

Gaffney Plaza Gaffney, South Carolina

Adjacent to Wal-Mart Supercenter



LOCATION Floyd Baker Blvd. / Ellis Ferry Rd
Gaffney, SC 29341
Cherokee County

SIZE 17,000 SF & 1 Pad

PARKING 106 spaces
(+/- 7.5 spaces per 1,000 SF)

ACCESS Traffic Light Intersection
Floyd Baker Blvd
(2) full access

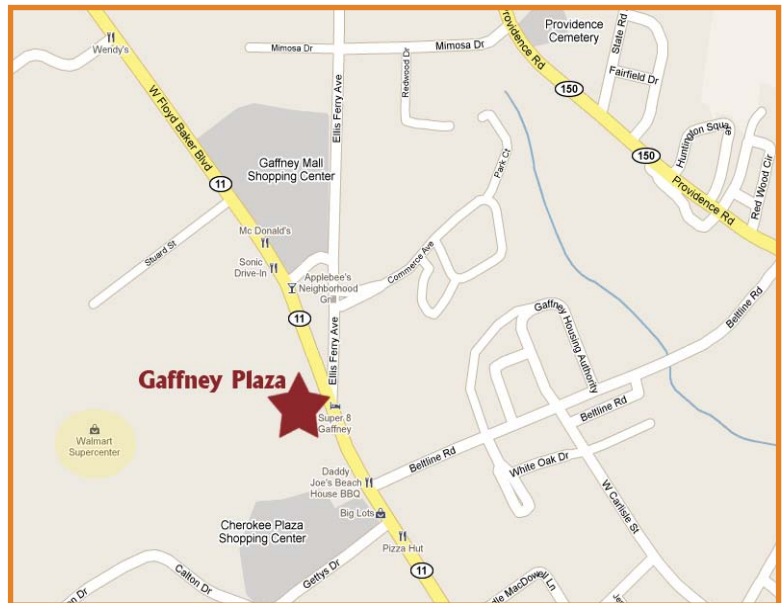
FEATURES

- Excellent visibility and access
- Located 30 minutes from Charlotte NC & Spartanburg, SC

TRAFFIC COUNT 23,100 cars per day
(SC DOT Traffic Count, 2010)

TENANTS Edward Jones, Gamestop, Meineke,
Check Into Cash, Cashwell Financial,
Ultra Tan & Verizon Wireless

AVAILABLE 4,200 SF (3-1,400 SF spaces)
1 Pad (1.1+/- Acres)



DEMOGRAPHICS*	1-MILE	3-MILE	5-MILE
Population	3,993	18,984	27,433
Median HH Income	\$30,292	\$37,047	\$39,680
Daytime Population	4,717	13,060	15,385

Pellerin & Salomon
Real Estate Services, LLC

Andrea Kenney
andreak@ps-realestate.com
www.ps-realestate.com
678-460-3910

*Source: Synergos Tech-PopStats, 2010 Estimates

No warranty or representation, express or implied has been made as to the accuracy of the information provided herein, but no liability is assumed for errors or omissions.

ELLIS FERRY

FLOYD BAKER BLVD. (SC HWY 11)

