



# 6114 HIGHWAY 76

6114 Highway 76, Pendleton, SC 29670

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## 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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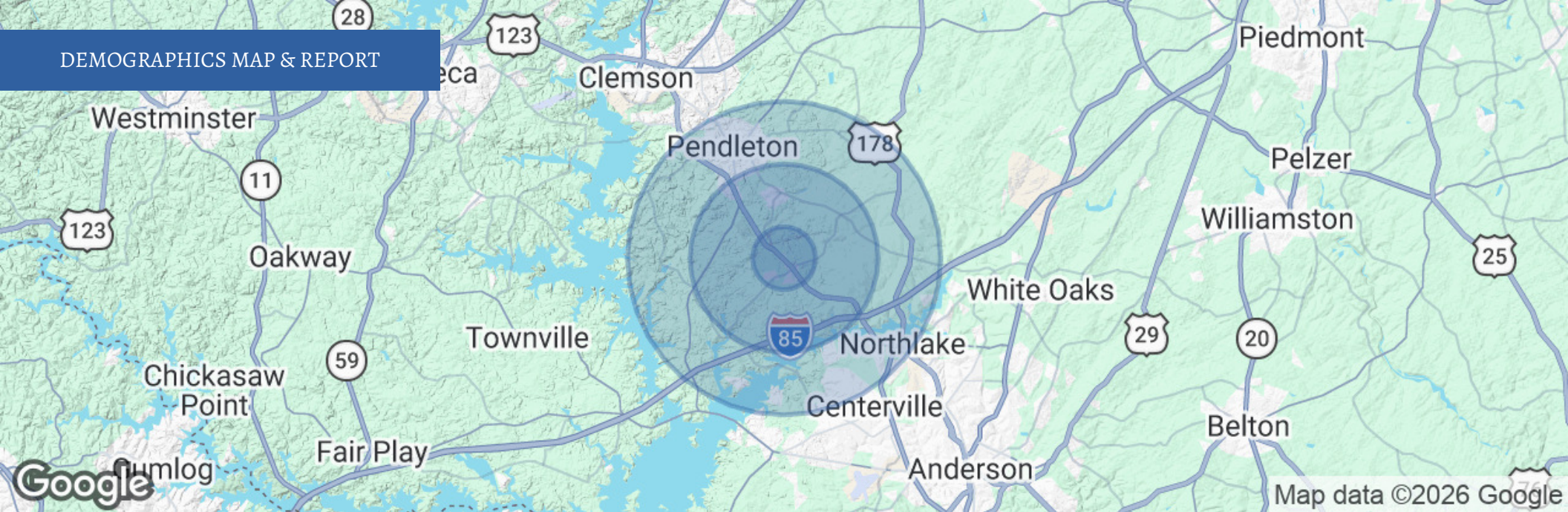




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# DEMOGRAPHICS MAP & REPORT



| 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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