

FOR SALE



CARDINAL
COMMERCIAL PROPERTIES™



128 W CHURCH ST. BATESBURG-LEESVILLE, SC 29006

Square Feet: 8,000 +/- SF

County: Lexington
(City of Batesburg-Leesville)

Sales Price: \$460,000
(9.13% CAP Rate)

Sales Type: Income Producing
Asset

- Property is zoned C-1(City of Batesburg-Leesville).
- Free-standing building on 1.01+/- acres/Former Dollar General.
- Currently occupied with new 5-year lease in place with La Mexicana Supermarket.
- 150'+/- frontage on W. Church Street.
- 38+/- On-Site parking spaces.
- 8,300+/- VPD on W. Church St.
- Less than a 0.25+/- Mile from Walmart Supercenter.
- 1+/-Mile from Batesburg-Leesville High School.
- Property is located within an Opportunity Zone.

**FOR MORE INFORMATION
CONTACT:**

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CardinalCommercialProperties.Net

Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.



**FOR LEASE
or SALE**



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