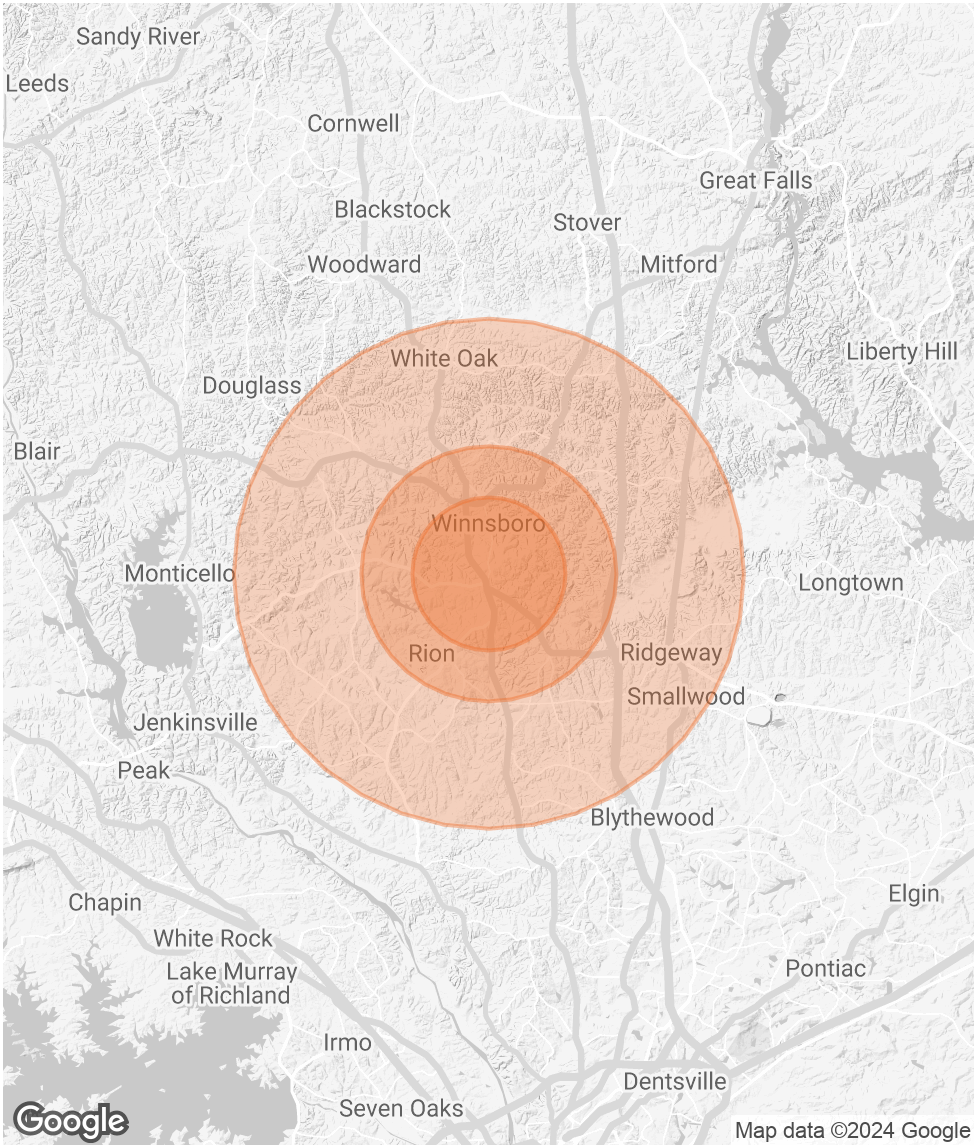
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	5,432	8,303	16,780
AVERAGE AGE	37.0	39.1	43.5
AVERAGE AGE (MALE)	37.1	39.4	41.8
AVERAGE AGE (FEMALE)	40.1	41.2	46.1

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	2,829	4,135	8,066
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$33,791	\$39,651	\$52,502
AVERAGE HOUSE VALUE	\$81,956	\$94,081	\$129,986

* Demographic data derived from 2020 ACS - US Census



ASHLEY FLOTT
O: 803.900.3050
ashley.flott@svn.com
SC #86000