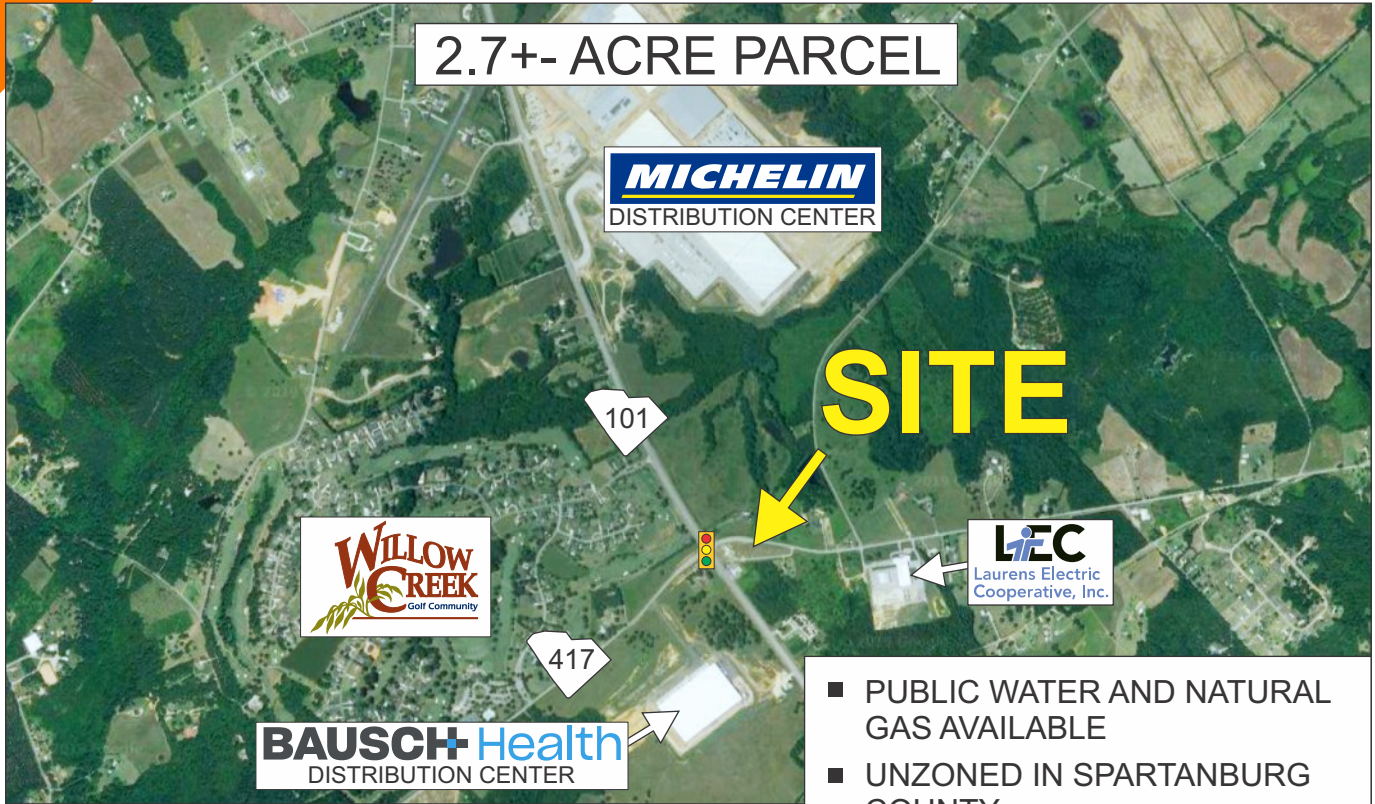


GROUND LEASE

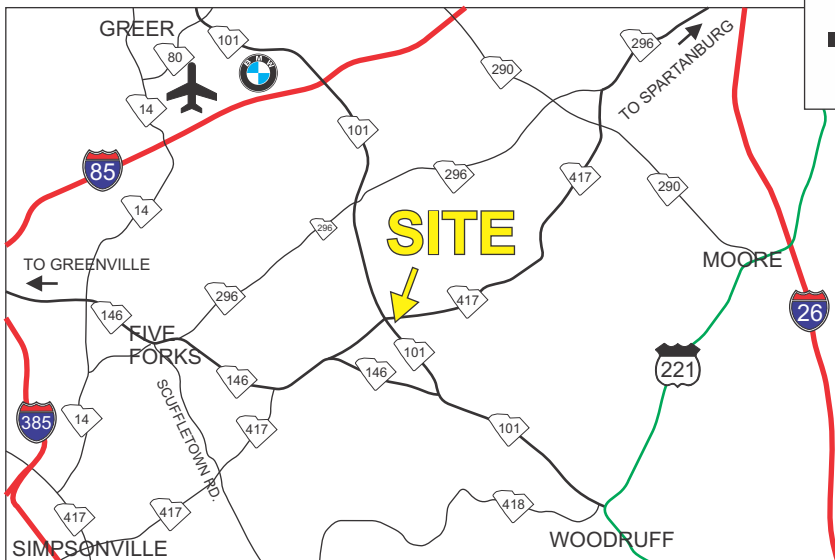
ON SIGNALIZED INTERSECTION

INTERSECTION OF HWY 101 AND HWY 417, WOODRUFF

2.7+- ACRE PARCEL



- PUBLIC WATER AND NATURAL GAS AVAILABLE
- UNZONED IN SPARTANBURG COUNTY
- TAX MAP 4-06-00-026.00, 074.01 & 092.00



FOR MORE INFORMATION, INCLUDING LEASE TERMS, PLEASE CONTACT:

BRAD TOY AT 864-640-7429
btoy@langston-black.com

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REAL ESTATE, INC.

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

450

www.langston-black.com



- 0.3+- MILE FROM VALEANT PHARMACEUTICALS DISTRIBUTION CENTER
- 0.7+- MILE FROM MICHELIN DISTRIBUTION CENTER
- 1.6+- MILES FROM HWY 146
- 2.8+- MILES FROM HWY 296
- 5.9+- MILES FROM I-85 (EXIT 60)
- 7.4+- MILES FROM HWY 290

DEMOGRAPHICS	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2018 TOTAL POPULATION	652	6,721	28,372
2018 TOTAL DAYTIME POP.	451	3,874	17,460
2017 TRAFFIC COUNTS:			
HWY 101 (STATION 247): 8,400 VPD			
HWY 417 (STATION 337): 2,300 VPD			