



# 5326 US HWY 76

5326 U.S. 76, Pendleton, SC 29670

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**PROPERTY DESCRIPTION**

Available for lease two (2) buildings totaling +/- 9400 SF located at 5326 U.S. 76. These buildings are located on +/- 1.0 acre & +/- 2.0 miles from I-85 Exit 19.

The main building is +/- 6400 SF & currently consist of +/- 3940 SF of conditioned office/shop space & +/- 2460 SF of warehouse space. The main building has shop space, three (3) offices, data room, kitchenette & two (2) restrooms. The warehouse in the main building features 15' ceiling heights, one (1) 10' x 10' loading dock door, one (1) 10' x 10' drive-in door & a mezzanine area. The second building on the property is not conditioned & is +/- 3000 SF. This building features 13' ceiling heights & two (2) 10' x 10' drive-in doors.

The property is zoned C-2 by Anderson County & would be a great location for any service related business. There is ample amount of parking located on site & this property is located in a high traffic count area. The main building could be remodeled to fit tenant specific needs. These buildings are available February 1st, 2025 & asking price is \$7.50/SF NNN. The NNN Expenses are estimated to be \$1.50/SF. Please reach out to Listing Agent with any questions or to schedule a showing.

**OFFERING SUMMARY**

Lease Rate:	\$7.50 SF/yr (NNN)
Building Size(s):	+/- 9,400 SF
Lot Size:	+/- 1.0 AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	227	3,165	11,164
Total Population	573	7,513	26,140
Average HH Income	\$88,178	\$91,394	\$88,320



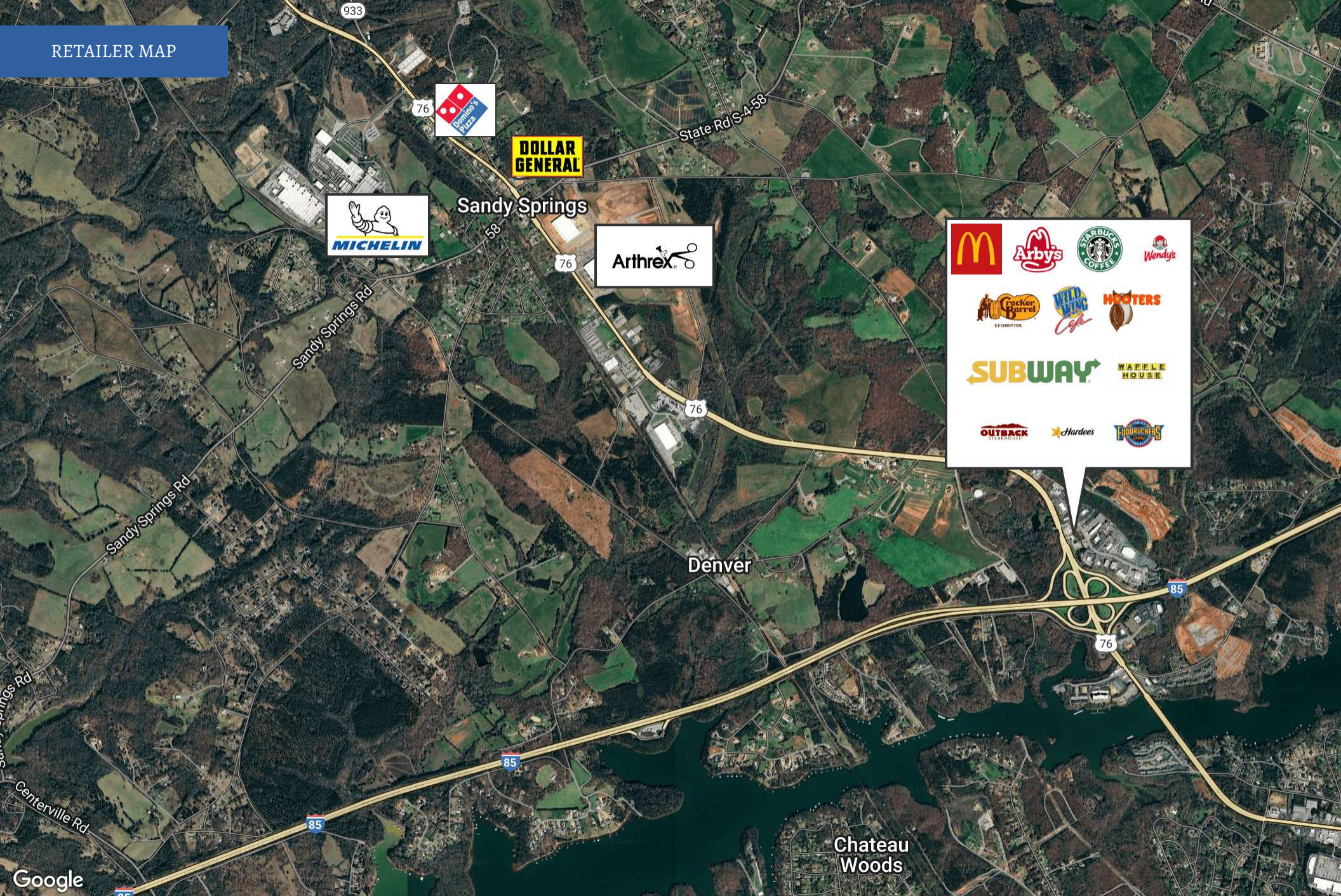
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ADDITIONAL PHOTOS



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RETAILER MAP



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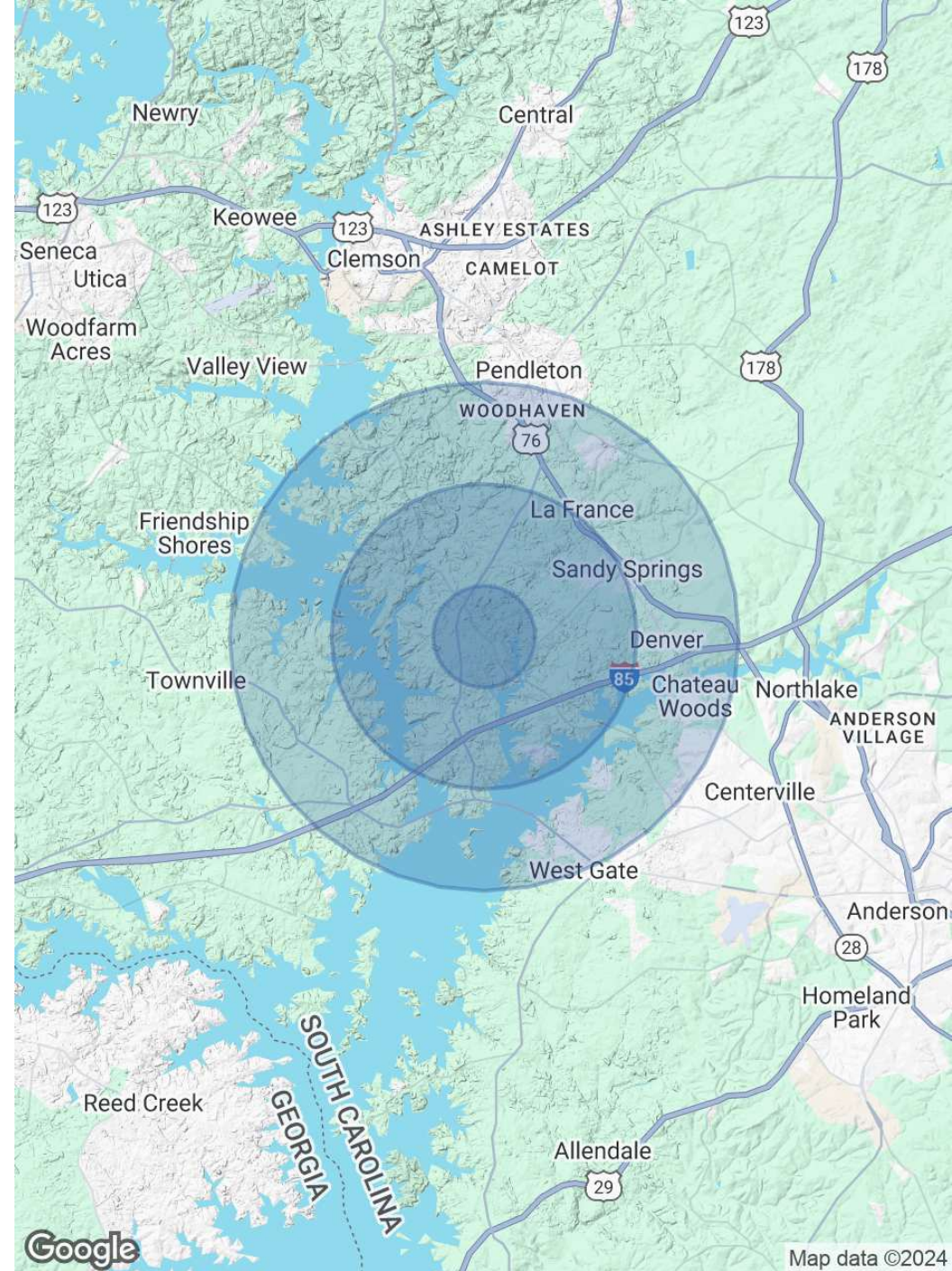
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	573	7,513	26,140
Average Age	43	44	43
Average Age (Male)	43	43	42
Average Age (Female)	43	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	227	3,165	11,164
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$88,178	\$91,394	\$88,320
Average House Value	\$314,687	\$328,027	\$323,587

Demographics data derived from AlphaMap



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