

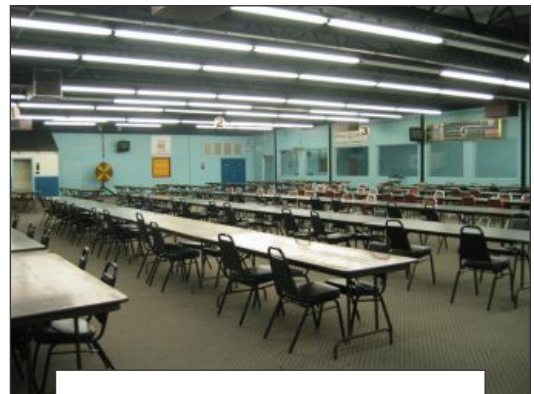
LANGSTON BLACK

REAL ESTATE, INC.

BUILDING SALE or LEASE

214 & 216 BROAD STREET, BENNETTSVILLE

22,406+- SF BUILDING
ON 1.31+- ACRE PARCEL



LEASE RATE: \$3.50/SF NNN

**SPACE AVAILABLE
FOR LEASE:**

SPACE A: 12,714+- SF
SPACE B: 9,692+- SF

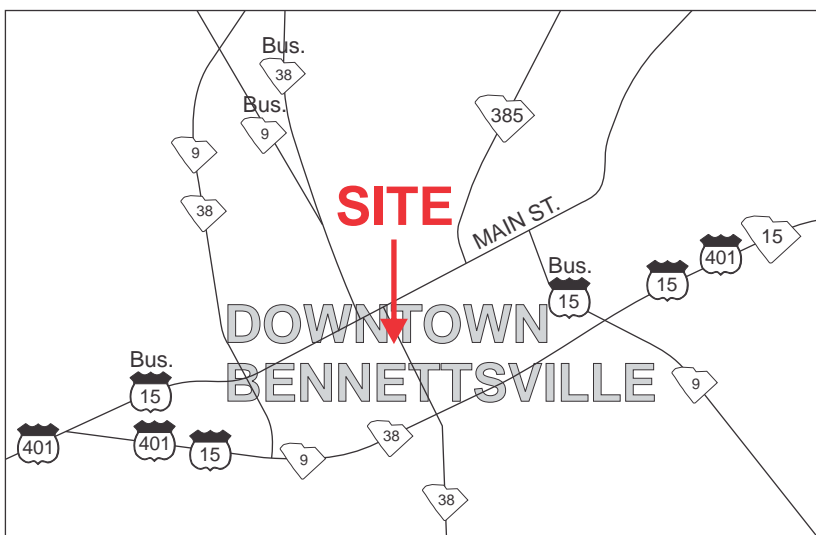
**SALES PRICE: ~~\$585,000~~
REDUCED TO \$280,000**

FOR MORE INFORMATION CONTACT
BRAD TOY AT 864-640-7429
btoy@langston-black.com

LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

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www.langston-black.com

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #309)



ZONED CITY OF BENNETTSVILLE C-1 IN HISTORIC PRESERVATION DISTRICT
MARLBORO COUNTY TAX MAP 32-48-03-06

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2013 TOTAL POPULATION	4,588	10,967	16,793
2013 AVERAGE HH INCOME	\$31,808	\$34,758	\$35,059

TRAFFIC COUNT FOR BROAD STREET: 7,000 VPD

