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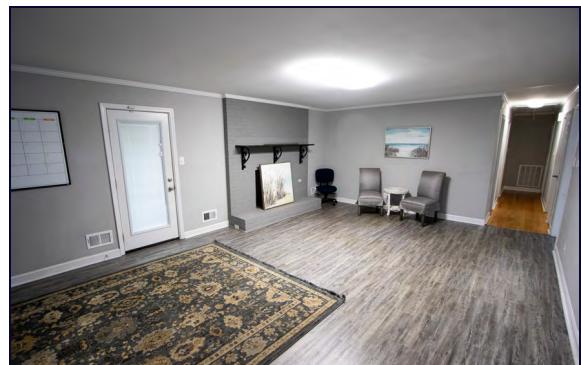
**SALE /
LEASE**\$365,000 /
\$2,200.00 PER MONTH
(MG)

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**

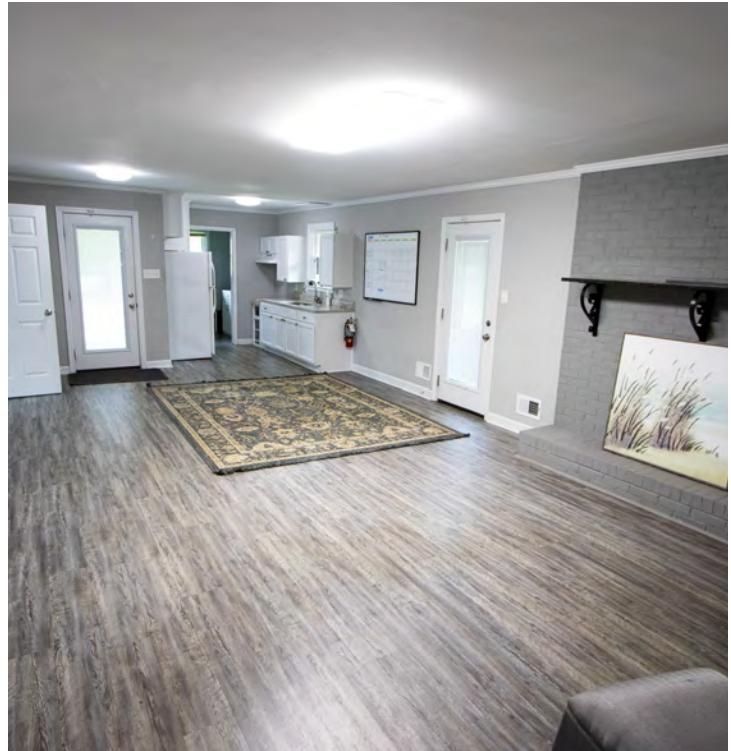
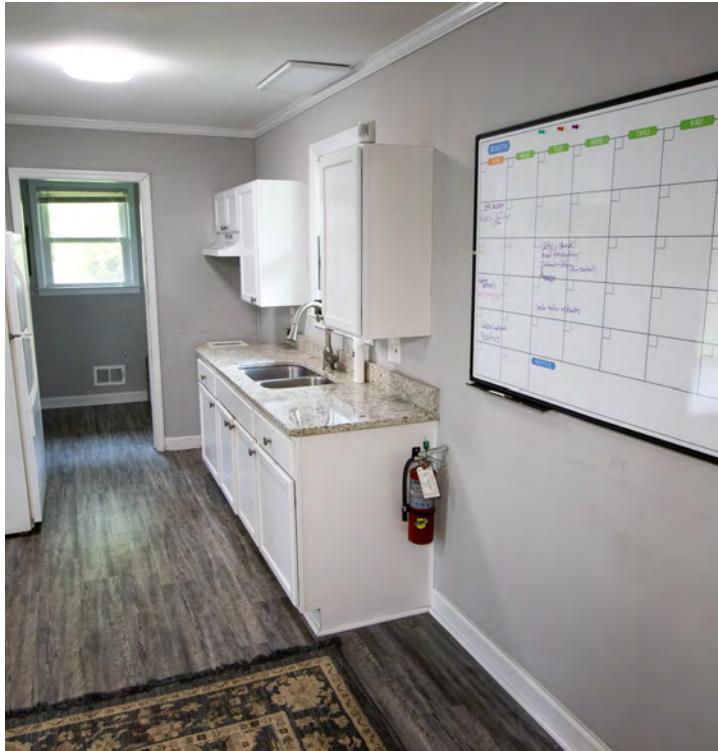
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ADDITIONAL PHOTOS



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MAP



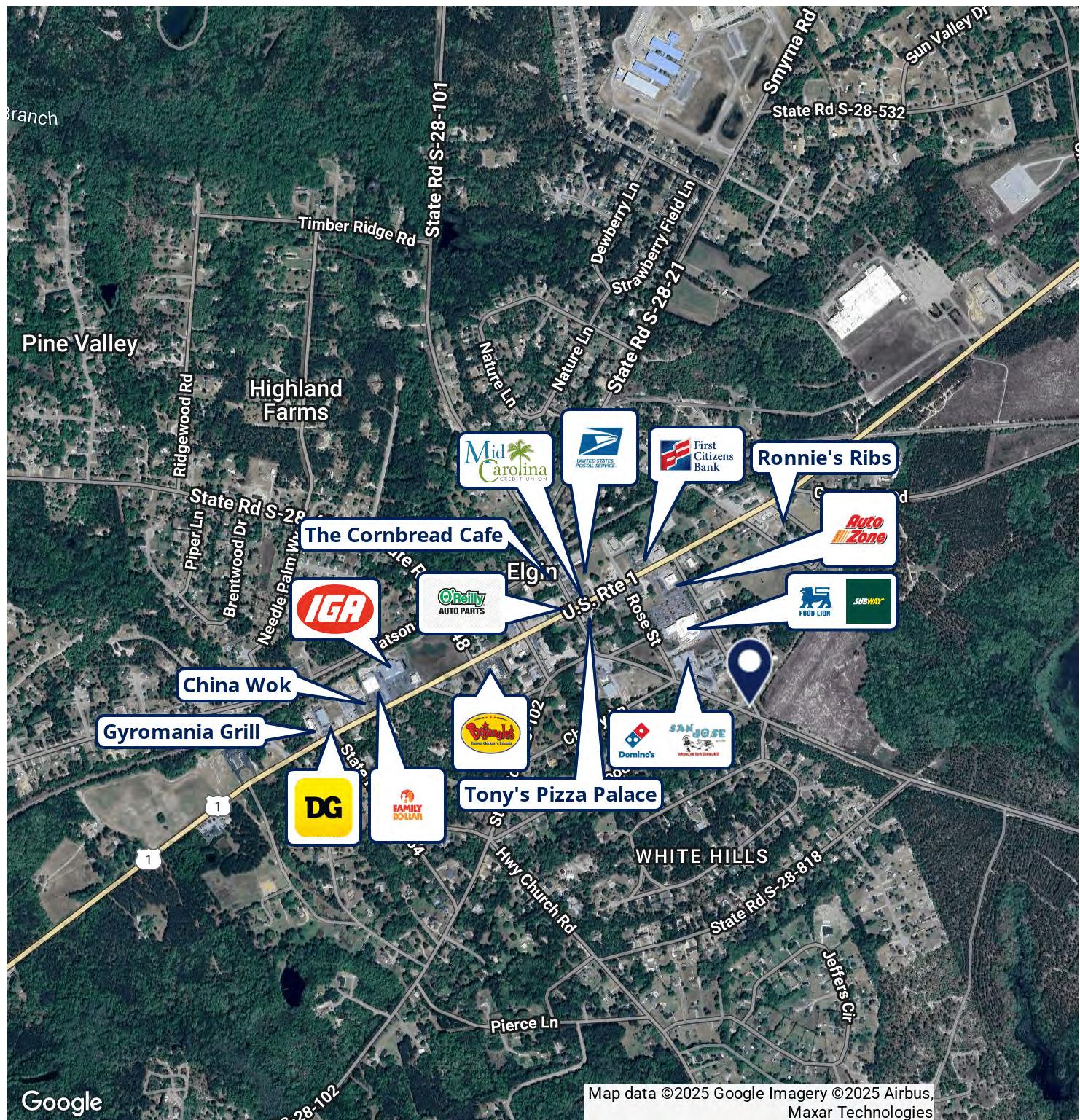
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RETAILER MAP



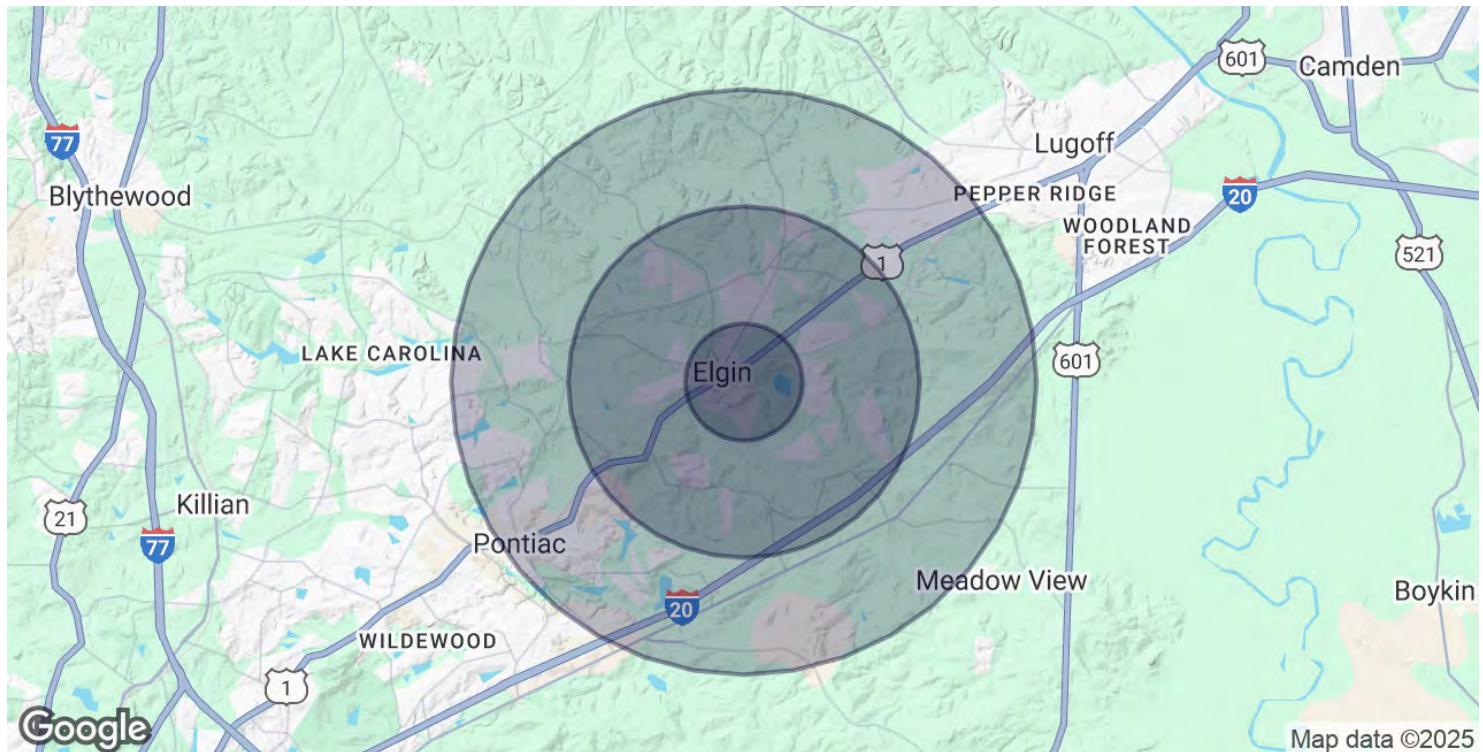
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DEMOGRAPHICS MAP & REPORT



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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