

# FOR SALE

±1,623 SQ FT OFFICE BUILDING NEIGHBORING WALMART, TRACTOR SUPPLY, AND STARBUCKS



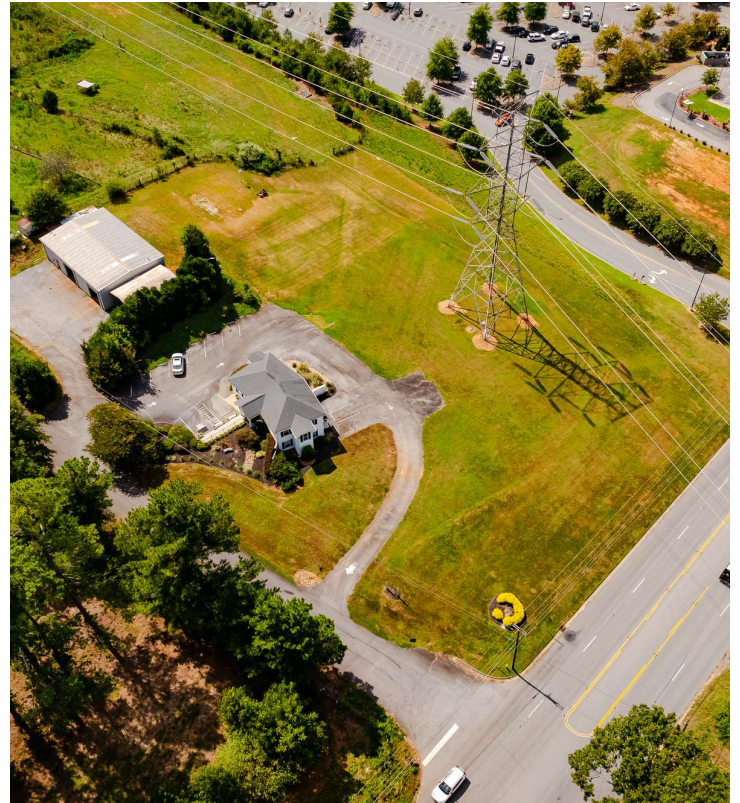
106 CHA RU DRIVE | PICKENS, SC 29671

## PROPERTY DESCRIPTION

- Ceilings: ±8 ft tall
- Parking Lot: Paved and lined
- Building comes fully furnished with office furniture
- ± 2 minutes from Downtown Pickens
- ± 10 minutes from Downtown Easley
- Within walking distance of Walmart, Tractor Supply, and Starbucks
- VPD: ±18,800 on Gentry Memorial Highway (SCDOT)

## OFFERING SUMMARY

<b>Total SF:</b>	<b>±1,623 SF</b>
<b>Total Sale Price:</b>	<b>\$399,000</b>



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106 Cha Ru Drive  
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ADDITIONAL PHOTOS



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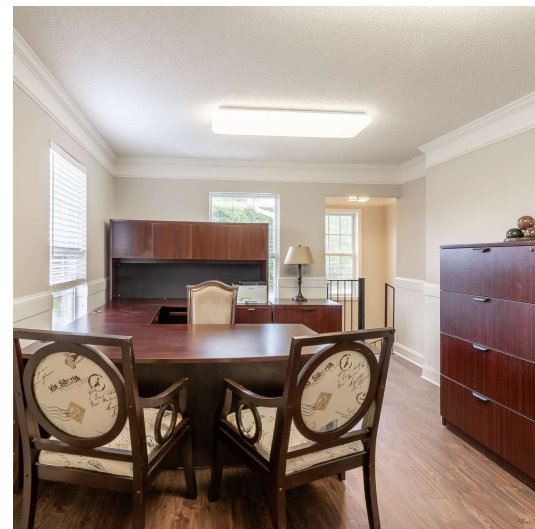
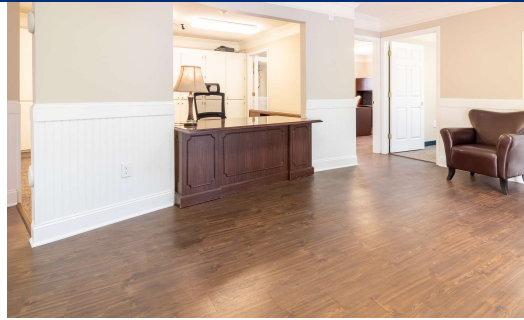
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RETAILER MAP



Google

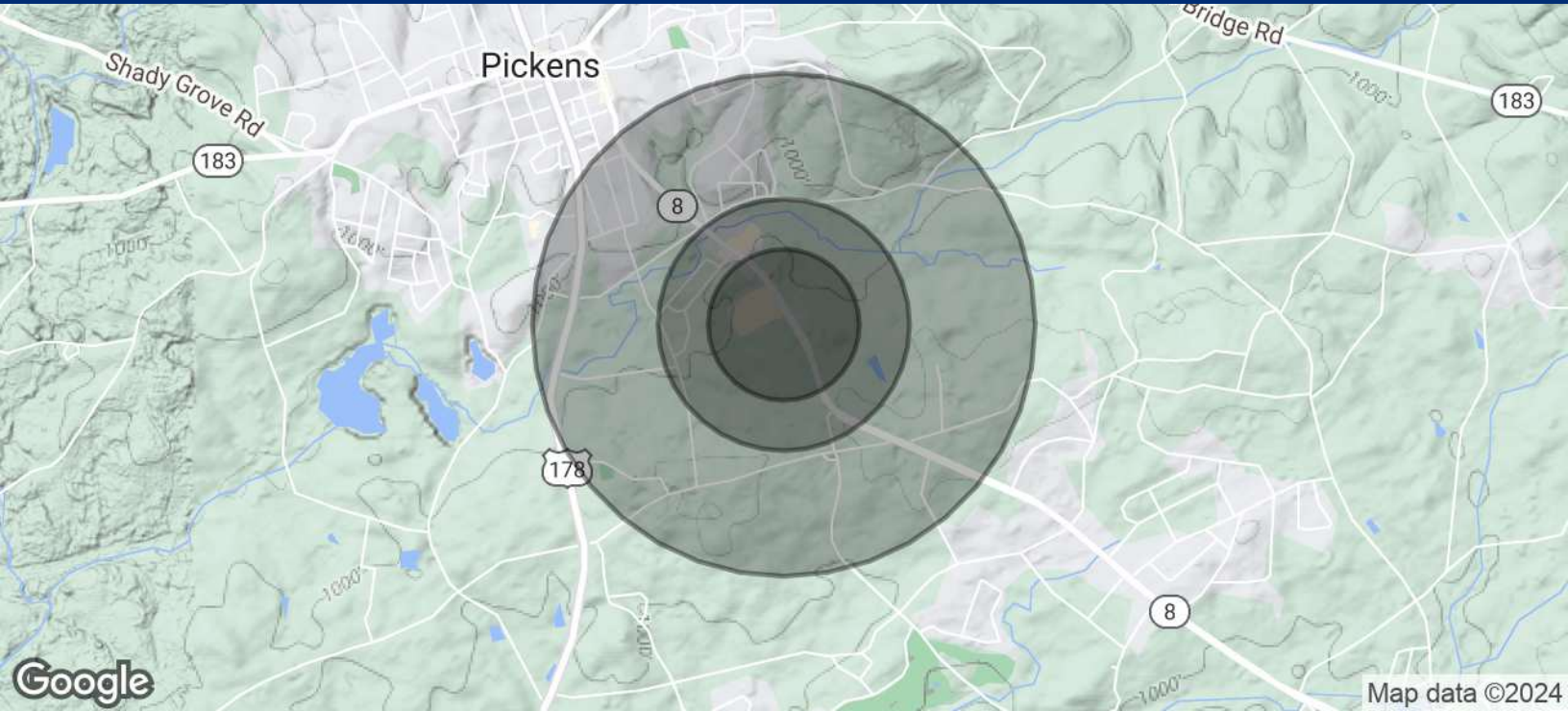
Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	<b>35</b>	<b>138</b>	<b>1,485</b>
<b>Average Age</b>	<b>42</b>	<b>42</b>	<b>42</b>
<b>Average Age (Male)</b>	<b>40</b>	<b>40</b>	<b>40</b>
<b>Average Age (Female)</b>	<b>43</b>	<b>43</b>	<b>43</b>
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	<b>13</b>	<b>51</b>	<b>532</b>
<b># of Persons per HH</b>	<b>2.7</b>	<b>2.7</b>	<b>2.8</b>
<b>Average HH Income</b>	<b>\$82,871</b>	<b>\$81,462</b>	<b>\$63,447</b>
<b>Average House Value</b>	<b>\$287,354</b>	<b>\$283,317</b>	<b>\$233,698</b>

Demographics data derived from AlphaMap

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