



PROPERTY FEATURES:

- 7,226+/- SF
- Office / Retail Space
- Fully Leased Center
- Located on Highway 72 at a Signalized Intersection
- Ample Parking
- In Close Proximity to Abbeville Area Medical Center
- 8.5% Cap Rate
- Owner/Broker

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC 29302 P- 864.583.1001

**REDUCED SALE
PRICE:
\$1,350,000**

 CoStar™
POWER BROKER



NEIGHBORING BUSINESS INCLUDES:

- Abbeville Area Medical Center
- Abbeville Tax Collector
- Abbeville County Veteran's Affairs
- Piedmont Technical College
- SC Dept of Social Services
- O'Reilly Auto Parts
- Dollar Tree
- Pizza Hut
- Burger King
- CVS

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