



**COLDWELL  
BANKER  
COMMERCIAL**  
CAINE

**FOR LEASE**

## **4 HOWARD CREEK DR.**

Fountain Inn, SC 29644

**AVAILABLE SPACE**

**SUITE B: +/-2,027 SF**

**LEASE RATE**

**\$10.00/SF (NNN)**

[CBCCCAINE.COM](http://CBCCCAINE.COM)

## **CONTACT**

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**COLDWELL BANKER COMMERCIAL  
CAINE**  
117 Williams Street, Greenville, SC 29601  
864.250.2800



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## OFFERING SUMMARY

Available SF: +/-2,027 SF

Lease Rate: \$10.00/SF (NNN)

Lot Size: +/-0.76 Acres

Building Size: +/-5,400 SF

Renovated: 2020

Zoning: S-1

## PROPERTY OVERVIEW

+/-2,027 SF Retail/Office for Lease

## PROPERTY HIGHLIGHTS

- Newly renovated building
- Located just outside downtown Fountain Inn
- High residential growth area - over 2,000 new homes projected
- Pylon signage available
- Upfit allowance will be considered, but amortized into rent
- 100 ft. frontage on Highway 14
- 2019 Traffic Count: 9,900 VPD (N. Main St.)

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Scale : 1" = 10'-0"

05/58/2020 | LOD - SUITE B | D2.1 | 19075



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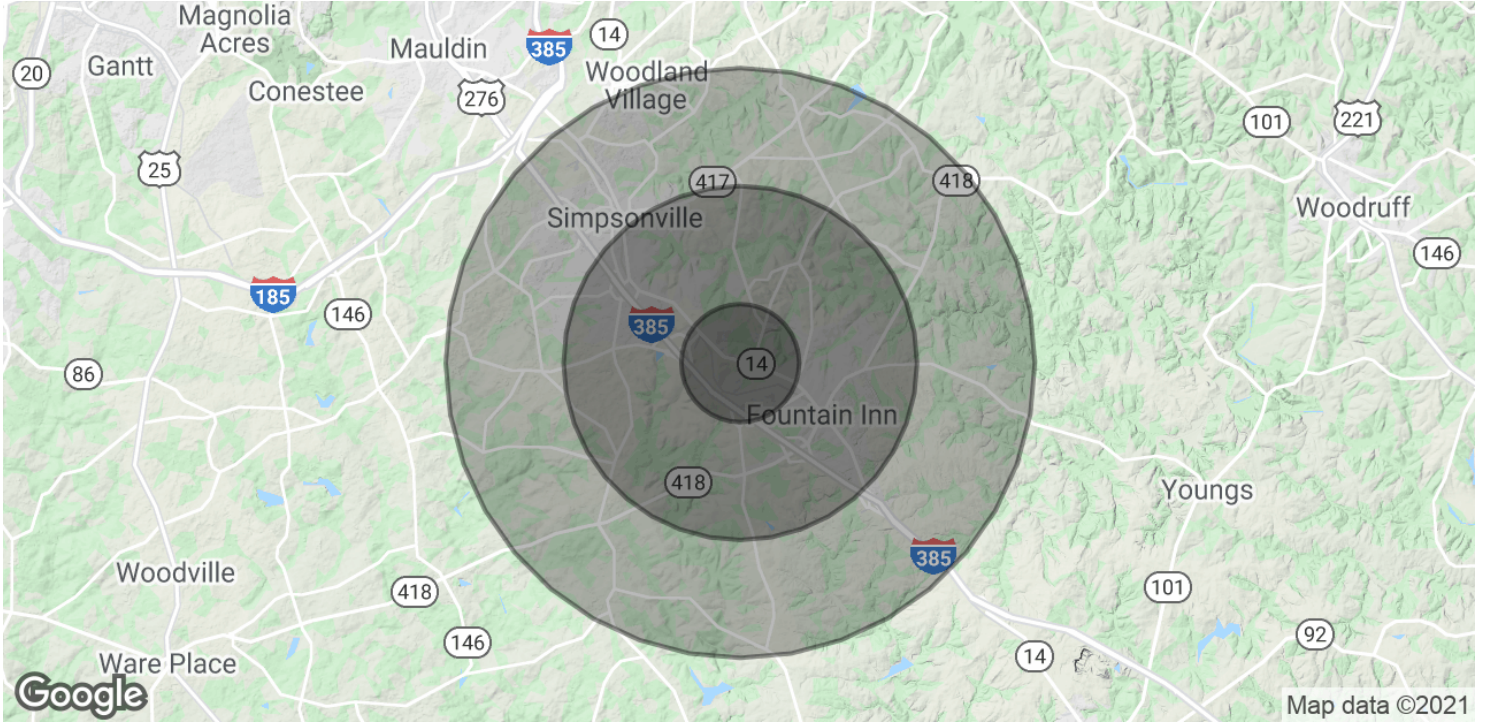
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,947	20,058	49,235
Average age	36.1	37.0	36.5
Average age (Male)	30.7	33.8	34.4
Average age (Female)	37.5	38.3	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,032	7,372	18,394
# of persons per HH	2.9	2.7	2.7
Average HH income	\$52,861	\$62,130	\$66,919
Average house value	\$190,240	\$188,994	\$207,469

\* Demographic data derived from 2010 US Census

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