

2710 Gentry Memorial Hwy
2710 Gentry Memorial Highway, Pickens, SC 29671



Retail Property For Sale

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Property Information

Section 1



Property Description

Freedom Commercial is pleased to exclusively present this multi-tenant retail investment opportunity in Pickens, SC. This impressive property, conveniently situated at 2710 Gentry Memorial Highway, boasts a spacious ±6,300 SF building with four units and an ATM lease, offering tremendous income potential for retail and strip center investors. With a GBD zoning classification and 100% occupancy rate, this property ensures a secure and lucrative investment. Its prime location in the bustling Pickens area provides high visibility and accessibility for businesses, guaranteeing sustained foot traffic. Don't miss the chance to capitalize on this turnkey retail investment with strong tenant stability and promising returns.

Property Highlights

- ±18,800 VPD per SCDOT 2023 Traffic Counts
- High visibility and convenient access for customers
- Starbucks and Tractor Supply co-tenants
- Asking price below replacement cost

Offering Summary

Sale Price:	\$1,300,000
Number of Units:	4
Lot Size:	±0.77 Acres
Building Size:	±6,300 SF
NOI:	\$99,576.00
Cap Rate:	7.66%
Lease Structure:	NNN
Ownership:	Fee Simple

Demographics	1 Mile	3 Miles	5 Miles
Total Households	754	4,536	9,506
Total Population	2,133	11,446	23,949
Average HH Income	\$56,150	\$72,024	\$70,024



Property Description

Freedom Commercial is pleased to exclusively present an exceptional investment opportunity in the thriving retail landscape of Pickens, SC. This impressive property, conveniently situated at 2710 Gentry Memorial Highway, boasts a spacious ±6,300 SF building with four units and an ATM lease, offering tremendous income potential for retail and strip center investors. With a GBD zoning classification and an enviable 100% occupancy rate, this property ensures a secure and lucrative investment. Its prime location in the bustling Pickens area provides high visibility and accessibility for businesses, guaranteeing sustained foot traffic. Don't miss the chance to capitalize on this turnkey retail investment with strong tenant stability and promising returns.

Location Description

Conveniently situated in the scenic town of Pickens, SC, the area surrounding the property offers a perfect blend of small-town charm and modern amenities. Just moments away from the property, investors will find the quaint downtown area with its local shops, restaurants, and historic sites. Nature enthusiasts can explore nearby recreational areas like Table Rock State Park and Keowee-Toxaway State Park, ideal for outdoor activities. The property's proximity to major highways provides easy access to Greenville and the commercial opportunities it offers. With a strong sense of community and a thriving economy, Pickens presents a promising investment opportunity for office building investors.



Property Highlights

- Strong National tenant mix
- ±6,300 SF building with 4 units and Bank of America ATM
- 100% occupancy
- NNN lease structure
- No caps on CAM - 100% passthrough
- Year Built: 1996
- Construction: Brick/Block and Stucco
- Value Add through Renegotiating/Releasing MTM Space at Market Rate
- Tractor Supply anchored center outparcel
- Starbucks Co-Tenant
- Zoned GBD
- Prime retail corridor in the growing Pickens market
- High visibility
- Located on a signalized corner
- Convenient ingress/egress
- Well-maintained property for low maintenance costs
- Parking easement provides ample parking for tenant's customers
- City water/City sewer
- Perfect opportunity for 1031 Buyer
- ±0.7 miles from Walmart Supercenter
- ±1.4 miles from Historic Downtown Pickens
- ±20 miles from Clemson, SC



A blue-tinted photograph of a commercial building, likely a strip mall. The building features several storefronts. On the left, there is a sign for 'Well House Market'. In the center and right, there are multiple signs for 'Great Clips'. The building has large windows and a flat roof. The background shows a line of trees under a clear sky.

Location Information

Section 2



Financial Analysis

Section 3

Investment Overview

Price	\$1,300,000
Price per SF	\$206
Price per Unit	\$325,000
GRM	13.06
CAP Rate	7.66%

Operating Data

Gross Scheduled Income	\$99,576
Other Income	\$24,129
Total Scheduled Income	\$128,993
Operating Expenses	\$29,417
Net Operating Income	\$99,576

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease End
A	AT&T	2,400 SF	38.10%	\$15.12	\$36,276	04/25/2025
B	Little Caesars	1,500 SF	23.81%	\$14.20	\$21,300	12/31/2026
C	Great Clips	1,200 SF	19.05%	\$12.00	\$14,400	5/31/2026
D	G H Z	1,200 SF	19.05%	\$13.00	\$15,600	MtM
Totals		6,300 SF	100.01%	\$54.31	\$87,576	
Averages		1,575 SF	25.00%	\$13.58	\$21,894	

Income Summary

2024 Rent	\$87,576
2024 Bank of America ATM Rent	\$12,000
2024 CAM	\$29,417
Gross Income	\$128,993

Expenses Summary

Insurance	\$3,997
Duke Energy - Pump Station	\$354
Pickens Water	\$2,194
Property Tax (Reassessed @ \$1.3mm)	\$19,570
Outparcel Portion of CAM to Reliance Realty	\$2,192
Pump Station Pumping & Maintenance	\$1,110
Operating Expenses	\$29,417
Net Operating Income	\$99,576



Demographics

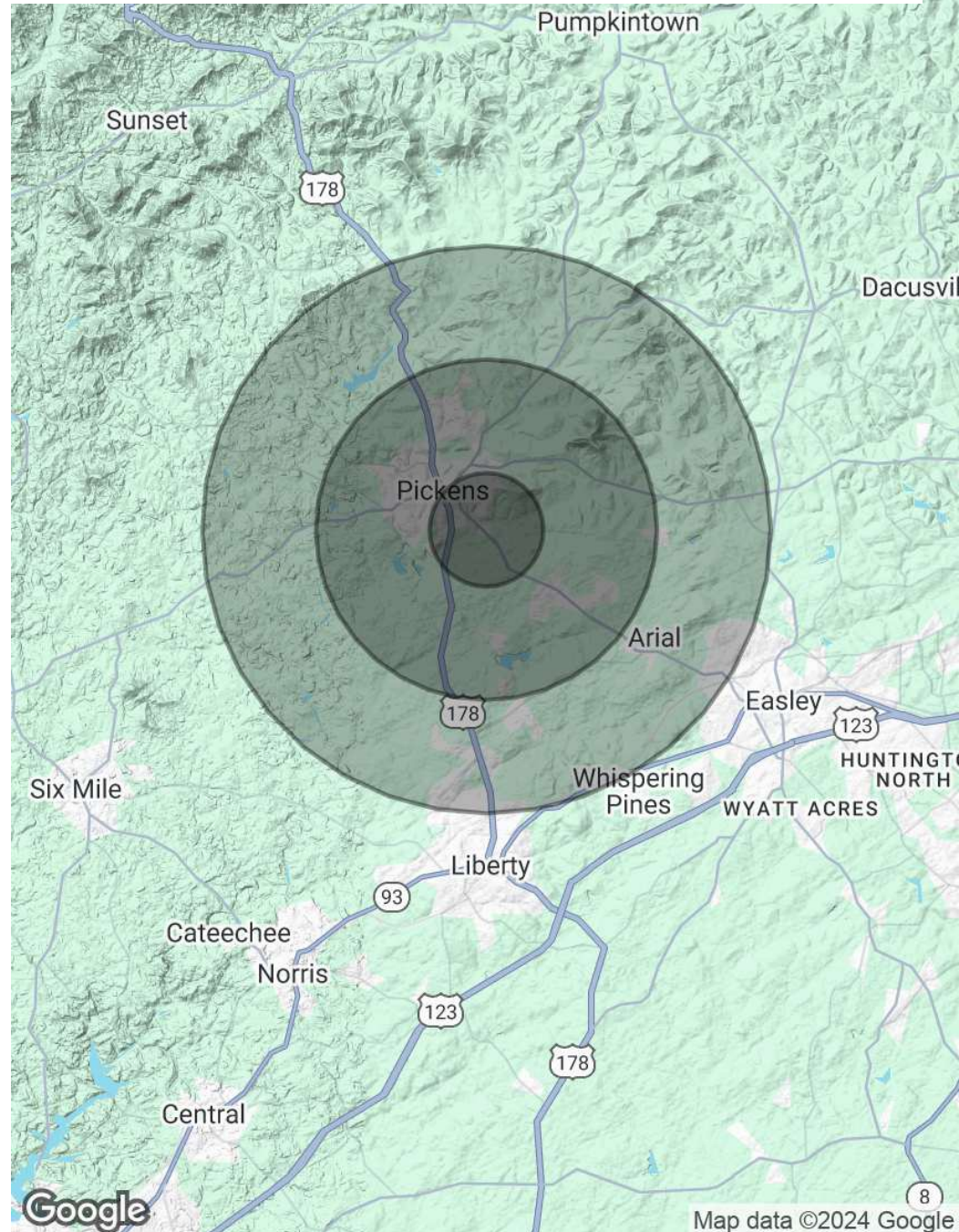
Section 4

Demographics Map & Report

Retail Property For Sale

Population	1 Mile	3 Miles	5 Miles
Total Population	2,133	11,446	23,949
Average Age	41	43	42
Average Age (Male)	39	41	41
Average Age (Female)	44	44	44
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	754	4,536	9,506
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$56,150	\$72,024	\$70,024
Average House Value	\$213,487	\$232,888	\$236,195

Demographics data derived from AlphaMap





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