



I-85 Retail Land For Sale – Exit 96 – Gaffney, South Carolina

- Two separate pieces (sub-dividable):
 - A: +/- 3.06 acres: \$350,000 or \$115,000/acre.
 - B: +/- 2.58 acres: \$250,000 or \$97,000/acre.
- High traffic counts.
- Tremendous visibility.
- Easy access to I-85, 329 and 18.
- All utilities.

Contact:

Ben Goforth

864-553-9726

bgoforth@windsoraughtry.com



Located along I-85(exit #96) in Gaffney, South Carolina.



Traffic Counts.

Name of Road	Average # of Cars per day
Interstate 85	47,800
Highway 329	7,500
Highway 18	5,600

County: Cherokee

City: Gaffney

State: South Carolina

Utilities available: Sewer, Gas, Water(12inch)

Sub dividable: Yes – Parcel A & B are sub dividable.

Frontage: Parcel A;

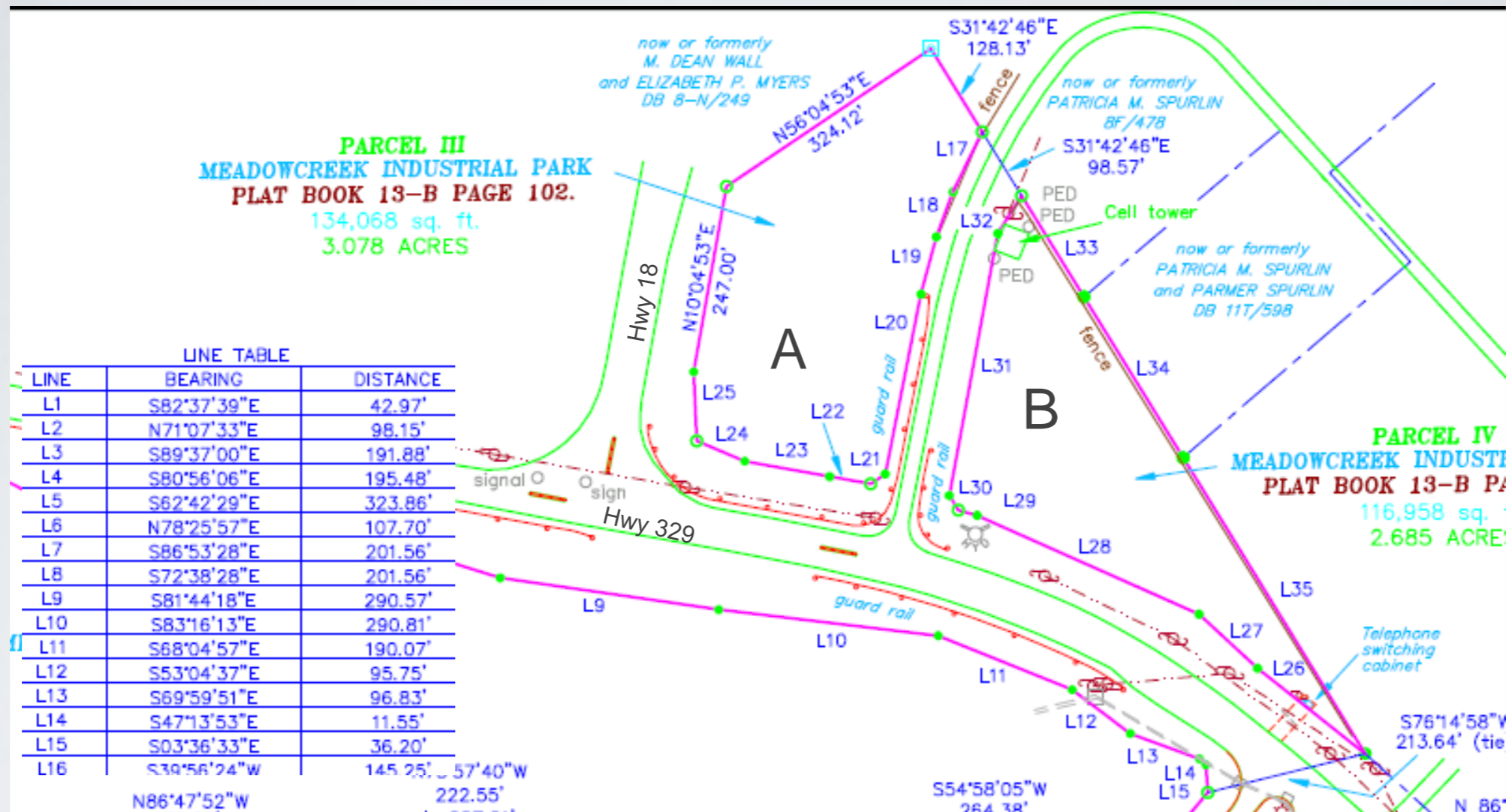
+/- 375 ft on Hwy 18

+/- 340 ft on Hwy 329(Victory Trail Road)

Parcel B;

+/- 340 ft on Hwy 329(Victory Trail Road)

Commission Split: 4%



Survey(available upon request)



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