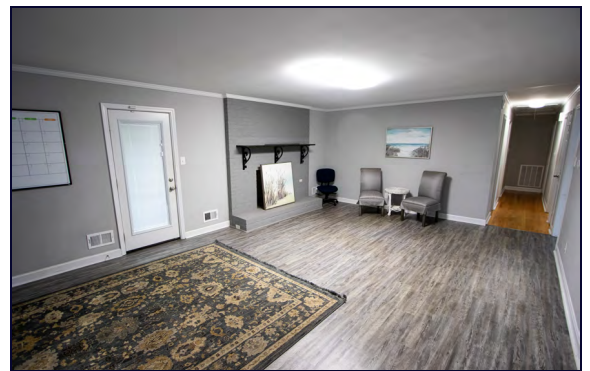


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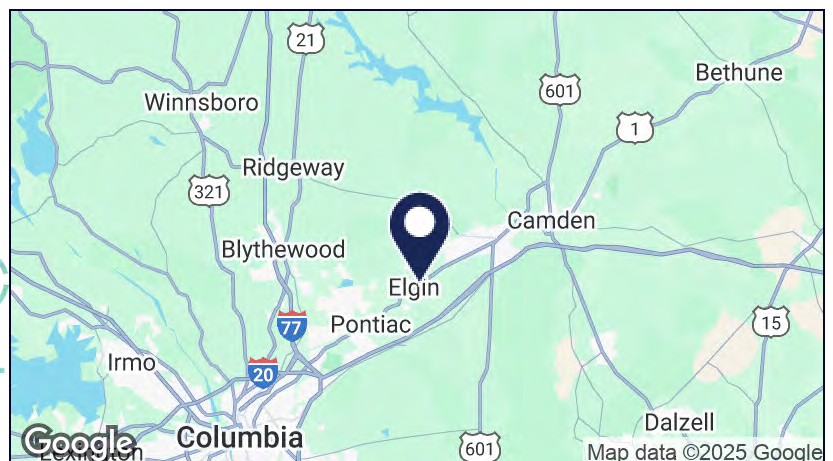
**SALE /
LEASE**\$365,000 /
\$2,200.00 PER MONTH
(MG)**1253 PINE
STREET****ELGIN, SC 29045**

±1,934 SF Office for Sale/Lease

- Standalone building ideal for professional office use in the growing City of Elgin
- Located on the south side of Elgin, 5 minutes from I-20
- Zoned OC (Office Commercial) by the City of Elgin
- Significant capital expenditures have been invested in the property over the last 5 years: new roof, HVAC, electrical re-wiring and conversion from residential to commercial office layout
- Large backyard and side yard can provide for additional parking and/or future expansion plans
- Side yard is also large enough (±0.32 acre) to be parceled off and sold separately



Located off the
corner of White
Pond Road and
Pine Street in
downtown Elgin



CONTACT

ROB LAPIN
803.567.1536

RLAPIN@TRINITY-PARTNERS.COM

JOHN COLEMAN
803.567.1876

JCOLEMAN@TRINITY-PARTNERS.COM

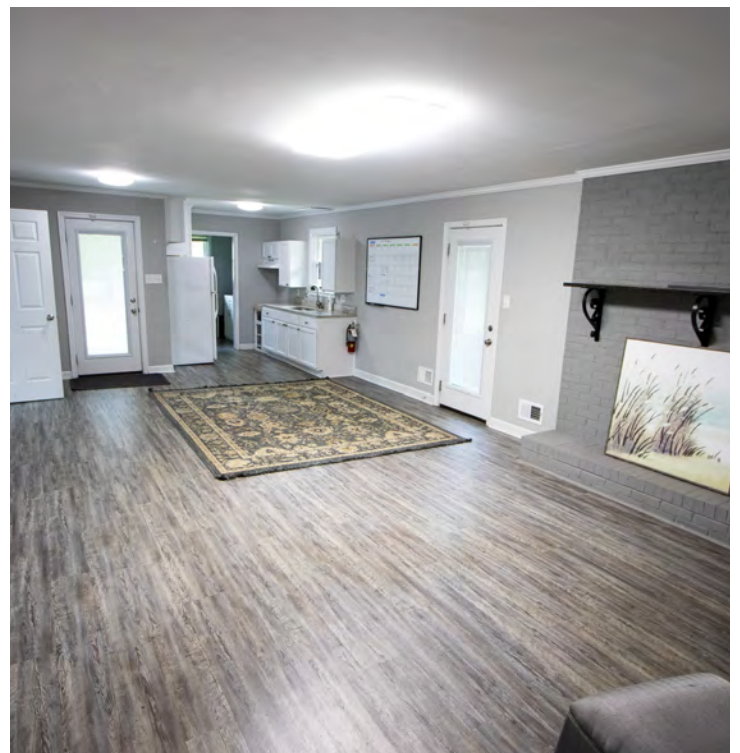
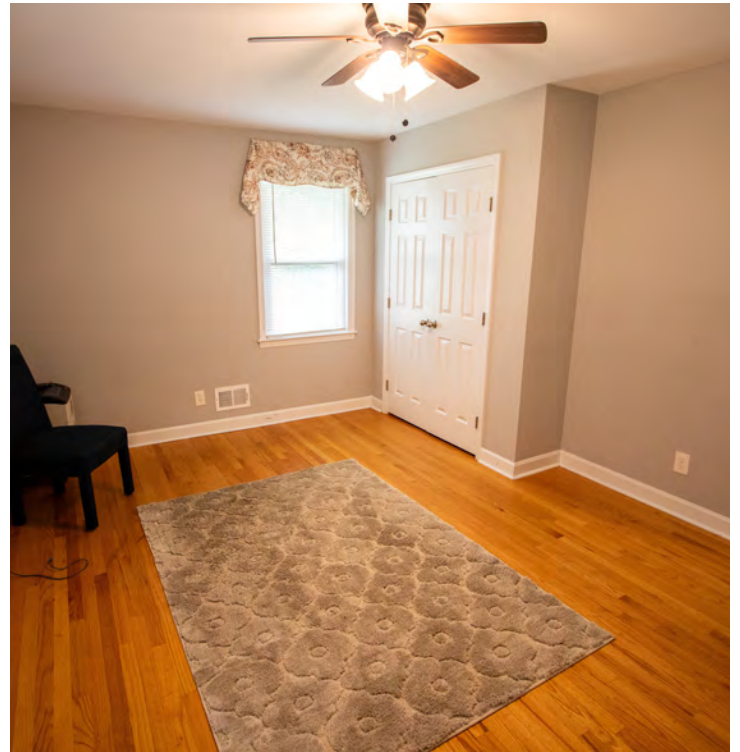
The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



**TRINITY
PARTNERS**

TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

ADDITIONAL PHOTOS



CONTACT

ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM

JOHN COLEMAN
803.567.1876
JCOLEMAN@TRINITY-PARTNERS.COM



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PARTNERS**

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1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

MAP



Map data ©2025 Imagery ©2025 Airbus,
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ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM

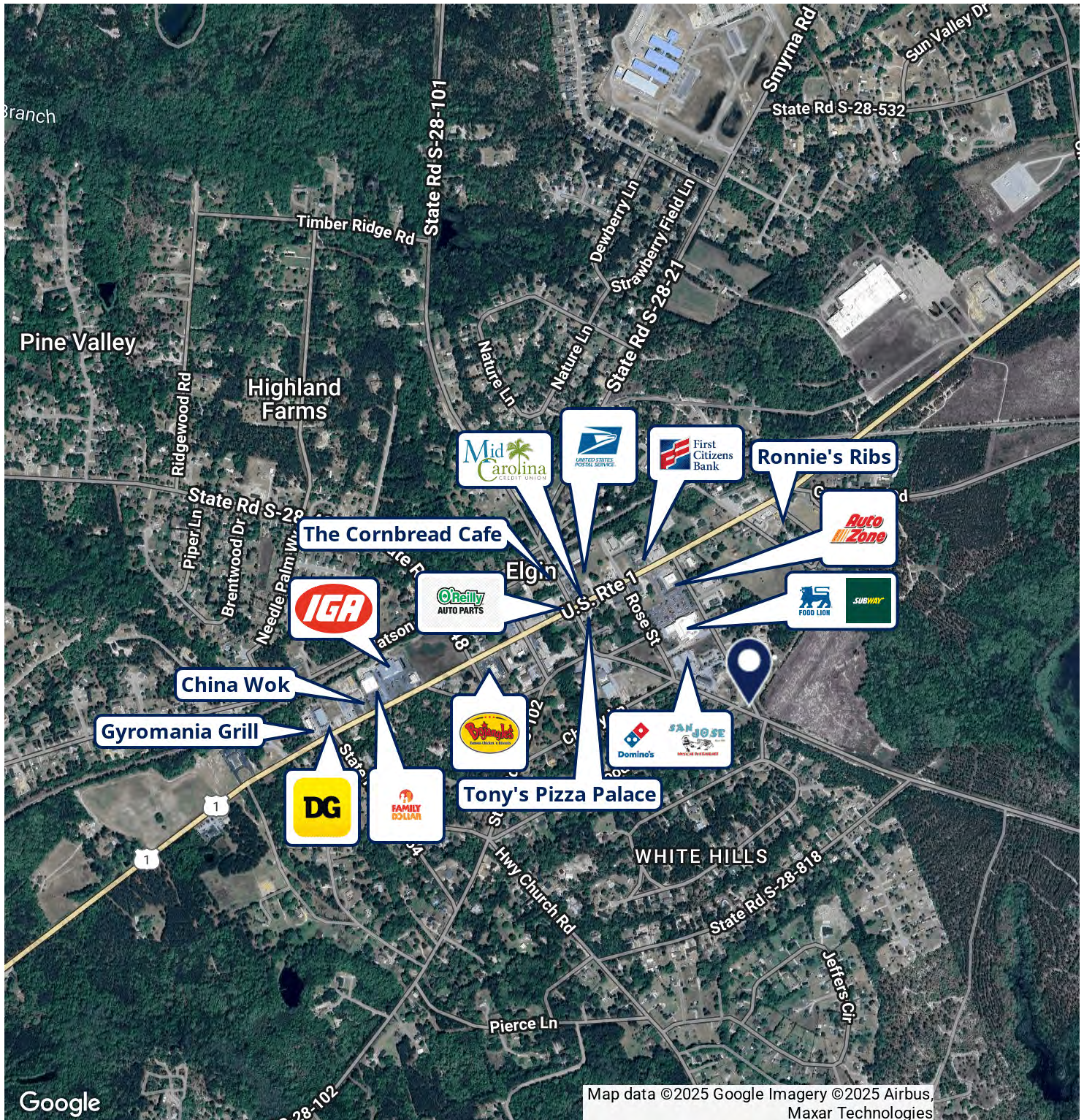
JOHN COLEMAN
803.567.1876
JCOLEMAN@TRINITY-PARTNERS.COM



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PARTNERS**

TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

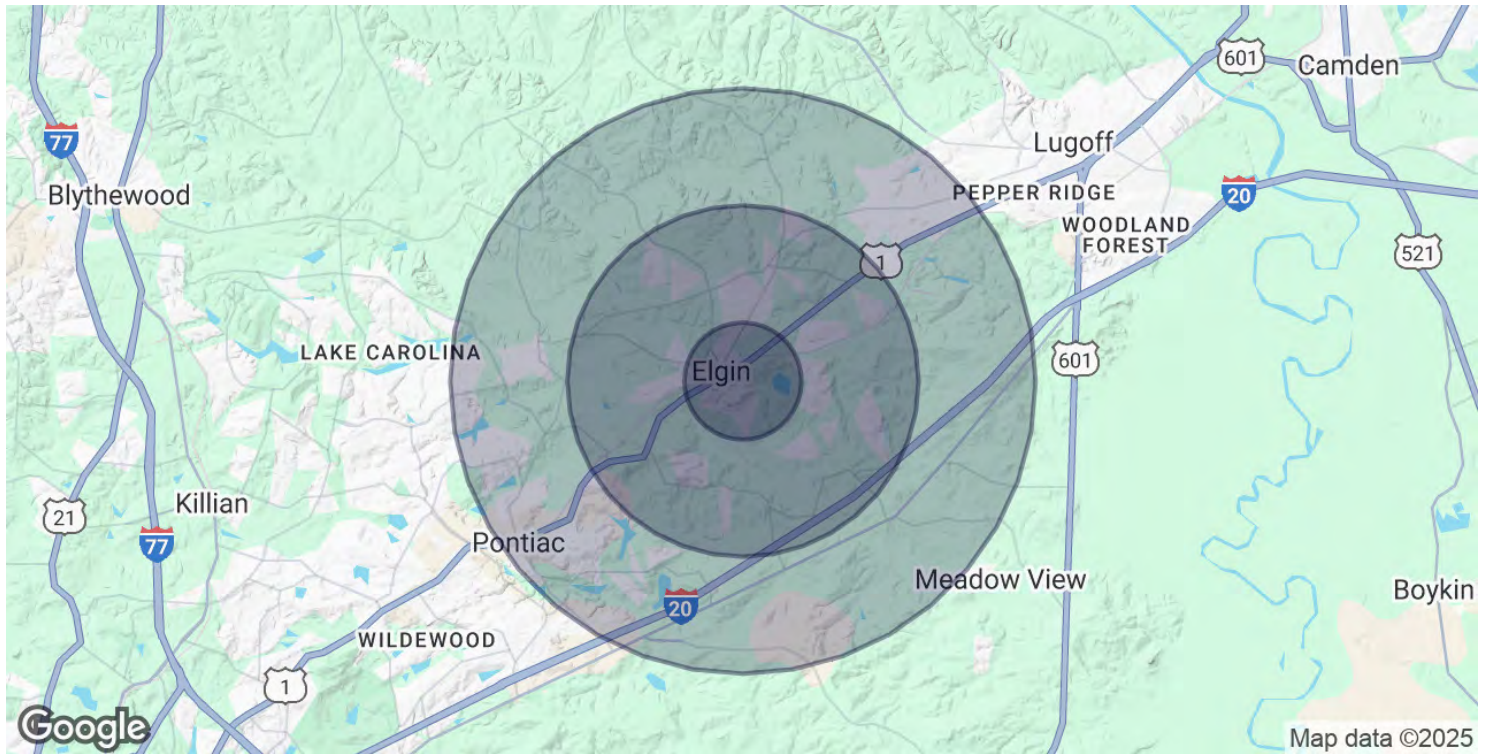
CONTACT

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,396	14,064	37,060
Average Age	39	39	39
Average Age (Male)	39	38	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	848	5,115	13,791
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$86,959	\$84,203	\$92,905
Average House Value	\$248,403	\$247,035	\$305,681

Demographics data derived from AlphaMap

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