

# 220 N NELSON DR.

FOUNTAIN INN, SC 29644



**RETAIL/FLEX BUILDING & ACREAGE**  
**±7,000 SF / ±6.84 Acres**  
**\$2,097,000**

BENJI SMITH, CCIM  
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## ABOUT PROPERTY

- 7,000 SF Retail / Service Shop
- Counter Sales
- Service Shop
- Built in 2019
- Offices / Breakroom
- 1.75 Acre Sales Lot
- Showroom
- 3 Roll-Up Drive-In Doors
- Stock Room
- I-385 Frontage



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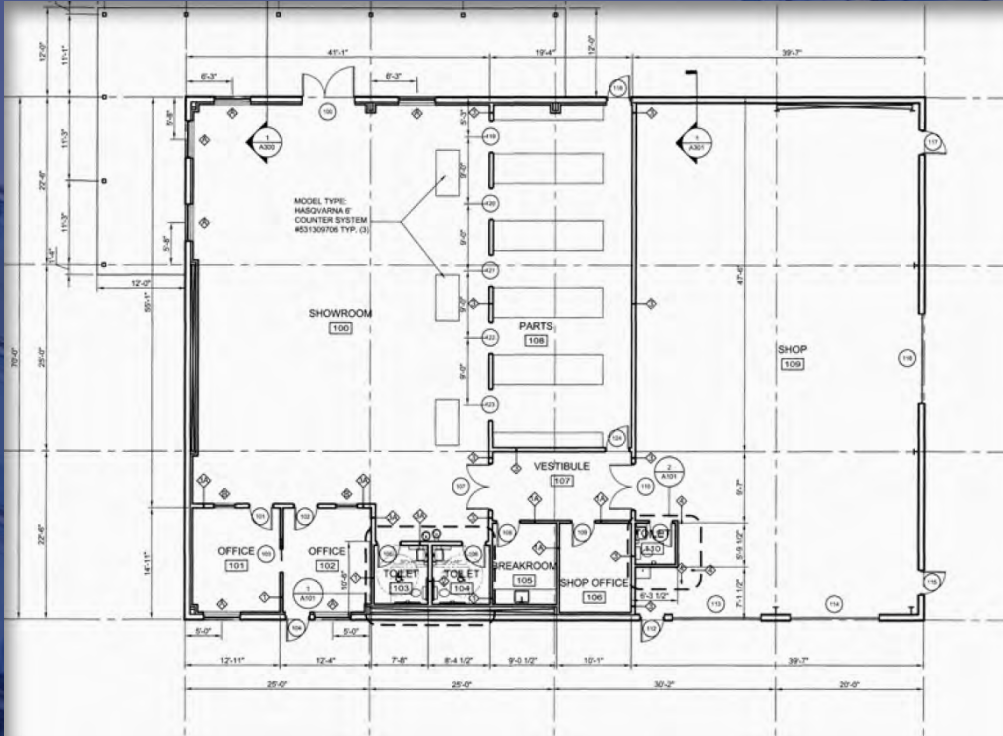


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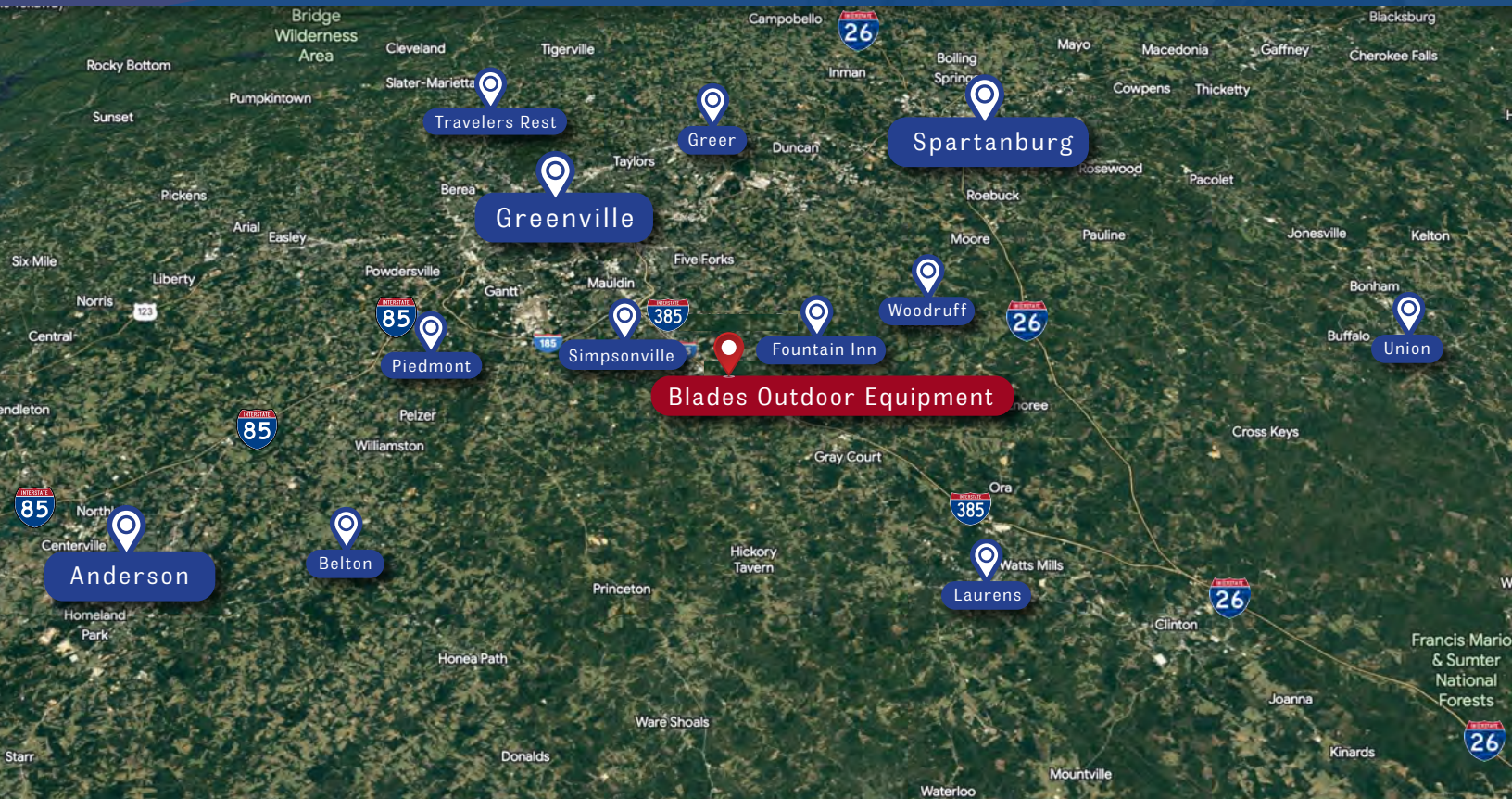


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DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
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2023 Households	747	19,339	63,768
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Total Specified Consumer Spending (\$)	\$19.4M	\$640.1M	\$2.2B
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AVG Household Income	\$74,125	\$89,879	\$95,579
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Traffic Counts	45,307 VPD (Fairview St. NW & I-385)
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