



# 6114 HIGHWAY 76

6114 Highway 76, Pendleton, SC 29670

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**M** McCoy Wright  
COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Available for sale or lease a 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. 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 warehouse building is ready for renovation & can be built out however needed. The buildings are located on approximately +/- 1.0 acre with ample amount of parking on site & potential for outdoor storage. Asking price \$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:	\$6,500.00 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



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## ADDITIONAL PHOTOS



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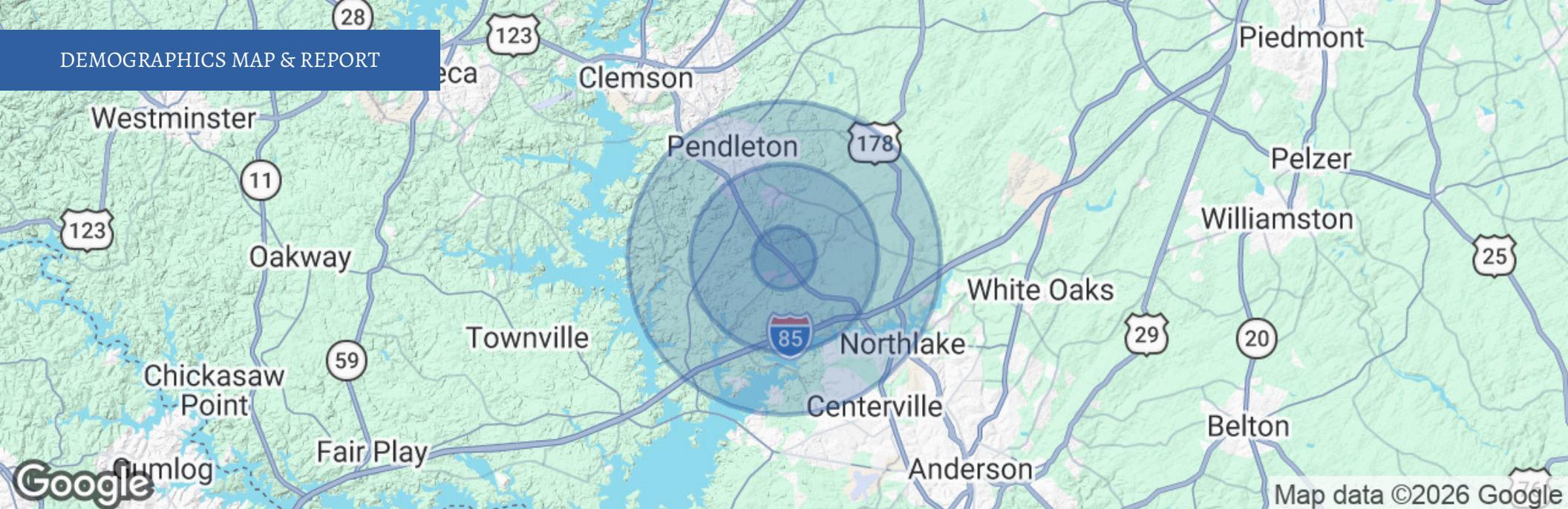


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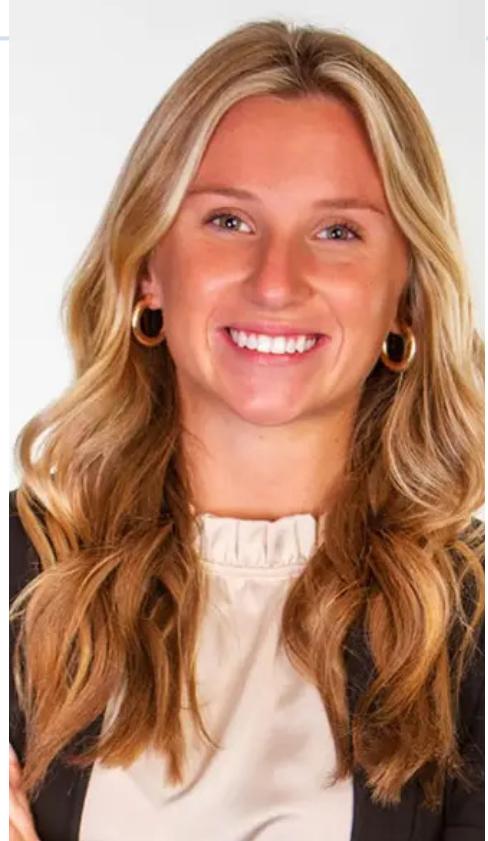
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,094	6,082	20,214
Average Age	43	43	44
Average Age (Male)	43	42	42
Average Age (Female)	43	44	45

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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