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FOR SALE > Professional Office, Retail or Restaurant Opportunity

418 East Railroad Avenue, Leesville | SC

The subject property is a former Wells Fargo Bank branch in Leesville, South Carolina. The property is located within the central business district and is populated with retailers, restaurants and professional offices. The building was constructed in the late 1950's and has a brick exterior, four drive-through lanes and access to North Lee Street. The property is in great condition and is ideally suited for a retail space or professional office.

FEATURES

- Square footage: Approximately 3,000 SF
- Lot size: ±0.55 acres
- Parking spaces: 11 plus room for additional spaces
- Property is shown by appointment only with broker
- Wells Fargo reserves the right to reject any and all offers. The property will be conveyed subject to a deed restriction prohibiting its use as a Financial Services Business for a period of two years from the date of transfer. Financial Services Business shall mean any person or entity that accepts deposits, originates loans, cashes checks, provides automated teller machine services, offers trust services, sells stocks, bonds or mutual funds, or provides investment advice.

Reduced Price:

~~\$279,000~~ \$249,000



Contact us:

CRAIG WAITES

Vice President and Director of
Commercial Brokerage Team

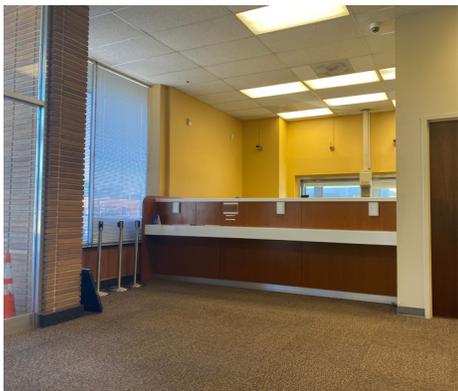
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Area Demographics (2020)



Current Population

1 mile: 1,889
 3 mile: 7,655
 5 mile: 11,912



Households

1 mile: 780
 3 mile: 3,033
 5 mile: 4,678



Average Household Income

1 mile: \$59,037
 3 mile: \$58,311
 5 mile: \$61,644



Projected Population (2025)

1 mile: 1,964
 3 mile: 7,984
 5 mile: 12,445

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