

FOR SALE

440 Hampton Ave

Pickens, SC 29671

Trent Johnson

Associate Broker

980.939.5541

trent@tbccre.com

The Burgess Company

601 E McBee Avenue Suite 107

Greenville, SC 29601

864.672.6080

tbccre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Property Description

Introducing 440 Hampton Ave in Pickens, SC! This prime property offers an 8,000 SF building with 1 unit, built in 2002. Zoned GBD and strategically located in the Pickens area, it presents an exceptional opportunity for retail and street retail investors. With ample space and a well-maintained structure, this property is poised to accommodate various retail ventures. Its strategic location and flexibility make it an enticing investment for retail entrepreneurs seeking growth opportunities. Don't miss out on the chance to capitalize on this versatile property's potential in a thriving retail market.

Property Highlights

- 8,000 SF building
- Zoned GBD
- Strategic Pickens location

Offering Summary

Sale Price:	\$650,000
Number of Units:	1
Lot Size:	20,092 SF
Building Size:	8,000 SF

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	100	361	1,186
Total Population	293	1,057	3,136
Average HH Income	\$48,942	\$49,083	\$58,911

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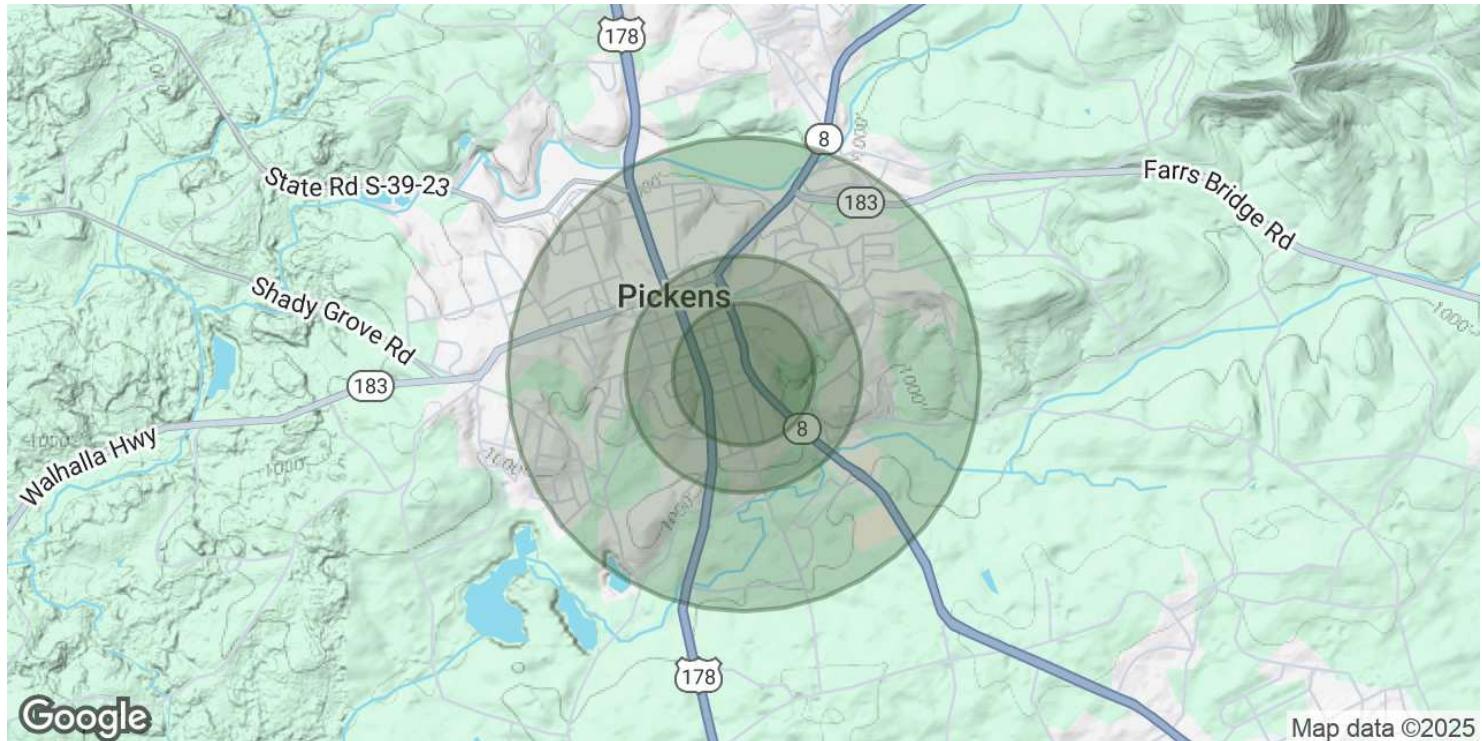
Location Map



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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	293	1,057	3,136
Average Age	41	40	42
Average Age (Male)	38	38	40
Average Age (Female)	43	43	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	100	361	1,186
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$48,942	\$49,083	\$58,911
Average House Value	\$196,150	\$195,446	\$207,594

Demographics data derived from AlphaMap

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DREAM FURNISHINGS & ELECTRONICS
Adviser Bio 1



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Direct: **980.939.5541**

Professional Background

Trent Johnson graduated from Furman University in 2015, where he was a 4-year member of the soccer team, majored in Business Administration, and most importantly met his wife. His family has called Greenville home since graduation and continues to plant their roots in the Upstate.

After 8+ years in B2B sales, Trent found a perfect blend for his interest in Greater Greenville Development and passion for building local relationships and joined the team at The Burgess Company. His family enjoys staying involved at their church, getting outside, and traveling. Trent is a South Carolina licensed real estate broker and is specialized in commercial properties in and around the Greater Greenville area.

Education

Furman University - 2011-2015

Memberships

ICSC Member

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