



# 6114 HIGHWAY 76

6114 Highway 76, Pendleton, SC 29670

**CARSON KELLY**

Associate  
803.640.5600  
carson@mccoyswright.com

**JOHN RUFF**

Vice President  
864.224.3503  
johnruff@mccoyswright.com



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Available for sale or lease warehouse & office building in a prime location at 6114 Highway 76. The two (2) separate free standing buildings total +/- 9385 SF. The property is near Pendleton & is +/- 4.0 miles from I-85 Exit 19. The warehouse is +/- 7800 SF with 20' ceiling heights & is currently framed for an office addition with mezzanine. There is a 14' x14' drive-in door installed at the warehouse. The office building is +/- 1585 SF & conditioned. The interior of the office building has been completely renovated & the floor plan features four (4) offices, a reception area & a conference room. The property is unzoned & located in a high traffic count area providing great visibility near Arthrex & directly across Highway 76 from Michelin Tire. The buildings are located on approximately +/- 1.0 acre with ample amount of parking on site & potential for outdoor storage. Asking price is \$825,000.00 or \$6500.00/month Modified Gross. This property would be ideal for any service related business. Please reach out to Listing Agent(s) with any questions or to schedule a showing.

### OFFERING SUMMARY

Sale Price:	\$825,000.00
Lease Rate:	\$6,500 per month (MG)
Available SF:	9,385 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	434	2,552	8,596
Total Population	1,094	6,082	20,214
Average HH Income	\$86,916	\$84,296	\$92,345



Carson Kelly, Associate | 803.640.5600 | carson@mccoywright.com  
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ADDITIONAL PHOTOS



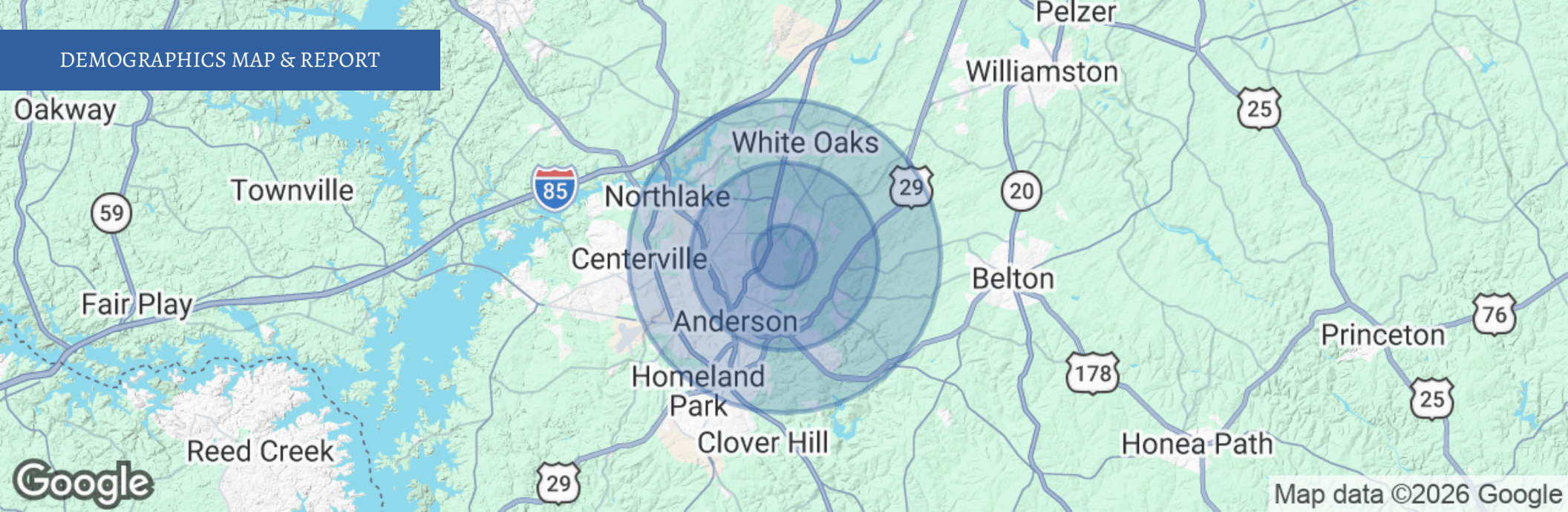
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,094	6,082	20,214
Average Age	43	43	44
Average Age (Male)	43	42	42
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	434	2,552	8,596
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$86,916	\$84,296	\$92,345
Average House Value	\$318,338	\$345,066	\$326,579

Demographics data derived from AlphaMap



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