

# SALE

## PAXVILLE HWY 2823

2823 Paxville Hwy Manning, SC 29102

**SALE PRICE**

**\$995,000**



**COLDWELL BANKER  
COMMERCIAL  
CORNERSTONE**

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**Jay Davis**

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### PROPERTY DESCRIPTION

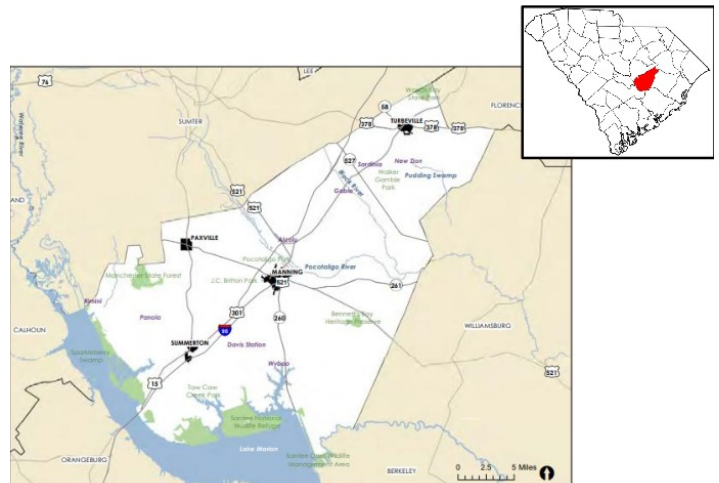
Subject located at Exit 119 on I-95. Property consist of +/- 3.9 acres. Sandwiched between Cook Out, Zaxby's, Chick-fil-a and many other franchise restaurants as well as retail anchors seconds down the road such as Walmart Super Center, Dollar Tree and Tractor Supply.

### PROPERTY HIGHLIGHTS

- Zoned General Commercial
- AADT 15,800
- Rising Commercial Development
- Increasing population growth

### OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	3.89 Acres



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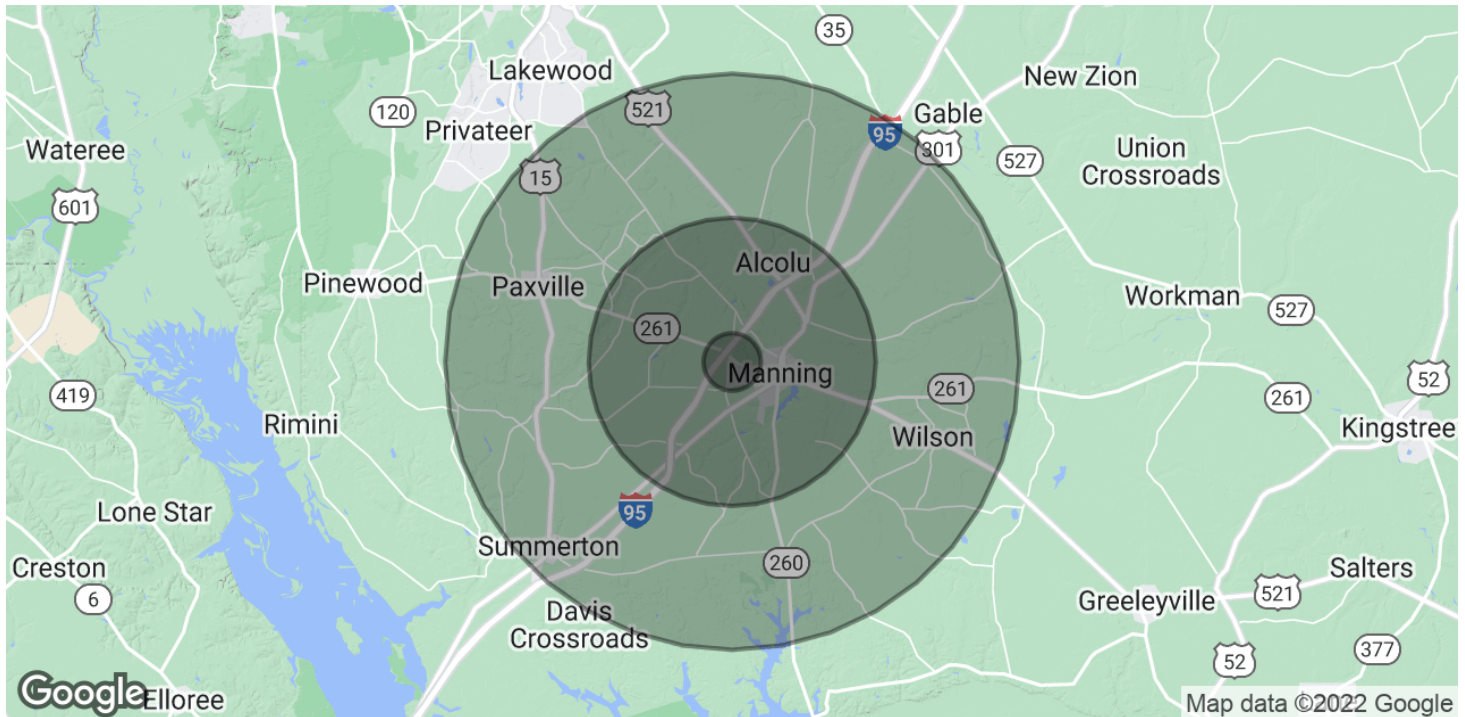
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	419	8,698	22,075
Average Age	30.7	33.7	38.4
Average Age (Male)	28.6	31.7	37.0
Average Age (Female)	34.8	36.3	39.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	145	3,055	8,037
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$35,613	\$42,006	\$44,100
Average House Value		\$150,814	\$141,426

\* Demographic data derived from 2020 ACS - US Census

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