



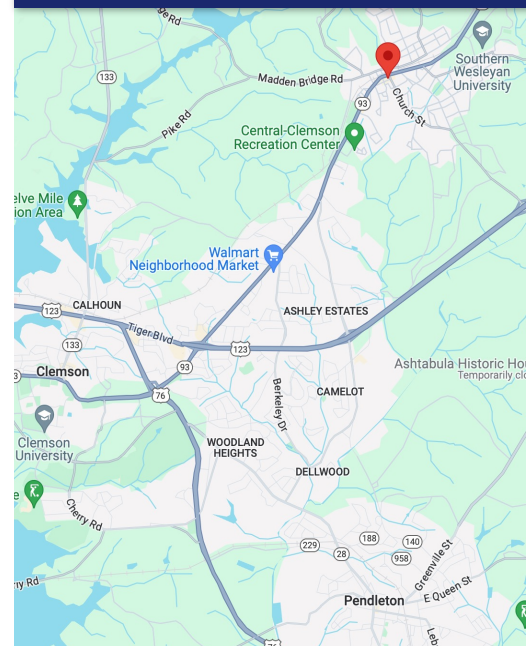
LOCATED ON CORNER SITE AT LIGHTED INTERSECTION | EXCELLENT VISIBILITY

FOR LEASE:

100 CHURCH ST.

UPON REQUEST

- Excellent redevelopment opportunity of a former ±4,300 SF bank building
- Corner site at lighted intersection in heart of Central located on ±0.528 acres
- Drive-thru available. Great restaurant and retail opportunity
- Ample onsite parking for employees and customers along with free City parking surrounding the property
- Able to be subdivided:
 - ±3,000 SF Main Level
 - ±1,300 SF Lower Level
- Easy access to Highway 123/93. On the Fare Free CAT bus system connecting City of Seneca, City of Clemson, SWU, Clemson University, TCTC & Pendleton
- Tenant improvement allowance available for qualified tenants/term. Contact Agent for additional information



CONTACT:

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OPPORTUNITY

Former bank building in the heart of Downtown Central now available for lease. Building features two floors, both of which feature natural light with expansive windows. The space is able to be subdivided as shown on the following pages. Don't miss your opportunity to take part in this desirable redevelopment project with drive-thru's in place. Suited for retail, restaurant, medical or office space.



INFORMATION

LEASE RATE	ADDRESS	BUILDING	PARCEL	VPD	PARCEL ID
UPON REQUEST RENT TYPE: NEGOTIABLE	100 Church Street Central, SC 29630	±4,300 SF	±0.528 acres	±8,800 Vehicles Per Day	4065-10-46-6446 Pickens County



ABOUT CENTRAL

Walking distance from Southern Wesleyan University (±2,500 students) and minutes from Clemson University (±26,000 students), this could be a prime location to service students and residents alike.

Central has attracted new businesses to the area and has grown steadily in the last several years while preserving the charming, small-town feel that is known and loved. Walkable design with high foot traffic (Future Green Crescent Trail Connection with Main St. @ the Red Caboose). Average Daily Vehicle Traffic is 8,800. This well-known property has tons of potential and flexibility for your business.

FEATURES

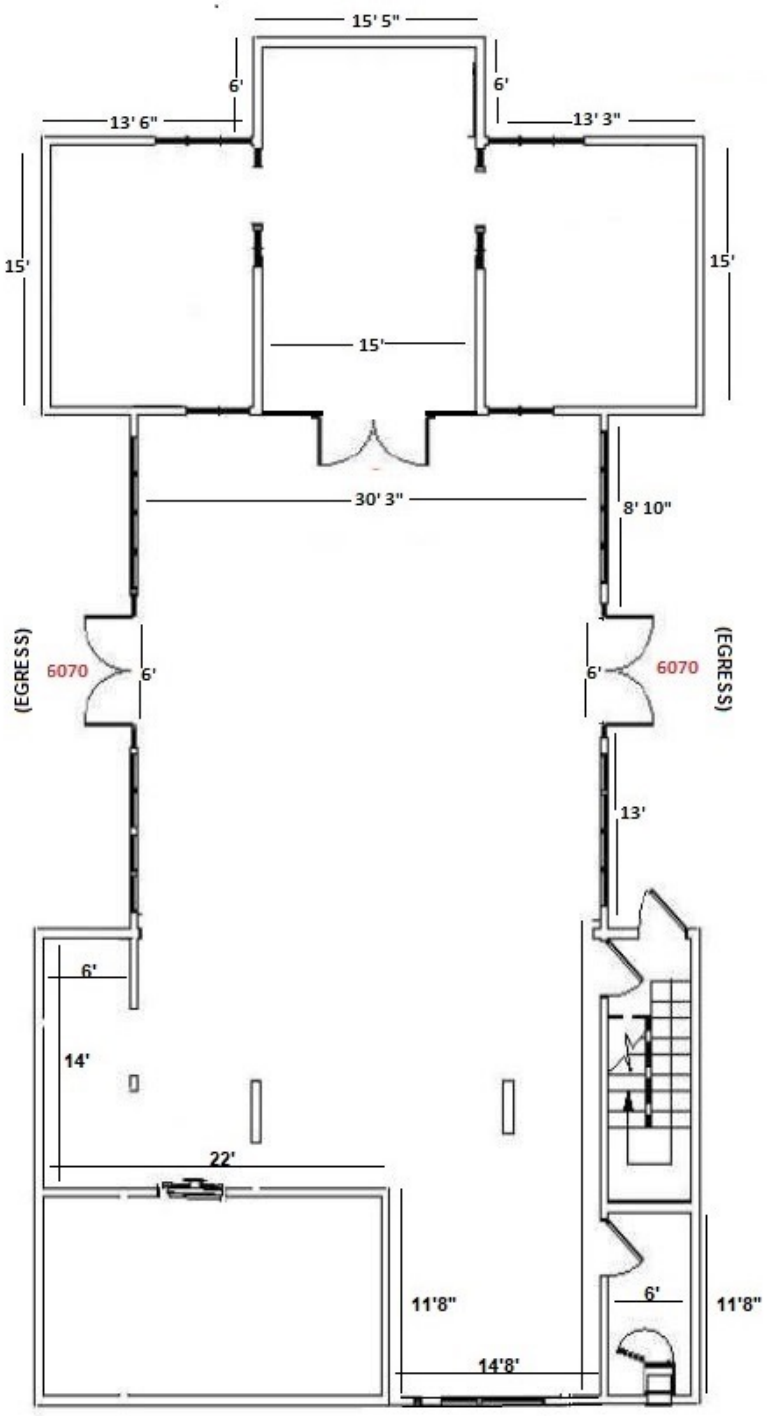
Downtown Central features wide sidewalks which allows for easy window shopping and convenient parking.

Recent businesses that have made Central their home include but are not limited to: Wildflower Salon, Collaboration Station, Cross Fit Epoch, Central Sweets, Joes NY Pizza, Tiger Valley Market, Central Roller Mills Renovation Project, and more!



MAIN LEVEL

- ±3,000 SF Main Level
- Features elevated ceilings with extensive millwork and windows throughout
- Open floorplan with a couple of private offices, drive-thru area and vault room
- Space has been demoed and is ready for upfit



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LOWER LEVEL

- ±1,300 SF Lower Level
- Lower level is under ground level but open as opposed to a typical basement
- Air conditioned and can be accessed from the inside and/or outside
- Opens to the outside to a "Planter Area" on both the front and back which is open to above
- Space has been demoed and is ready for upfit



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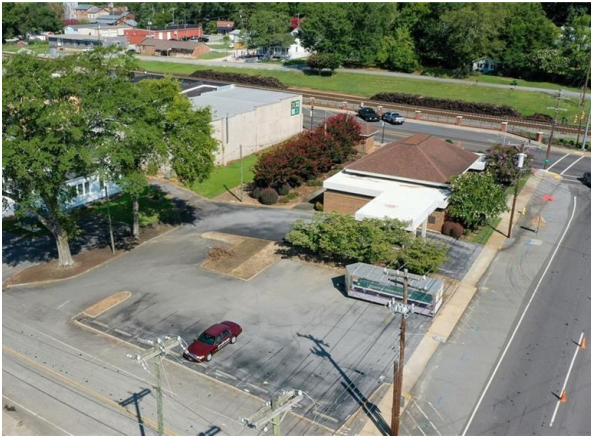
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SPENCER/HINES PROPERTIES

FEATURES

Multiple curb cuts on the corner lot offer easy ingress/egress at a lighted intersection. Large corner lot features ±17 onsite surface parking spaces and ample free City parking surrounding the property.

Enjoy the easy access to Highway 123/93. The site is also on the CAT bus system (free fare) which connects City of Seneca, City of Clemson, SWU, Clemson University, TCTC, and Pendleton.



RENDERING

Potential redevelopment plan shown to the left for viewing purposes only.

Additional renderings and layouts for office and retail available upon request.