SPENCER/HINES
PROPERTIES

GREAT
DOWNTOWN GAFFNEY LOCATION

125 E. Robinson Street, Gaffney, SC 29340

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SPENCER/HINES PROPERTIES

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Great

Downtown Gaffney Location

125 E. Robinson Street, Gaffney, SC 29340

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GREAT
DOWNTOWN
GAFFNEY LOCATION

PROPERTY INFORMATION

Purchase Price
$274,900

Property Address
125 E. Robinson Street
Gaffney, SC 29340

Year Built
Approx. 1950

Property Size
10,790 Sq. Ft.

Land Size
0.47 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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PROPERTY DESCRIPTION

- 0.47 /- Acre Lot With 10,790 /- Sq. Ft. Multi Tenant Office Building
- Building Divided Into Three Sections
- 100% Occupied By Cherokee County Mental Health
- Zoned Downtown Core Commercial
- Located Within Gaffney City Limits
- Concrete Block And Brick Crawlspace Foundation
- Partial Unfinished Basement
- Concrete Block Walls And Brick Stucco Over Block Front Façade
- Rubberized Membrane Roof Covering Installed 2014
- Served By Public Water, Sanitary Sewer, Electricity, & Telephone
- Heated With Multiple Gas Furnaces
- Cooled With Multiple Electric A/C Units
- Several Lobbies & Waiting Rooms, Reception Areas
- Several Large Meeting Rooms & Bathrooms
- Multiple Offices Both Medical Exam Type & General Office Type
- Two Kitchens
- Cherokee TMS S 099-03-00-095.000 & 098.000
- Showings By Appointment Only
- Additional Pictures Available Upon Request.

GREAT

DOWNTOWN GAFFNEY LOCATION

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PROPERTY PHOTOS

SPENCER/HINES PROPERTIES

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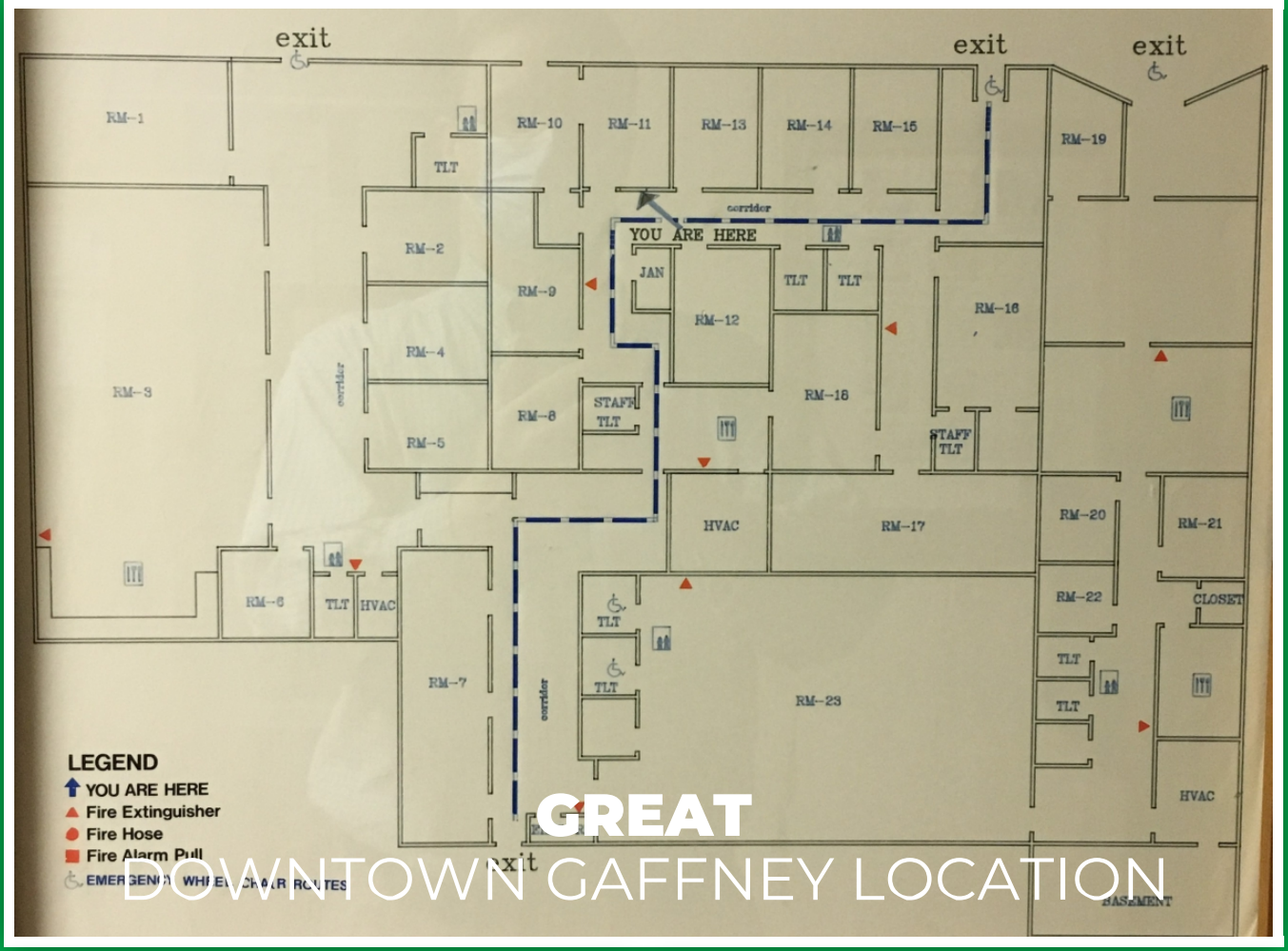
PROPERTY PHOTOS



GREAT
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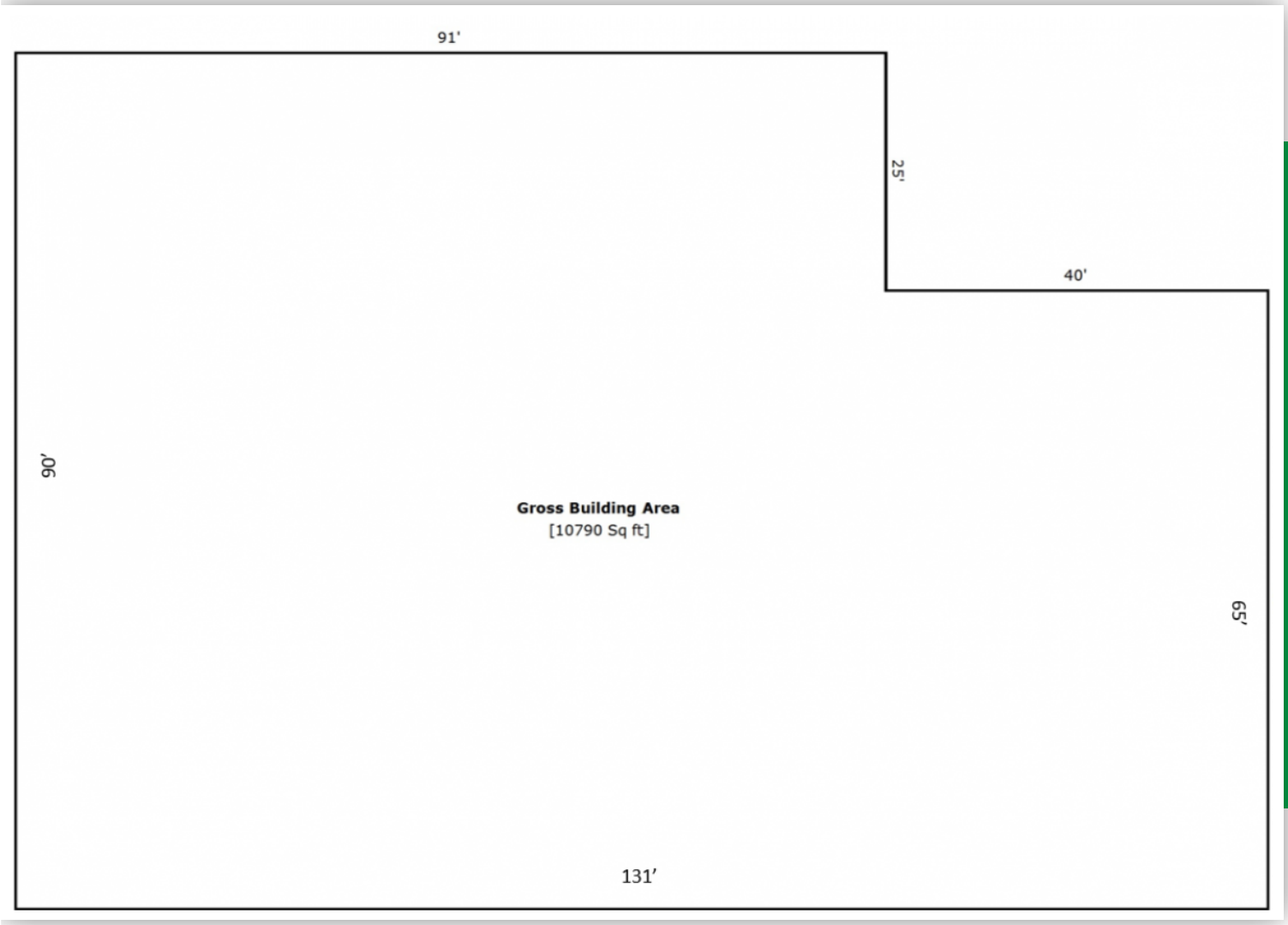
PROPERTY PHOTOS



GREAT DOWNTOWN GAFFNEY LOCATION

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AREA LOCATION MAP

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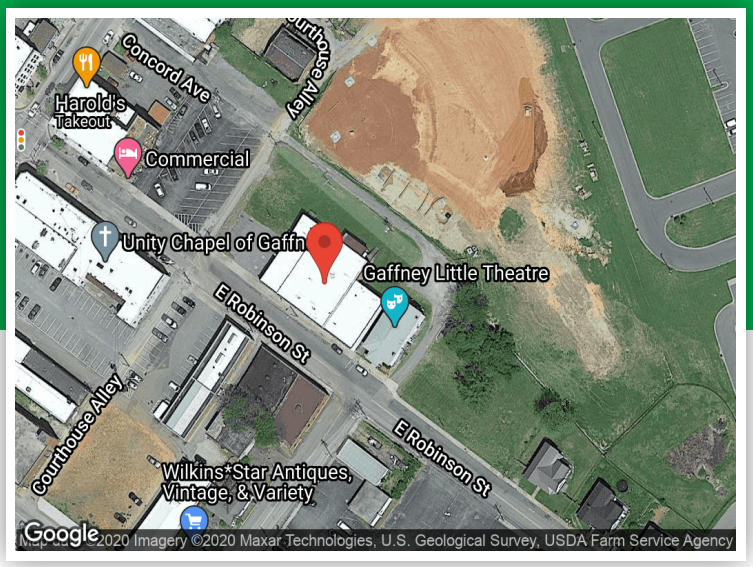
AERIAL ANNOTATION MAP



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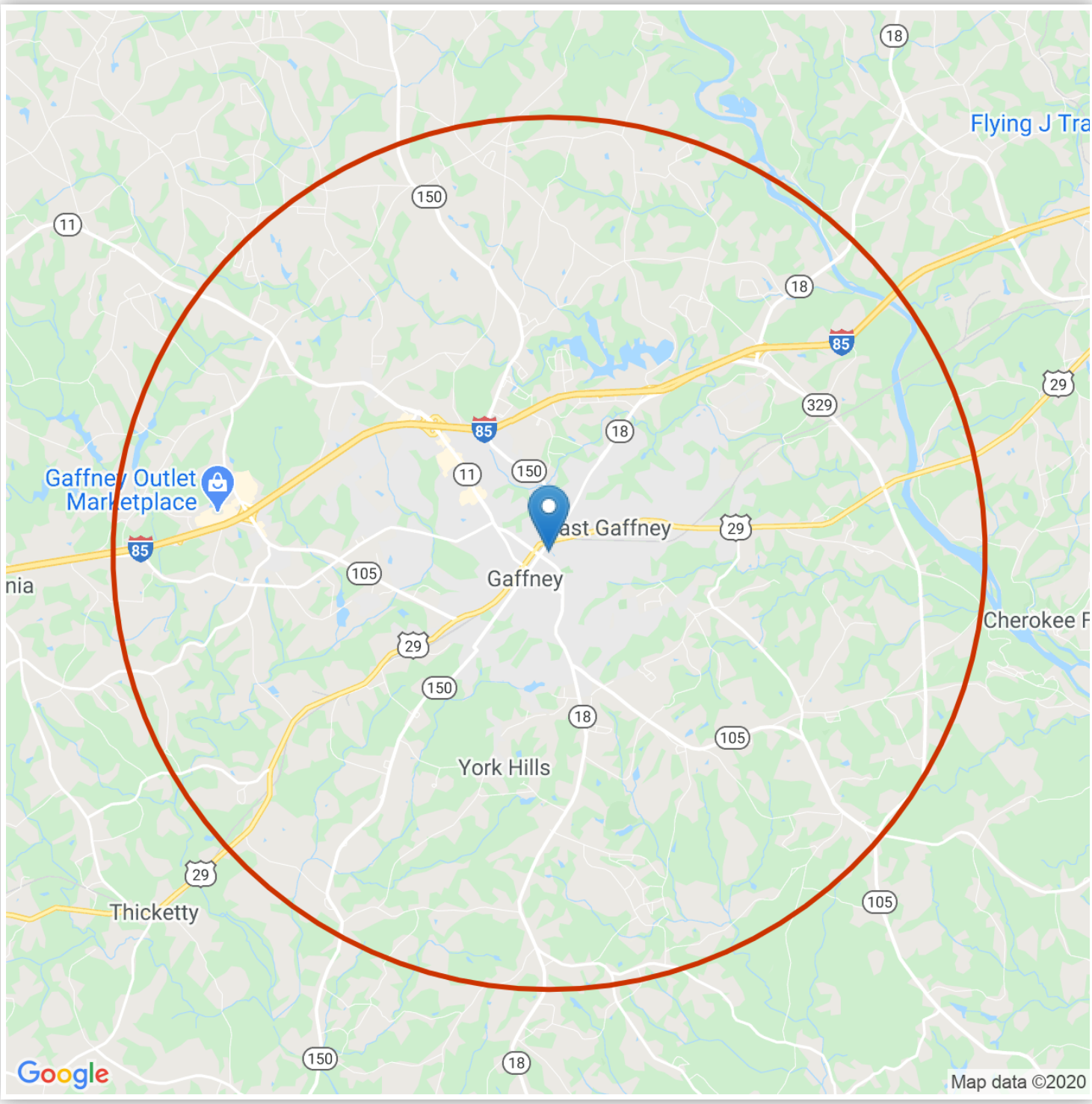
LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

28,803
Population

39.4
Median Age

2.5
Average Household Size

$30,614
Median Household Income

EDUCATION

19%
No High School Diploma

38%
High School Graduate

28%
Some College

16%
Bachelor's/Grad/Pr of Degree

BUSINESS

1,124
Total Businesses

16,065
Total Employees

EMPLOYMENT

52%
White Collar

36%
Blue Collar

12%
Services

13.2%
Unemployment Rate

INCOME

$30,614
Median Household Income

$18,357
Per Capita Income

$20,186
Median Net Worth

Households By Income

The largest group: <$15,000 (23.7%)

The smallest group: $200,000+ (1.4%)

Indicator	Value	Difference
<$15,000	23.7%	+3.0%
$15,000 - $24,999	18.2%	+1.7%
$25,000 - $34,999	12.7%	+0.5%
$35,000 - $49,999	13.6%	-0.7%
$50,000 - $74,999	14.1%	-1.0%
$75,000 - $99,999	7.5%	-2.1%
$100,000 - $149,999	6.0%	-1.2%
$150,000 - $199,999	2.6%	-0.5%
$200,000+	1.4%	0

Bars show deviation from Cherokee County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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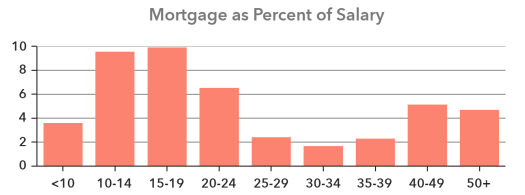
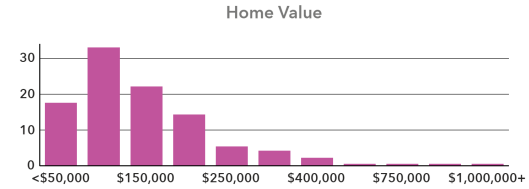
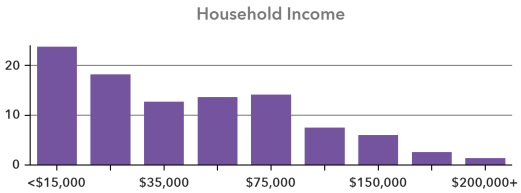
INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

COMMUNITY PROFILE

28,803	0.3%	2.5	57.7	39.4	$30,614	$20,186	$99,041	22%	61%	17%
Population Total	Pop Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Net Worth	Median Home Value	Under 18	Ages 18 to 65	Aged 66+







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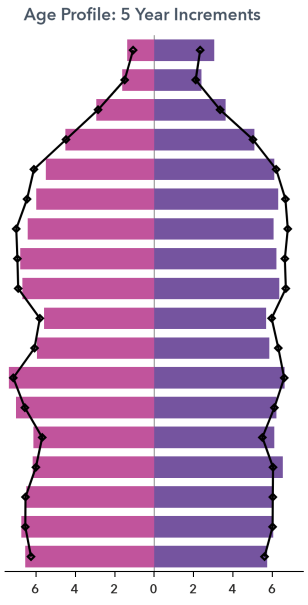
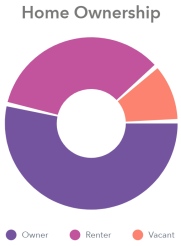
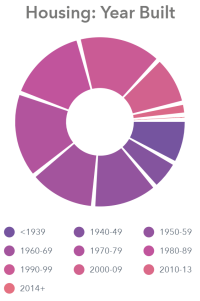
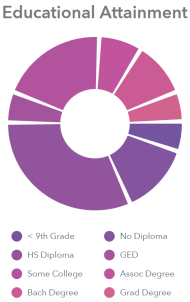
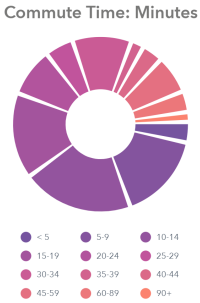


Dots show comparison to Cherokee County









Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

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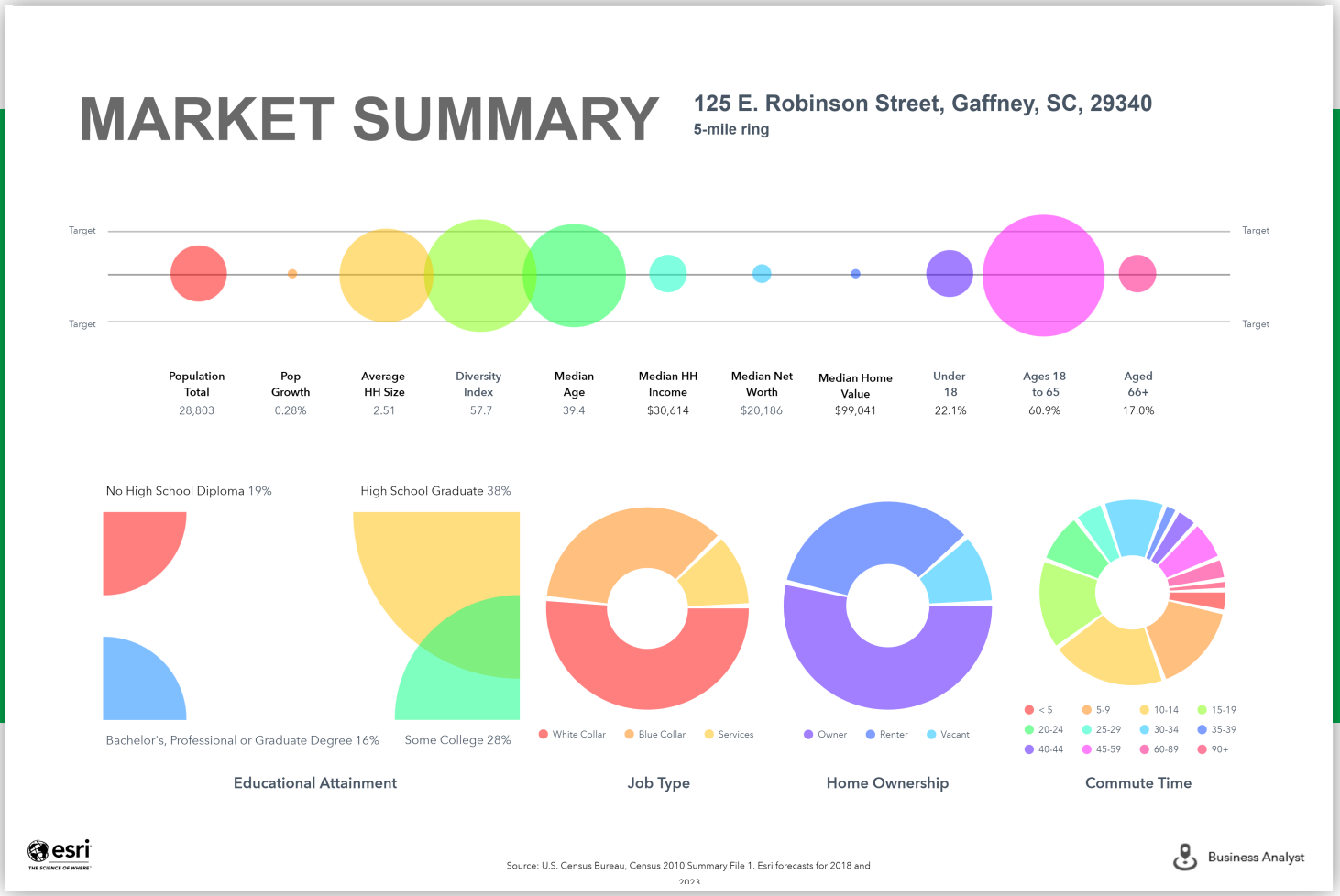
INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 5 MILE RADIUS)



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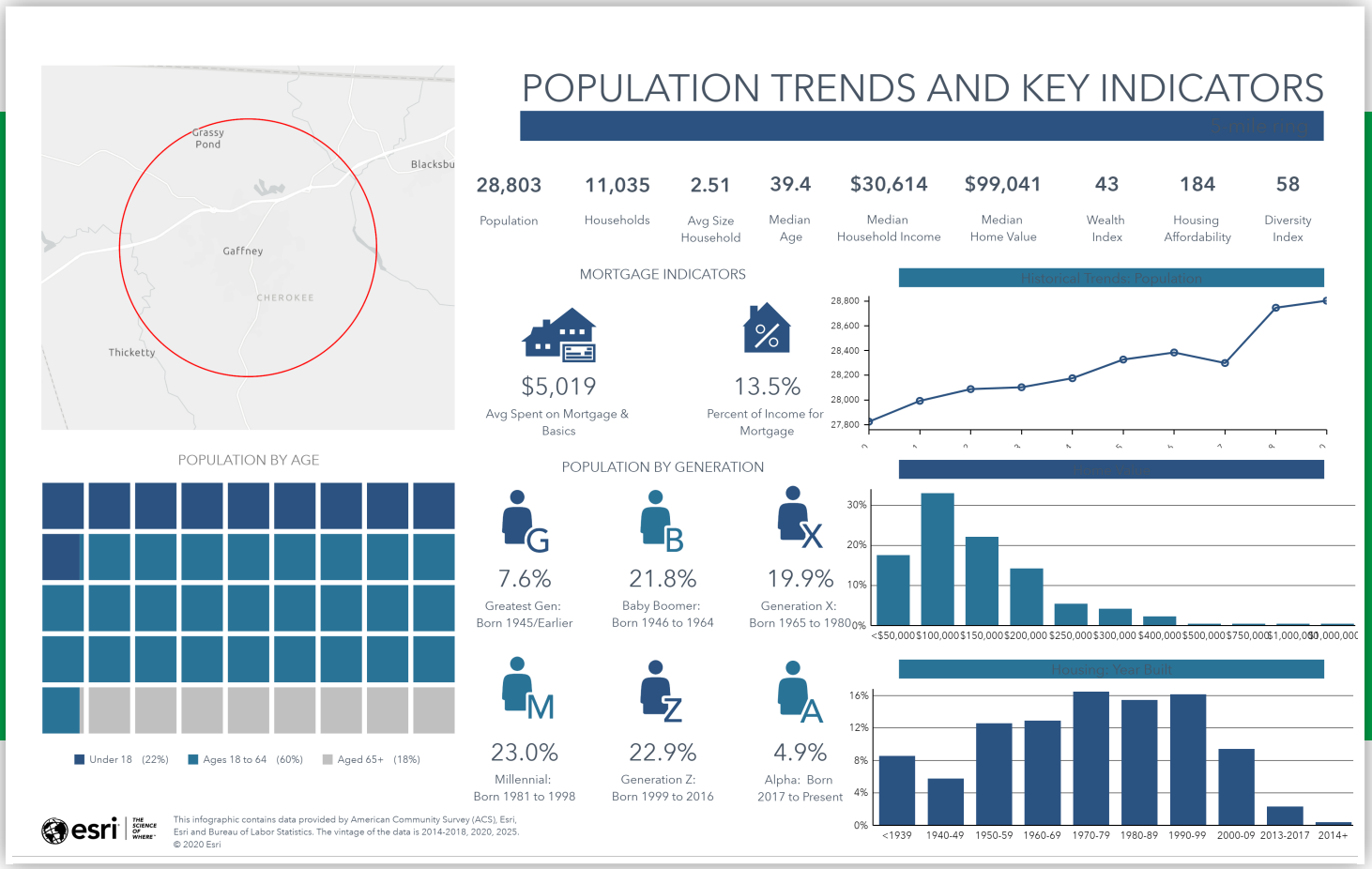
INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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Robbie Romeiser is a commercial real estate broker, real estate instructor, and author of the daily devotional blog TodaysQuoteFromGod.com.

Robbie has been a licensed real estate agent since 2004 and has been part of the Spencer/Hines Properties team since July 2005, where he now serves as Vice President. He is a recipient of the CoStar Power Broker award, the Spencer/Hines Agent of the Year Award, and the Spencer/Hines Sales Agent of the Month Award. He has also served as an instructor at the Wyatt Institute of Real Estate in Greenville, SC - South Carolina's oldest real estate school - since October 2008.

Robbie works with clients in site selection, tenant/landlord representation, and buyer/seller representation of retail, industrial, office, multifamily, and development land properties. Robbie also offers commercial real estate investment analysis consulting services.

Robbie is active in his church where he has served as a Sunday School teacher, as a deacon, and as a school board member of Westgate Christian School.

Robbie and his wife, Stephanie, have three children.

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