

# FOR SALE OR LEASE

±2,900 SF Office/Medical Building



**735 N Townville St**  
**Seneca, SC 29678**



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# Executive Summary

735 N Townville St | Seneca, SC

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Reedy Commercial is proud to present this exceptional office opportunity located in the heart of Seneca, South Carolina.

735 N Townville Street is a ±2,900 square foot, well-maintained office building featuring a spacious reception area, nine private offices, and ample on-site parking. The building offers excellent visibility with direct frontage on N. Townville Street and sits directly across from Northside Elementary School, providing consistent daytime traffic and strong community presence.

Located just 10 minutes from Clemson University, the building also benefits from proximity to one of the state's largest institutions, attracting healthcare professionals, staff, and students alike. The surrounding community is experiencing steady growth, supported by a population of over 22,900 in the Seneca urban area and over 79,000 county-wide. The immediate area is characterized by above-average household incomes and expanding residential development.

With its central location and favorable demographics, 735 N Townville Street offers an excellent opportunity for long-term occupancy or investment in the thriving Upstate South Carolina market.





# 735 N Townville St

Seneca, SC 29678

## Property Highlights

- Ample on-site parking
- Large reception room with 9 private offices
- Excellent visibility on N. Townville Street
- Directly across the street from Northside Elementary School
- Located in the heart of Seneca
- Within a 10 minute drive of Clemson

## Offering Summary

**Building Size:** ±2,900 SF

**Sale Price:** \$599,000

**Lease Rate:** \$13.66/SF

**Lease Type:** NNN

*Square footage, taxes, utilities, and lot dimensions to be verified by Tenant and/or Tenant's agent*





# Property Photos





# Floor Plan

735 N Townville St | Seneca, SC



# Parcel Overview

735 N Townville St | Seneca, SC





# Local Amenities and Retailers

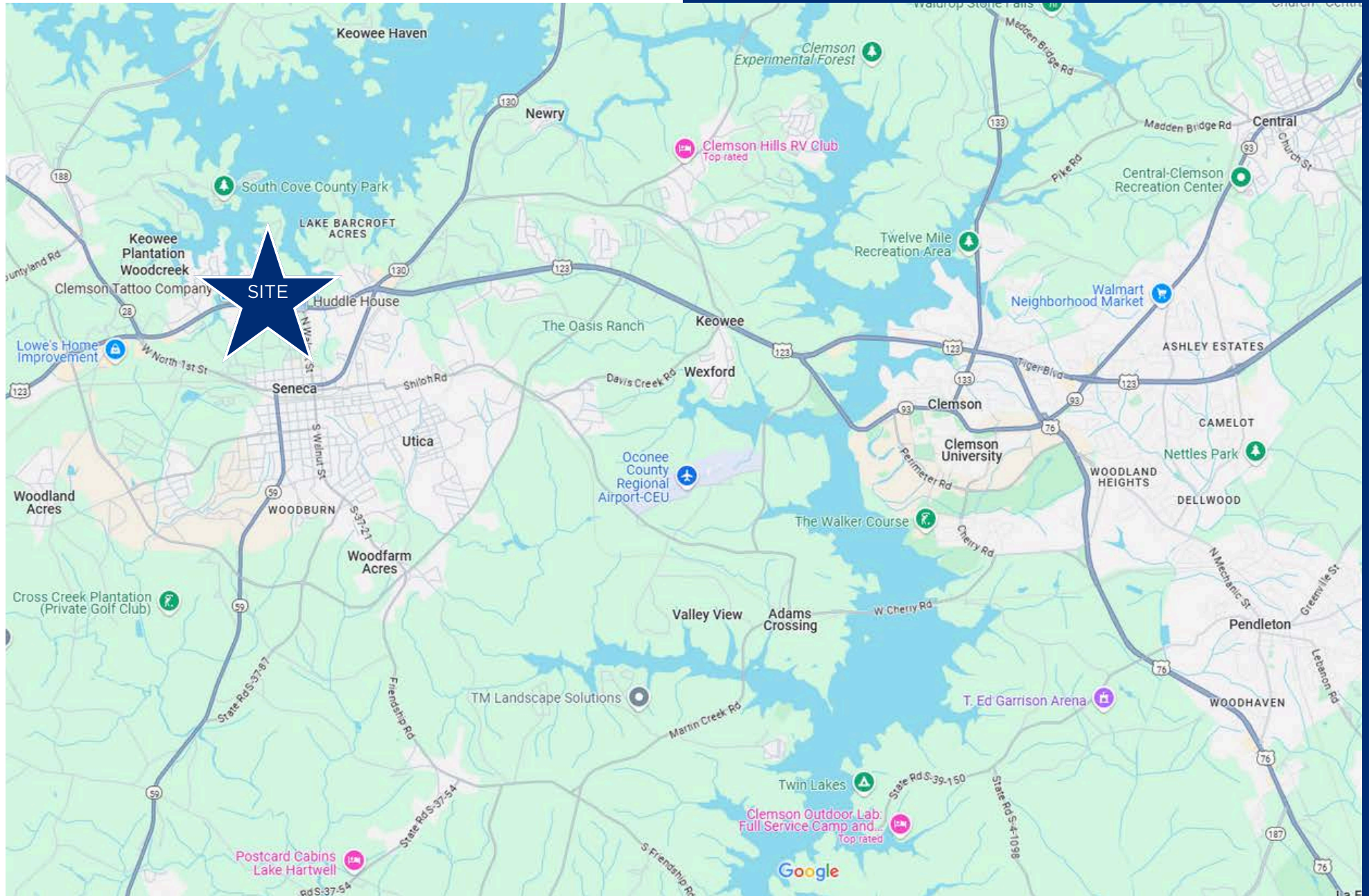
Seneca, SC





# Aerial Map

## Seneca, SC





# Confidentiality & Disclaimer

Reedy Commercial

REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.



# Contact Information

Reedy Commercial

## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.

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