



COMBINED +/-1.85 ACRES FOR SALE

7202-7210 Highway 76, Pendleton, SC 29670

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for Sale: Combined total of +/- 1.85-acres in Pendleton across from the Clemson Grove Development. Property can be sold as a whole, subdivided into 2 lots, or owner will develop a strip center with space for lease. Combined listing price is \$1,190,000.00, subdivided listing price is \$699,900.00 per lot, space for lease will be based on SF. With approximately 380' of frontage on Hwy 76 and over 20,000 VPD, this site has great visibility and is a prime location for QSR, Retail or Office space. This property is approved for 2 curb cuts, has sewer, and is outside of Town of Pendleton City Limits. Owner has included multiple concept site plans for this property, one being the potential strip center. This property is unzoned. Call Listing Broker for more details.

PROPERTY HIGHLIGHTS

- Sale/Lease Options:
- 1-Combined Sale Price- \$1,200,000.00
- 2-Subdivided into 2 lots- \$699,000 per lot
- 3-Strip Center- Space for Lease



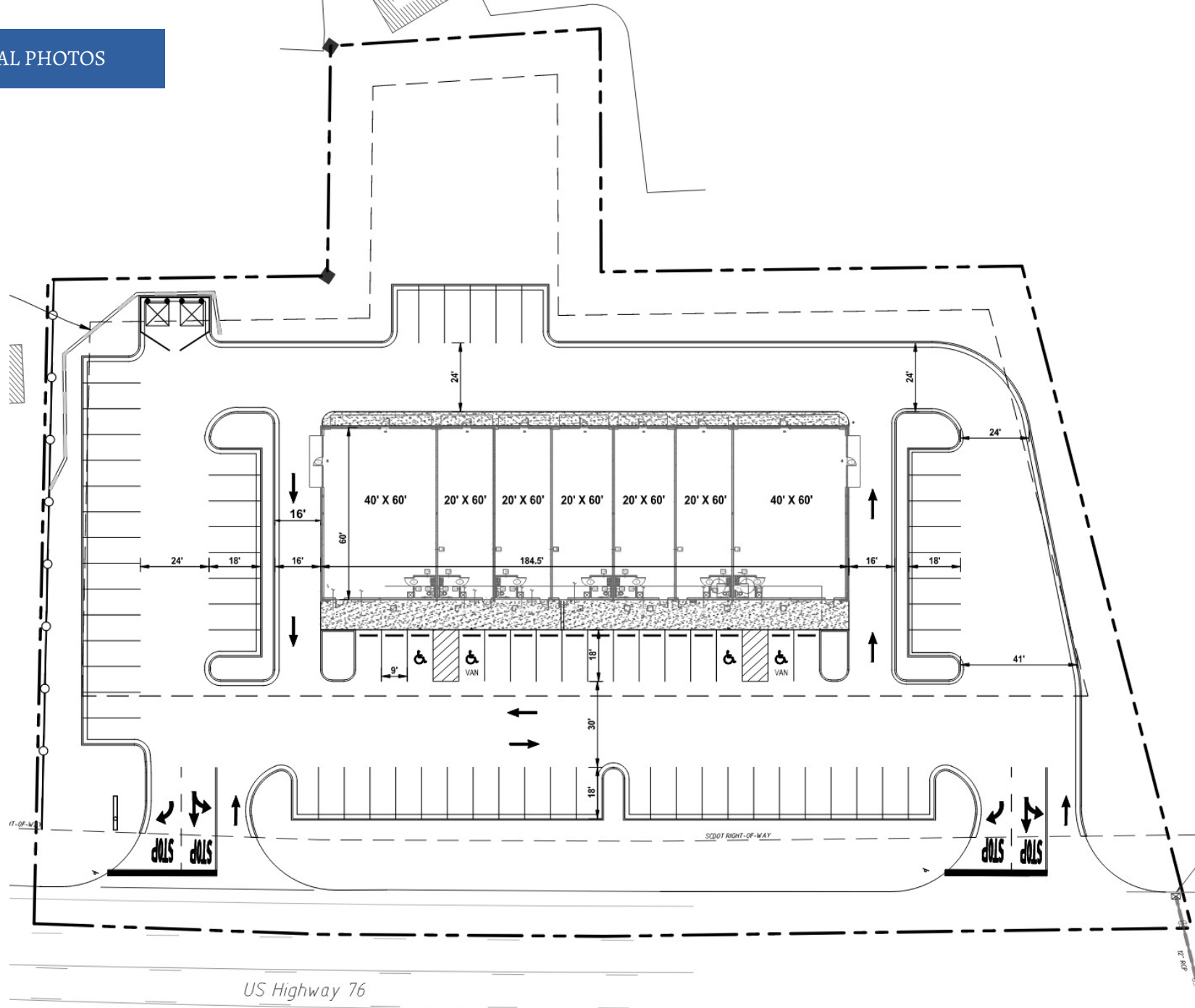
OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.85 Acres

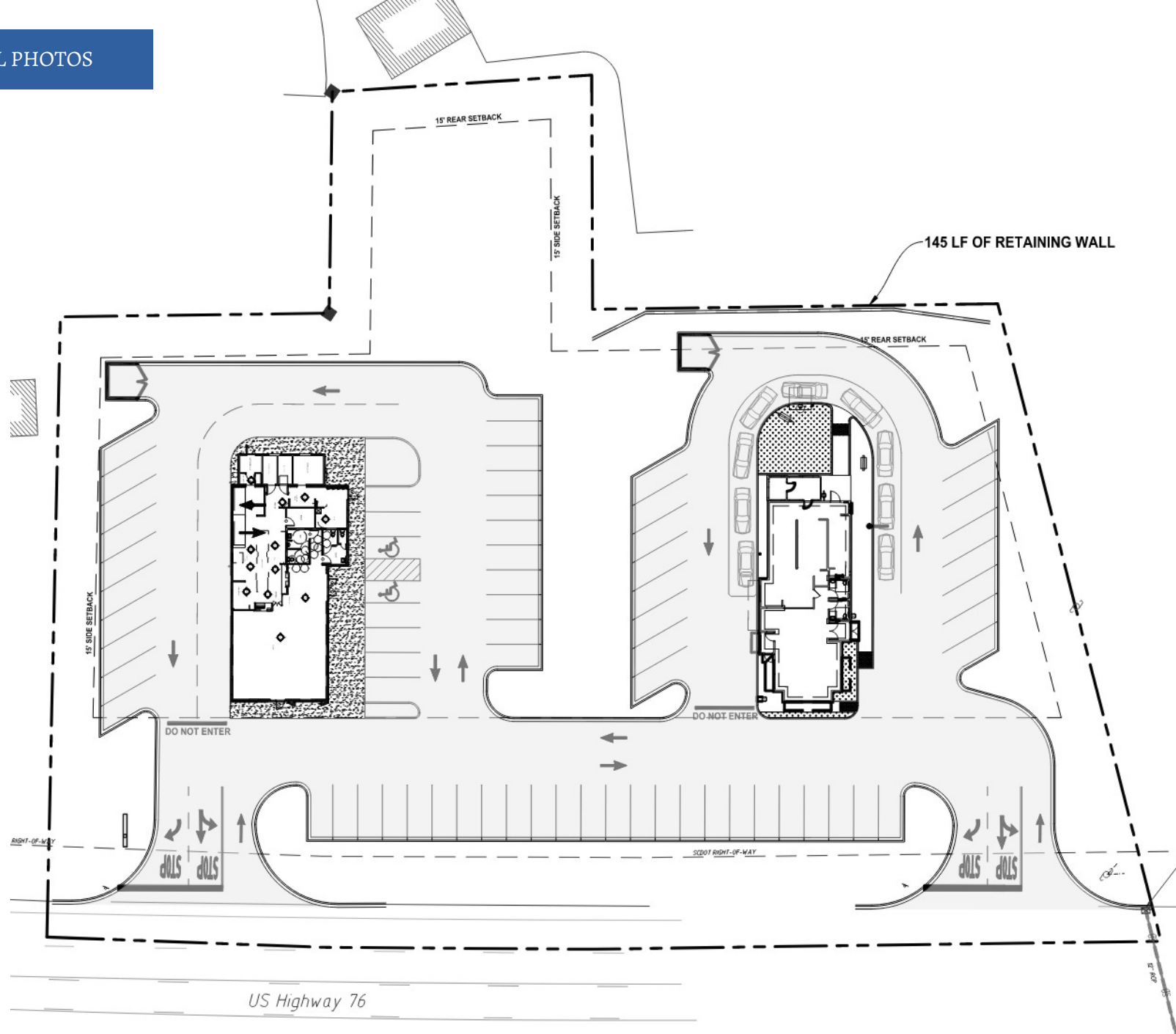
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	451	3,440	7,892
Total Population	978	7,935	19,861
Average HH Income	\$78,670	\$82,659	\$90,277



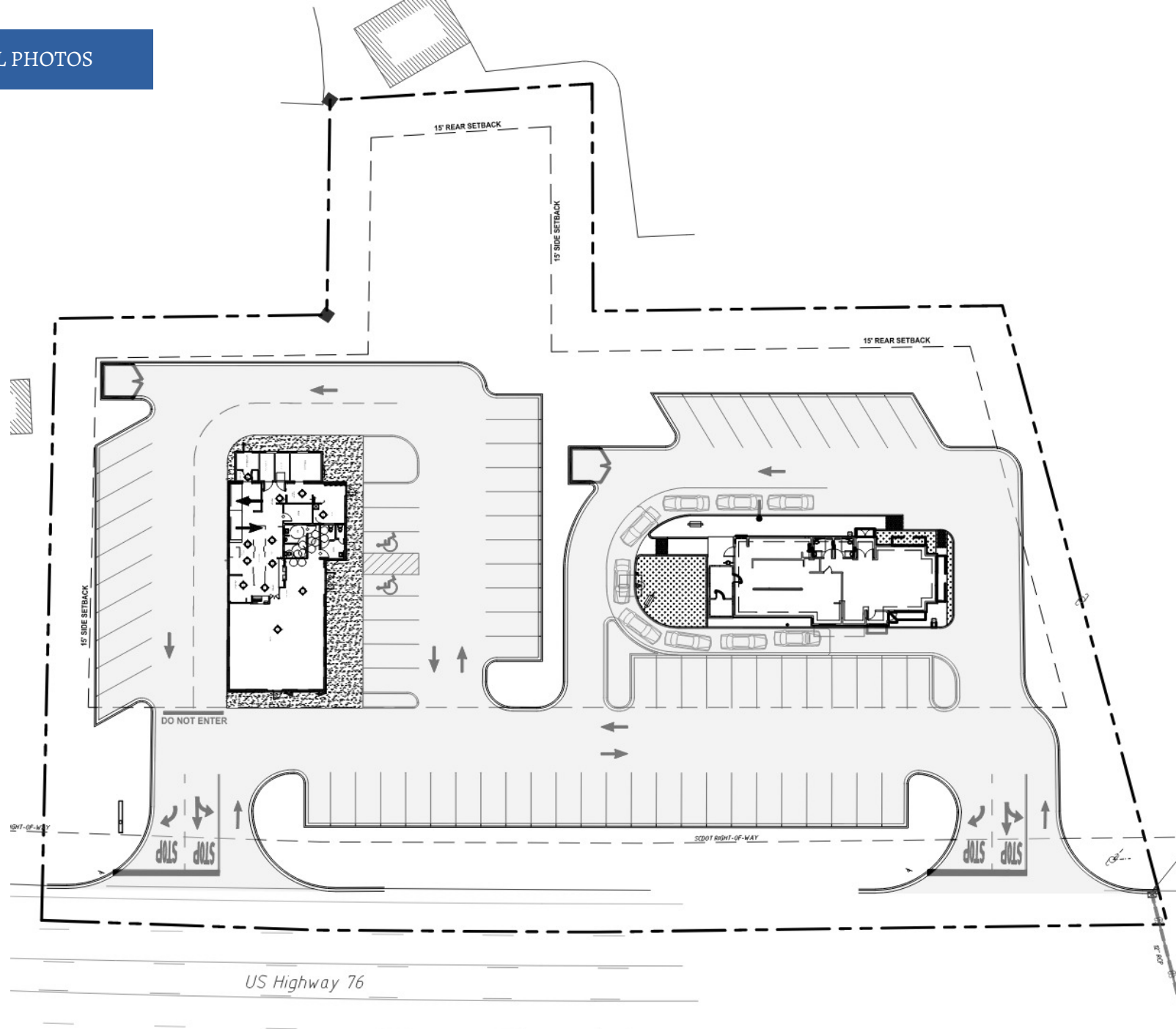
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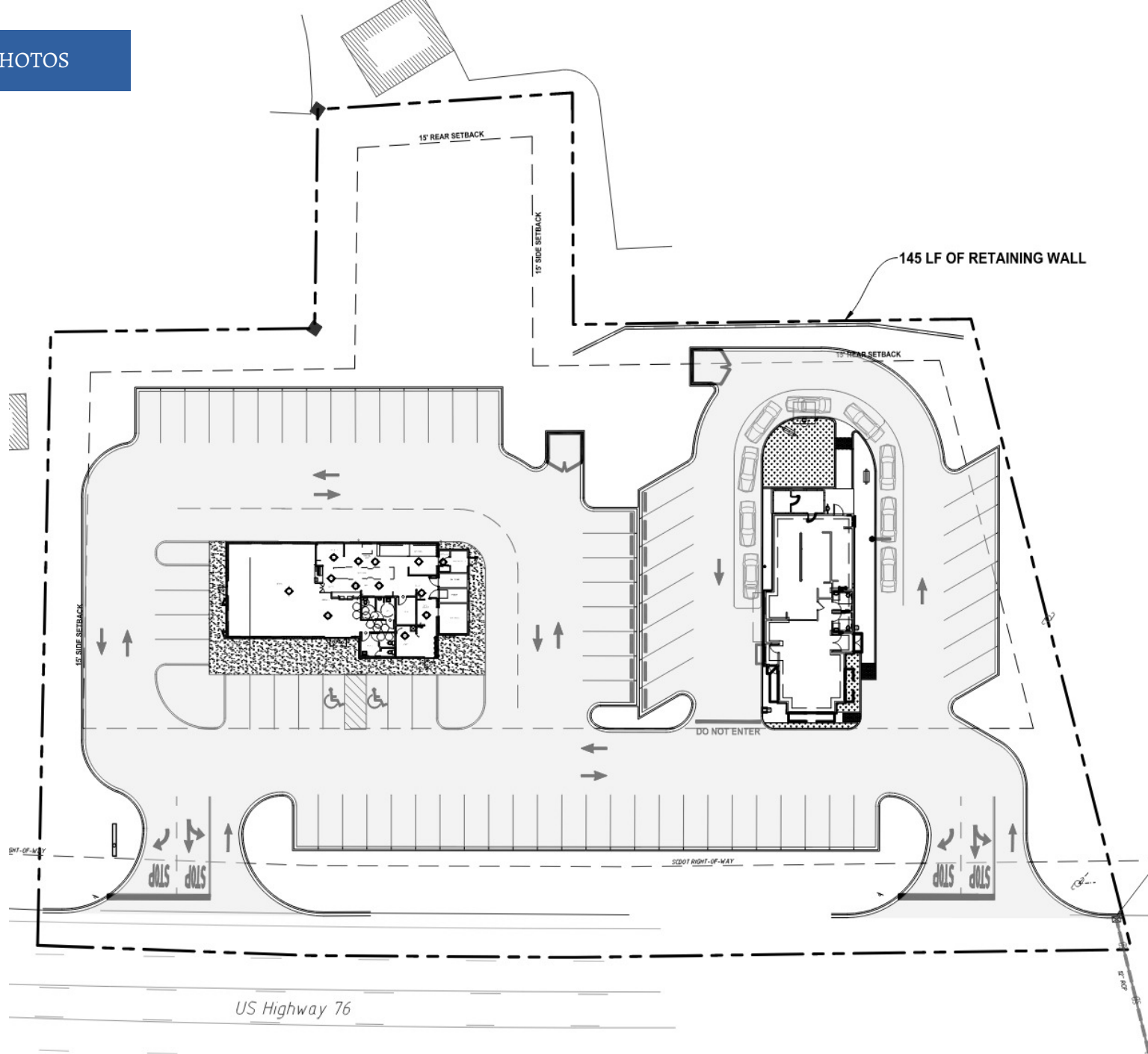
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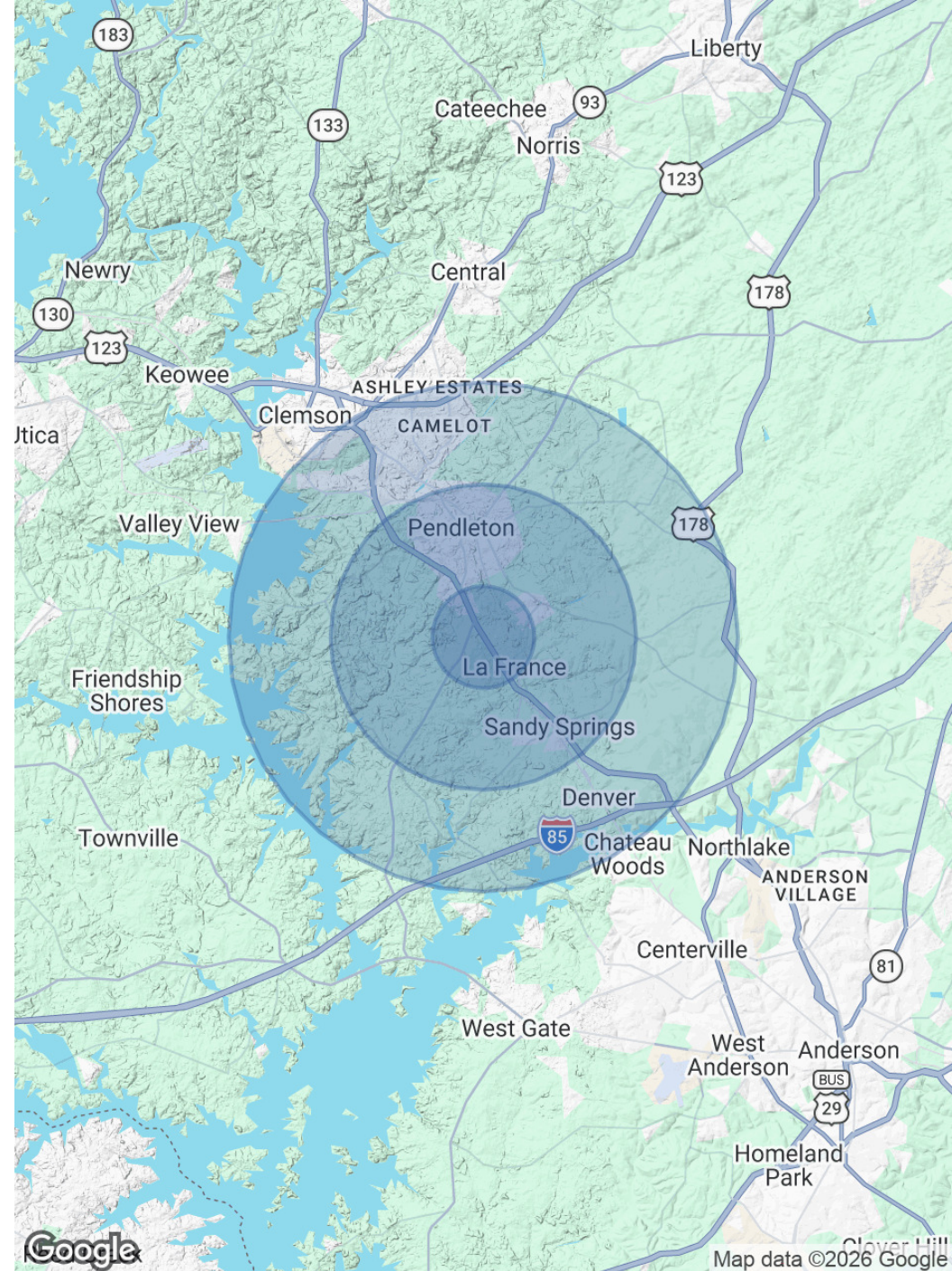
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	978	7,935	19,861
Average Age	40	42	41
Average Age (Male)	39	41	40
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	451	3,440	7,892
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$78,670	\$82,659	\$90,277
Average House Value	\$326,068	\$305,659	\$366,478

2020 American Community Survey (ACS)



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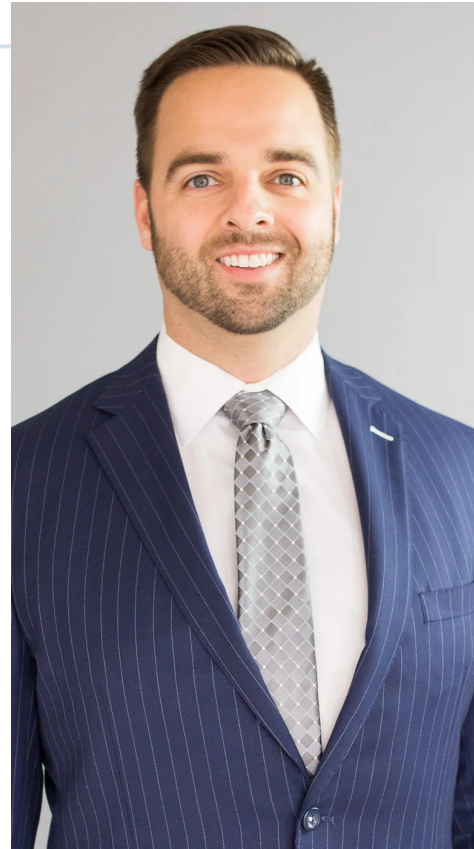
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