



HIGH EXPOSURE SITE

- 16,000 SQ FT METAL BUILDING
- 3 ACRES
- 400' ROAD FRONTAGE
- EXCELLENT TRAFFIC COUNTS

3106 CHESTERFIELD HWY, CHERAW, SC 29520

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DETAILS

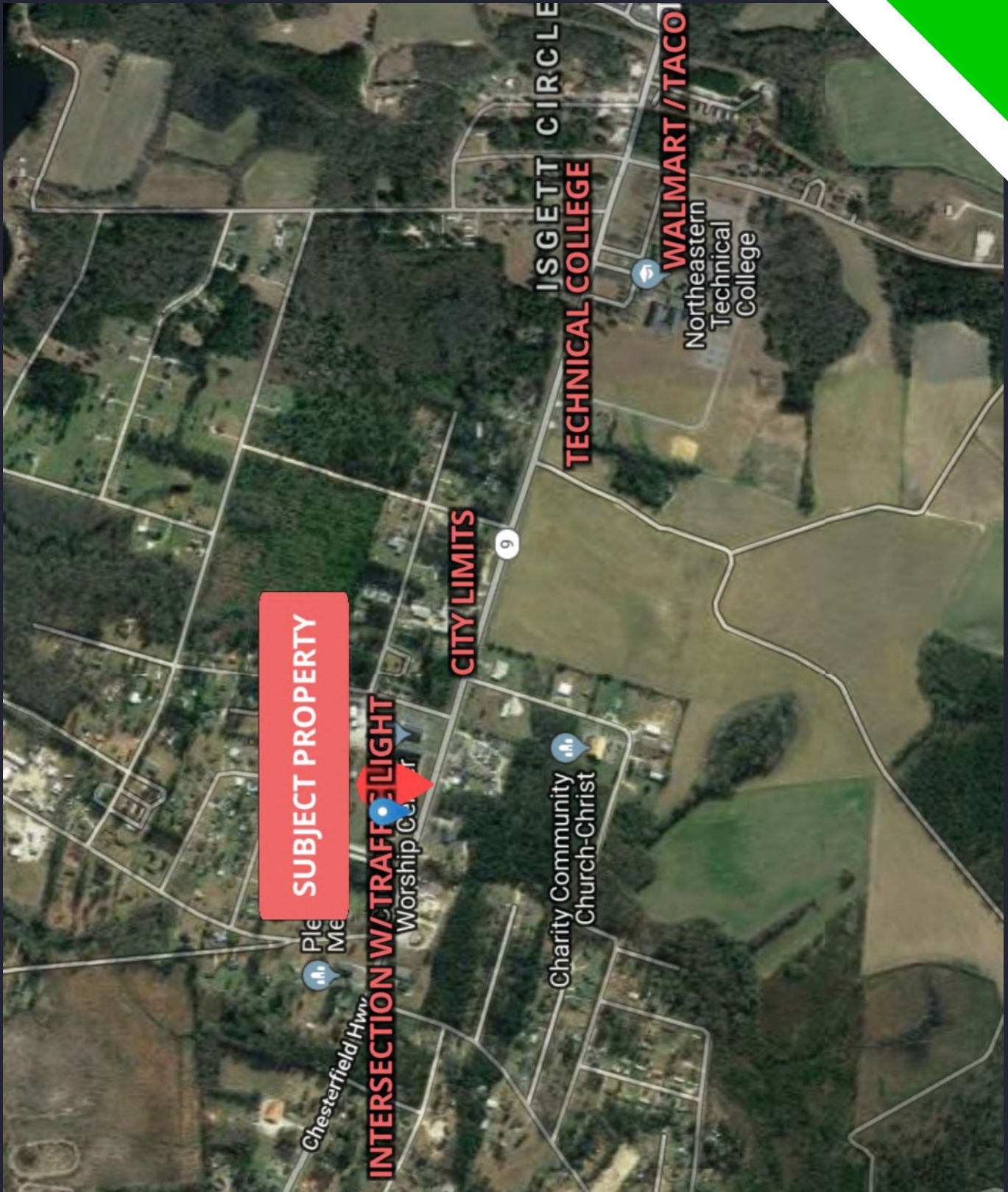
- 400' FRONTAGE ON CHERAW'S BUSIEST THOROUGHFARE
- 3 ACRE SITE W/ WATER, SEPTIC, ELECTRICAL
- 16,000 SQ FT METAL BUILDING / HIGH CEILING / PARTIAL HEAT & COOL
- STRUCTURE MEASURES 80' WIDE X 200' DEEP
- MULTIPLE ROLL UP GARAGE DOORS
- RESTROOMS / KITCHEN / OFFICE
- LARGE COVERED ADDITIONAL STRUCTURE
- IN AREA OF NEARLY 14,000 DAILY TRAFFIC COUNT
- EASY INGRESS/EGRESS
- SITS JUST OUTSIDE CITY LIMITS
- MULTIPLE NEARBY BUSINESS GENERATORS
- POPULATION W/I 5 MINUTES: 7,000+
- POPULATION W/I 10 MINUTES: 10,000+
- NEARBY MAJOR BRANDS: WALMART, TACO BELL, BURGER KING, ORIELY AUTO
- TOTAL HOUSEHOLD INCOME W/I 5 MINUTES: \$145,000,000+
- TOTAL HOUSEHOLD INCOME W/I 10 MINUTES: \$225,000,000+
- CONSUMER EXPENDITURES W/I 5 MINUTES: \$130,000,000+
- CONSUMER EXPENDITURES W/I 10 MINUTES: \$200,000,000
- NEARBY MAJOR HIGHWAYS: US HWY 1, US ROUTE 52, SC HWY 9
- INTERSTATES: I-73, 20 MINUTES | I-95, 40 MINUTES
- NEARBY INLAND PORTS: DILLON SC, 50 MINUTES
- DISTANCE TO MAJOR CITIES: CHARLOTTE 70 MILES, COLUMBIA 90 MILES
- DISTANCE TO MAJOR CITIES: FLORENCE 40 MILES, RALEIGH 115 MILES
- MAJOR EMPLOYERS: CAROLINA CANERS, SCHAEFFLER GROUP, WALMART
- MAJOR EMPLOYERS: SCHOOL SYSTEM, CROWN CORK & SEAL, MCLEOD HEALTH
- COLLEGES: NORTHEASTERN TECH, CHERAW | COKER UNIVERSITY, HARTSVILLE
- HEALTHCARE: MCLEOD HEALTH HOSPITAL
- BUSINESS GENERATORS: HOUSEHOLDS, TRAFFIC, SCHOOLS/COLLEGE, EVENTS
- BUSINESS GENERATORS: HEALTHCARE, RETAIL, INDUSTRY, RECREATION
- BUSINESS GENERATORS: SERVICE, FOOD SERVICE, GOVERNMENT

The information provided herein is deemed accurate, but subject to errors, changes, prior sale or withdrawal. Treely in no way guarantees or is anyway responsible for the accuracy of information. It is provided without warranties of any kind.

PROPERTY PHOTOS

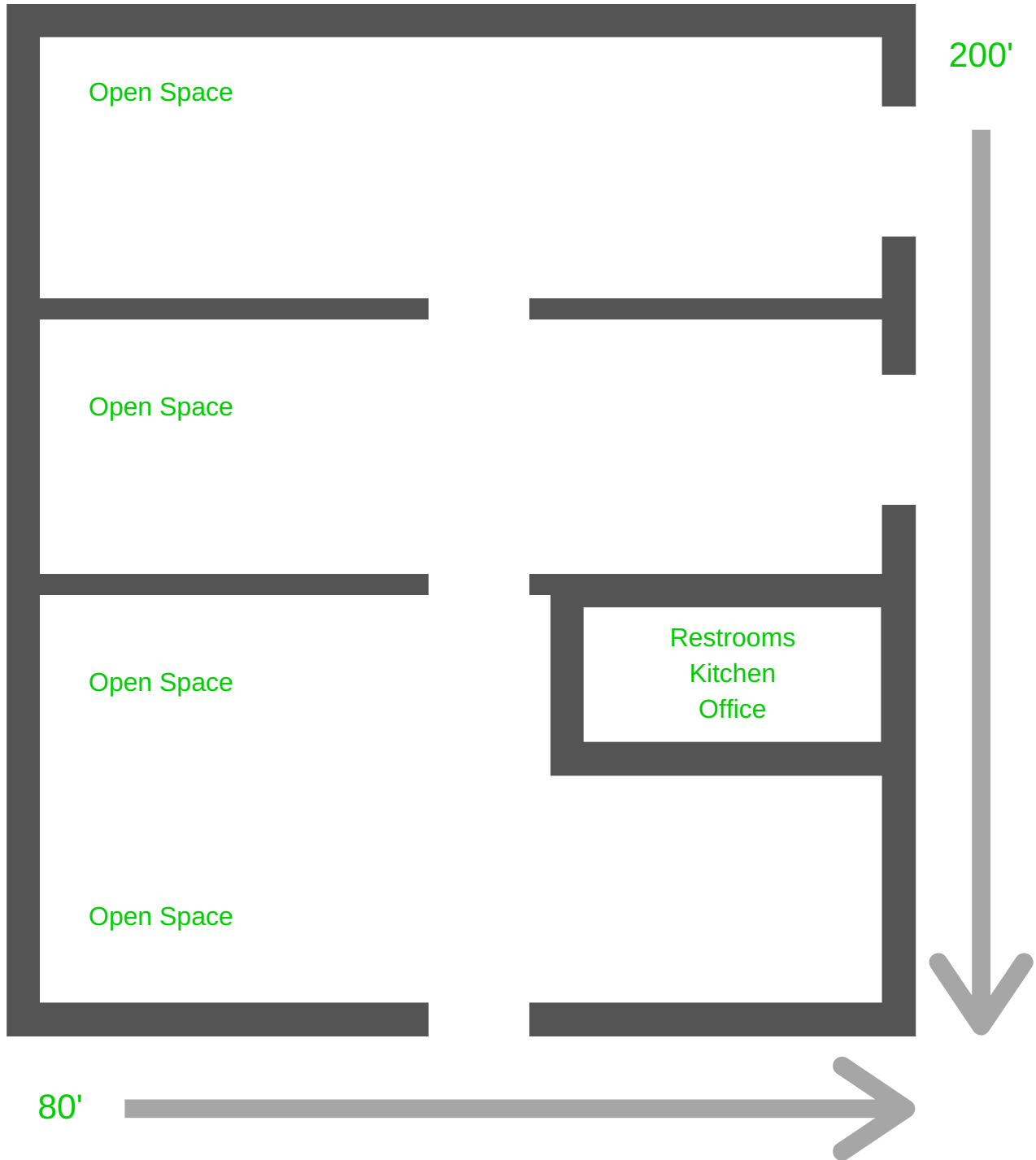


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INTERIOR FLOW



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