



For Sale or Lease

±6,400 SF Retail Building on ±9 Acres in Prime Lake Hartwell Area



Parcel Overview

4145 Old Dobbins Bridge Rd | Fairplay, SC
Anderson County Tax ID: 006000300100



Executive Summary

4145 Old Dobbins Bridge Rd

Property Highlights

- Building Size: $\pm 6,400$ SF
- Flexible floor plan that can be divided into smaller suites
- $\pm 2,400$ SF of storage space
- High-visibility location on Old Dobbins Bridge Road
- Close proximity to Lake Hartwell and surrounding recreational areas
- Ideal for retail, boutique shops, service businesses, or office users
- Strong traffic flow and local draw from both residents and lake visitors
- Ample on-site parking

Location Highlights

- Interstate 85 Access: Just minutes from Exit 4.
- Lake Hartwell: Located just minutes away, perfect for boating, fishing, and lakeside living.
- Tourism & Traffic: Located in a high-visibility area for travelers between Georgia and the Carolinas.
- Rapid Growth Area: Fair Play and surrounding Oconee County have seen an increase in residential and commercial development.

Offering Summary

Suite Size: Up to $\pm 6,400$ SF

Lot Size: ± 9 Acres

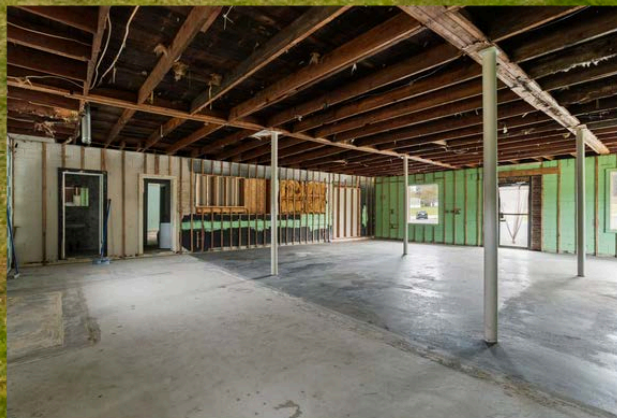
Lease Rate: Contact Broker

Sale Price: \$499,000



Retail Space Overview

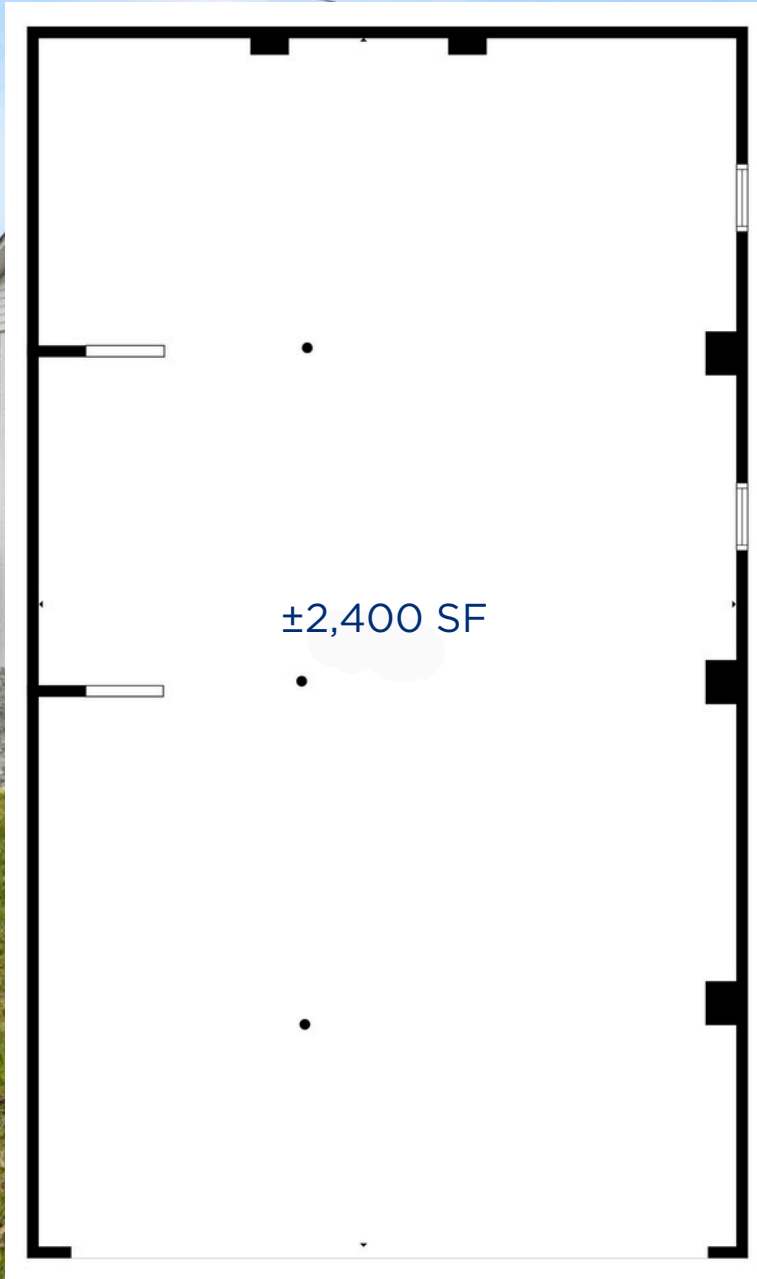
4120 Calhoun Memorial Highway



Garage Space Overview

4120 Calhoun Memorial Highway

REEDY





Map

Fairplay, SC

REEDY

Contact Info

Reedy Commercial



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