



445 By Pass 123, Seneca, SC 29678

**\$900,000**

445 Bypass 123

Retail | 8,000 SF

BT  
 Bruno Taillefer  
 GA, 385446  
 770.663.5222

Listing Added: Today  
 Listing Updated: Today



**Details**

|                  |                              |                  |                   |
|------------------|------------------------------|------------------|-------------------|
| Asking Price     | <b>\$900,000</b>             | Property Type    | <b>Retail</b>     |
| Subtype          | <b>Auto Shop, Restaurant</b> | Investment Type  | <b>Owner/User</b> |
| Square Footage   | <b>8,000</b>                 | Price/Sq Ft      | <b>\$112.50</b>   |
| Permitted Zoning | <b>Commercial</b>            | Lot Size (acres) | <b>0.52</b>       |

Marketing Description

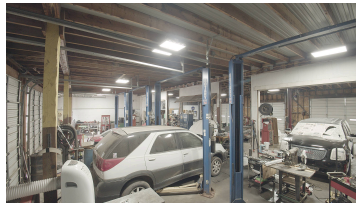
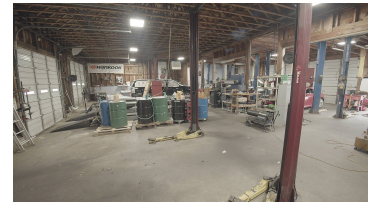
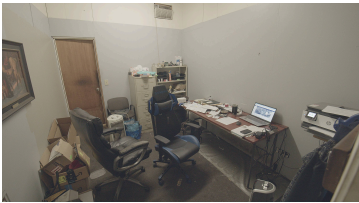
Existing structure is a 10 bay automotive shop. Great location on Bypass 123 adjacent to Lake Keowee. Could be redeveloped for a fast food restaurant.

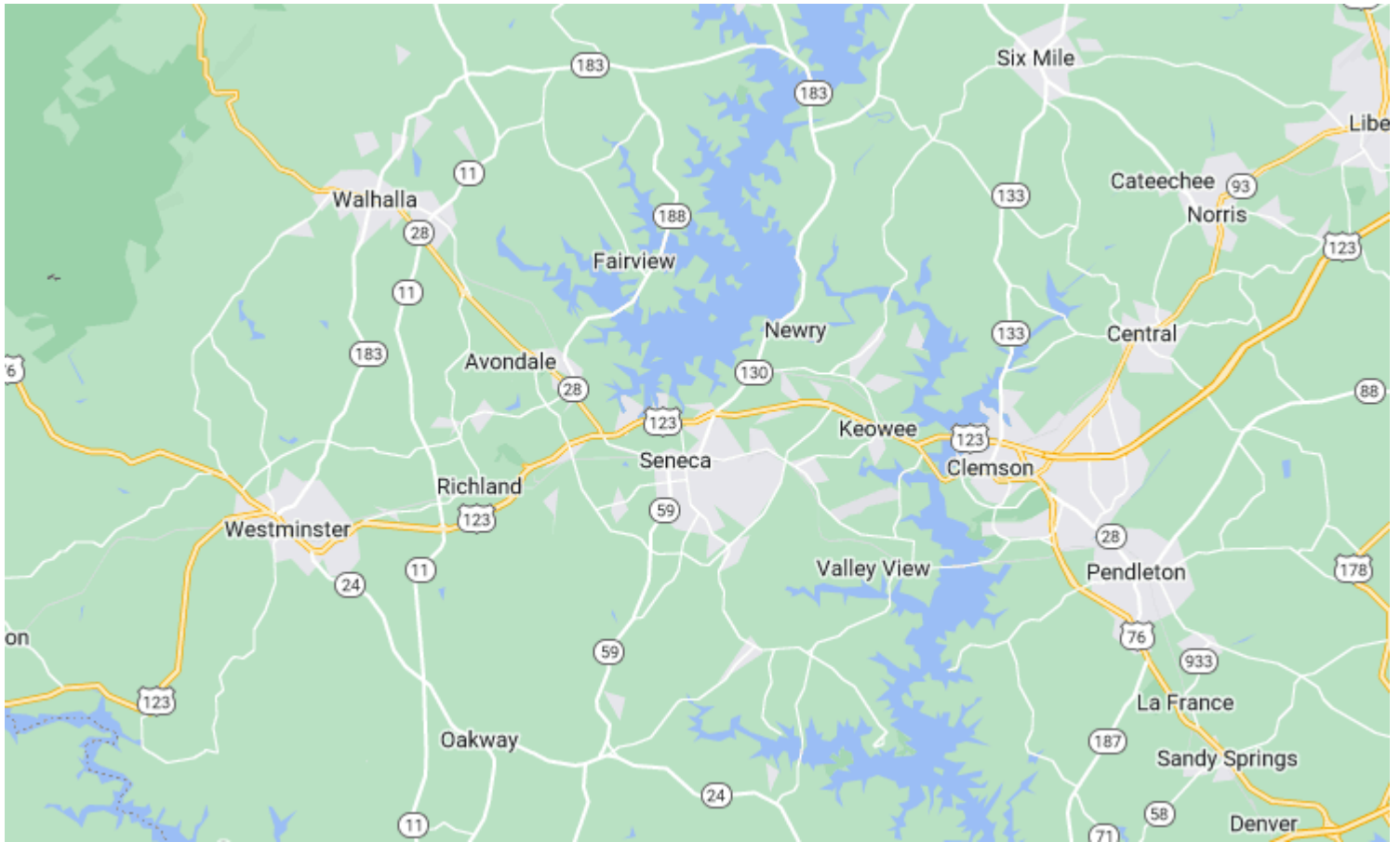
Location (1 Location)





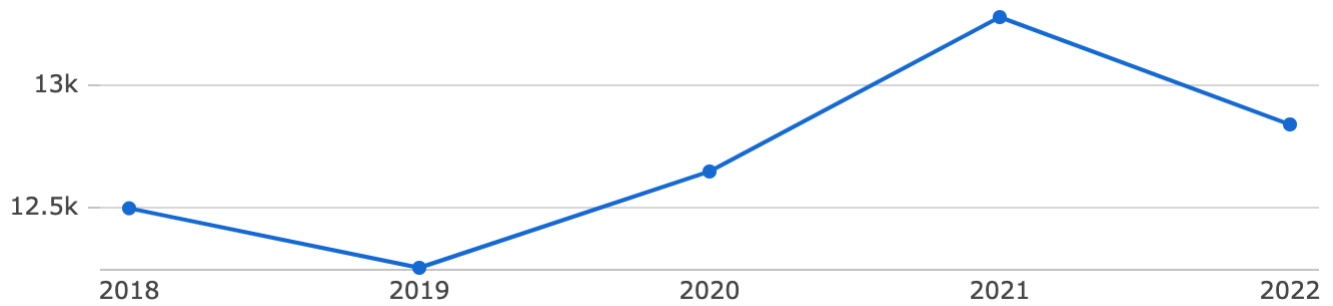
Property Photos (21 photos)





12.8k

↓ -3% Compared to 13.2k in 2021  
↑ 2% Compared to 12.4k in 2018





**\$51.4k**

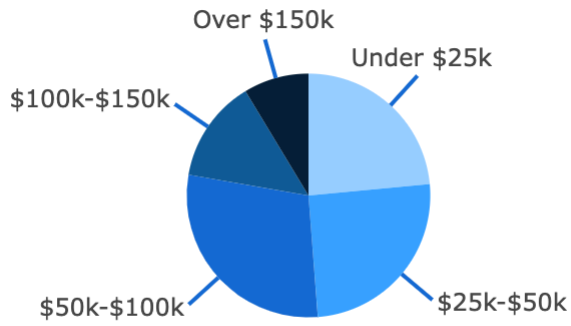
Median Income

**\$56.5k**

2028 Estimate

↑ 10%

Growth Rate



**42**

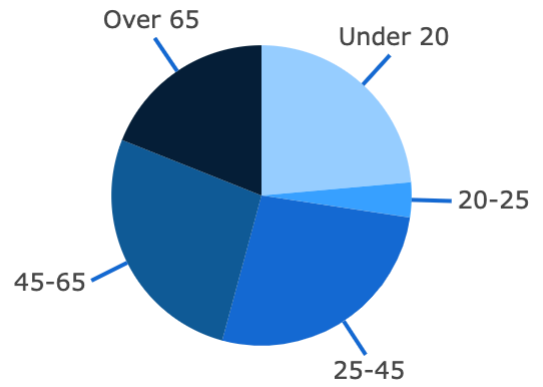
Median Age

**46**

2028 Estimate

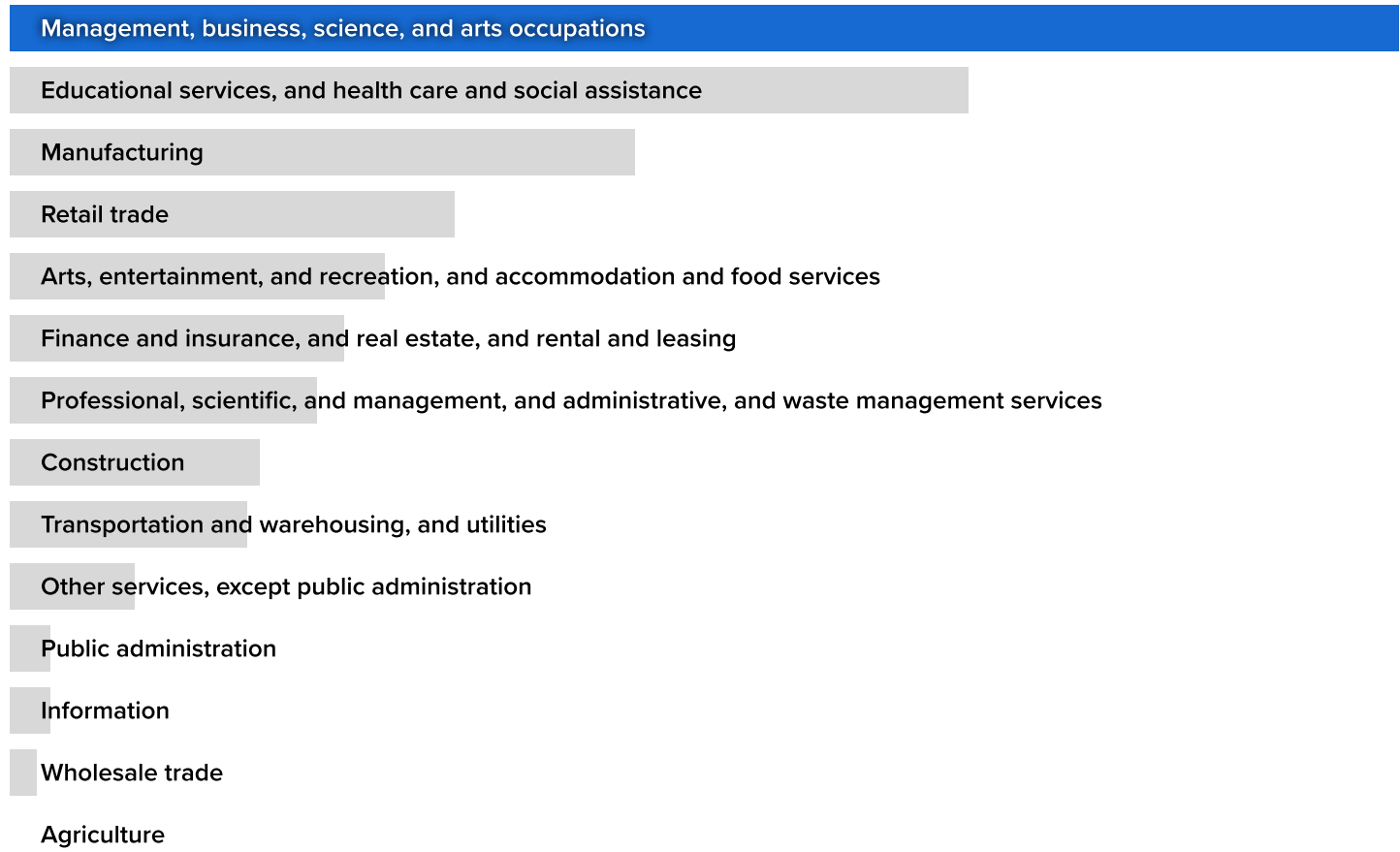
↑ 10%

Growth Rate



# 10.2k

## Top Employment Categories



# 5:1

7:1 predicted by 2028



# 1:2

1:2 predicted by 2028

