



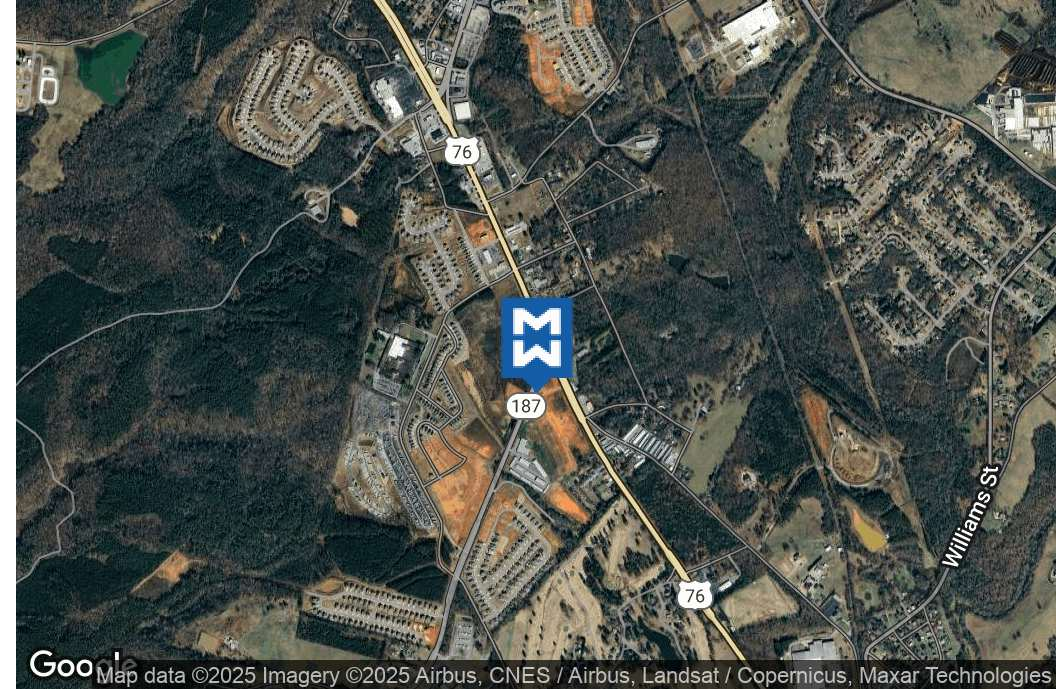
INVESTMENT OPPORTUNITY

205 Drayton Street, Pendleton, SC 29670

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Investment Opportunity in the bustling Pendleton market! Available for sale is a +/- 300 SF standalone building leased to Outsider Coffee, a thriving drive-thru only coffee concept that opened in the spring of 2024 and has been a staple in the Pendleton market ever since. The tenant has 9 years remaining on their initial lease with 4 renewal options; each renewal is a 5-year period. Net Operating Income = \$56,000.04, CAP Rate 7.19%.

Located near the corner of Hwy 76 and Hwy 187, the two main gateways to Clemson University, and right in the heart of all the new development going in Pendleton, 205 Drayton St. is a turnkey investment property available for sale at \$779,000. Contact the Listing Broker for more details.

OFFERING SUMMARY

Sale Price:	\$779,000
CAP RATE:	7.19 %
Building Size:	300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	405	3,462	11,613
Total Population	853	7,985	29,583
Average HH Income	\$82,843	\$82,952	\$85,185



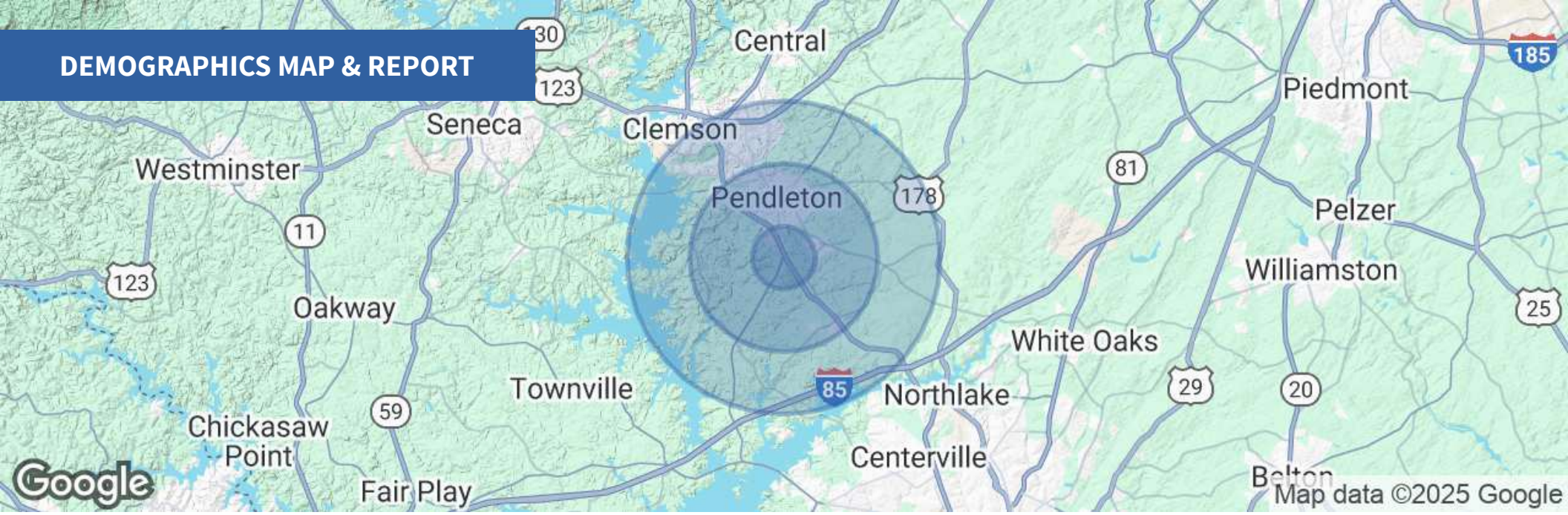
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	853	7,985	29,583
Average Age	42	42	37
Average Age (Male)	41	41	36
Average Age (Female)	43	43	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	405	3,462	11,613
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$82,843	\$82,952	\$85,185
Average House Value	\$331,524	\$306,266	\$365,532

Demographics data derived from AlphaMap



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MEET THE TEAM



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