

THE BURGESS COMPANY

BROKERAGE - MANAGEMENT - INVESTMENT



FOR LEASE

± 900-1,900 SF Office/Retail Space

444 Hampton Ave | Pickens, SC 29671

\$12/SF NNN



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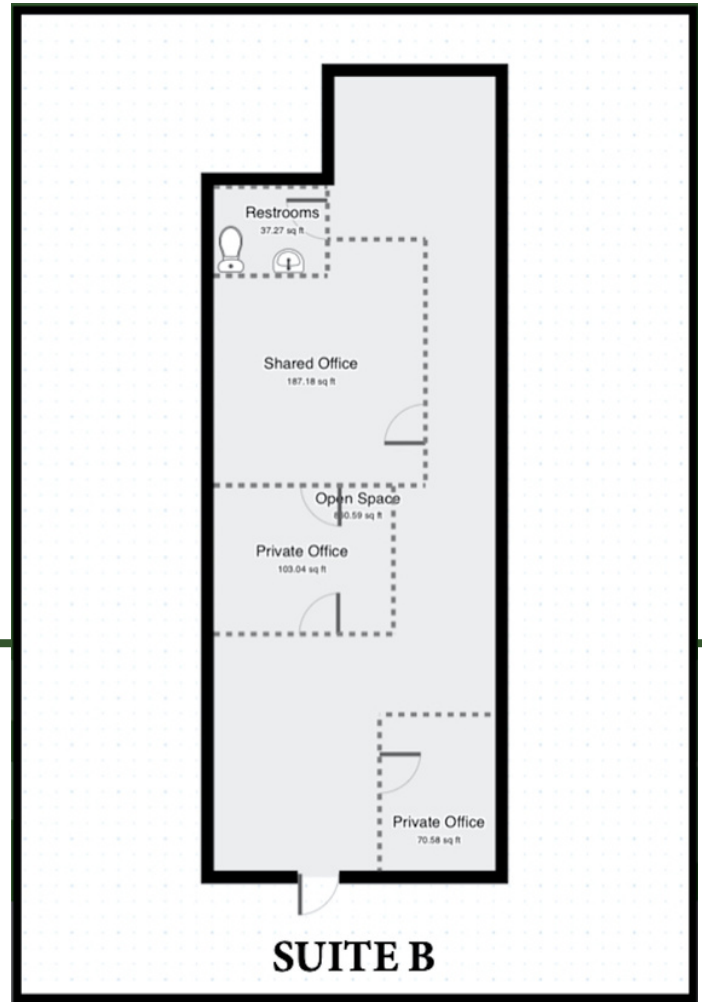
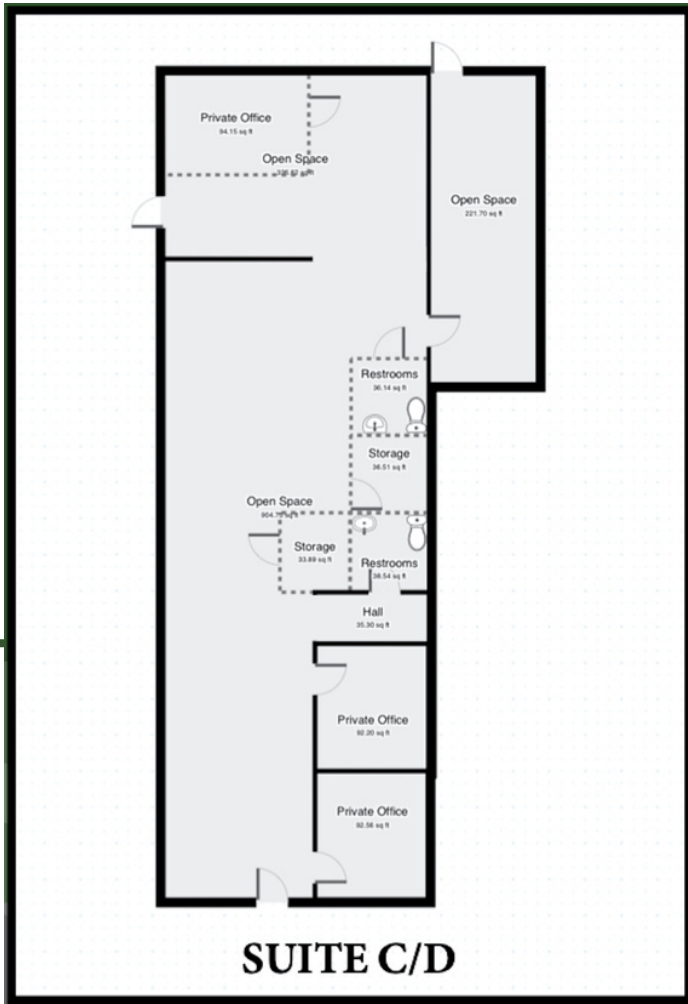
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

AMENITIES

- Flexible floor plans can accommodate office or retail business
- Highly visible & prominent location
- 12,100 VPD per 2020 SCDOT traffic count
- Zoned General Business District in the City of Pickens
- New roof in 2019
- \$1.95/SF NNN costs



SUITES



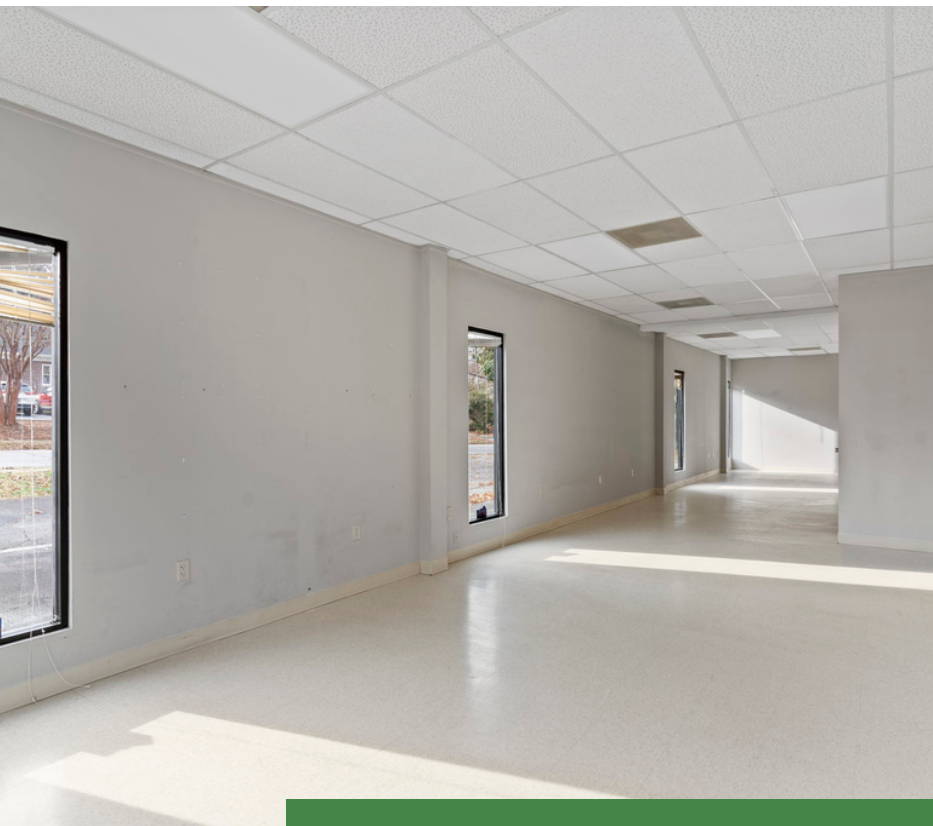
Current Availability:

Suite B ±1,175 SF

Suite C ±900 SF

Suite D ±1,000 SF (Suite C & D are currently combined)

INTERIOR



EXTERIOR

