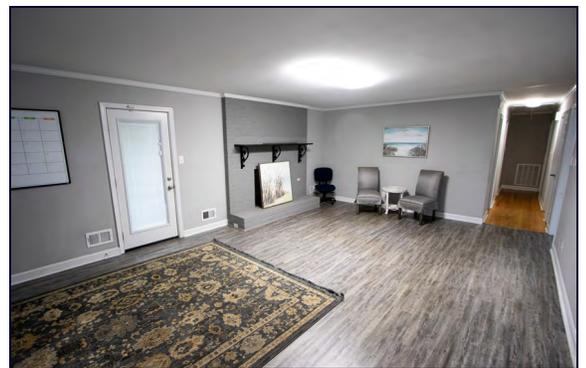


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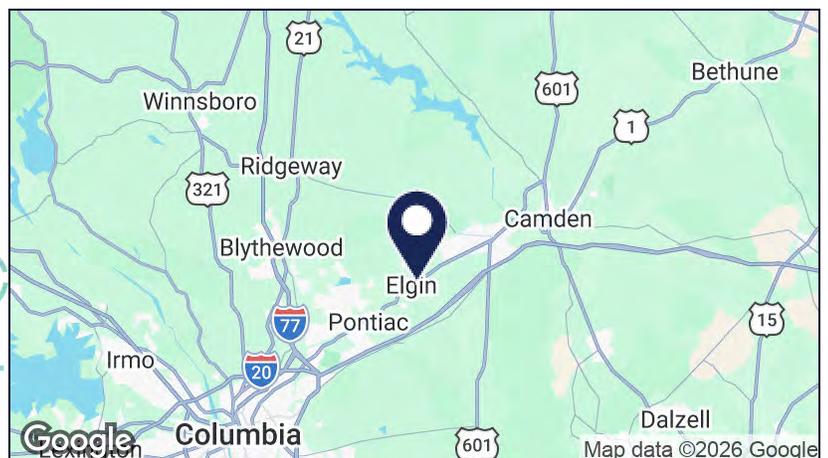
**SALE /  
LEASE**\$365,000 /  
\$2,200.00 PER MONTH  
(MG)**1253 PINE  
STREET****ELGIN, SC 29045**

## ±1,578 SF Office for Sale/Lease

- Standalone building ideal for professional office use in the growing City of Elgin
- Located on the south side of Elgin, 5 minutes from I-20
- Zoned OC (Office Commercial) by the City of Elgin
- Significant capital expenditures have been invested in the property over the last 5 years: new roof, HVAC, electrical re-wiring and conversion from residential to commercial office layout
- Large backyard and side yard can provide for additional parking and/or future expansion plans
- Side yard is also large enough (±0.32 acre) to be parceled off and sold separately



Located off the corner of White Pond Road and Pine Street in downtown Elgin

**CONTACT****ROB LAPIN**  
803.567.1536

RLAPIN@TRINITY-PARTNERS.COM

**JOHN COLEMAN**  
803.567.1876

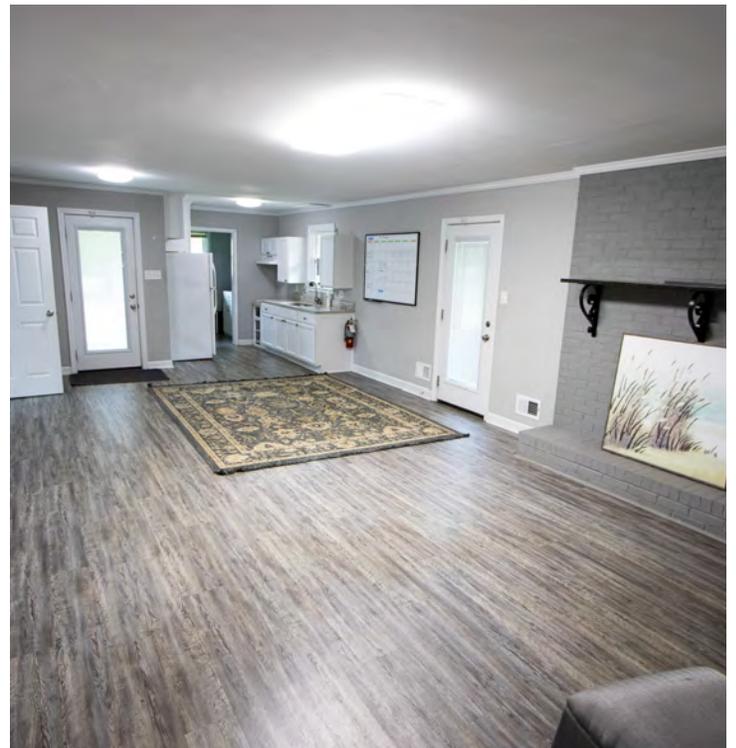
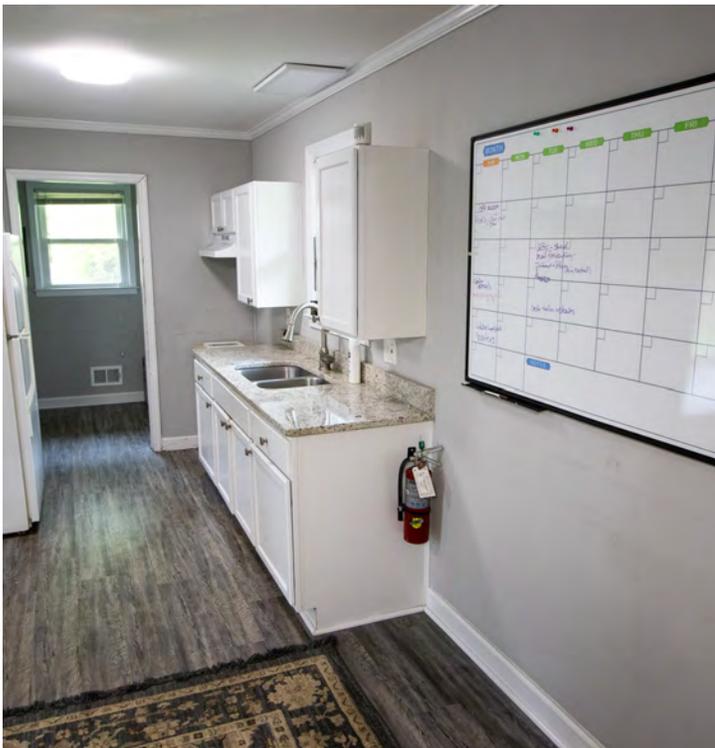
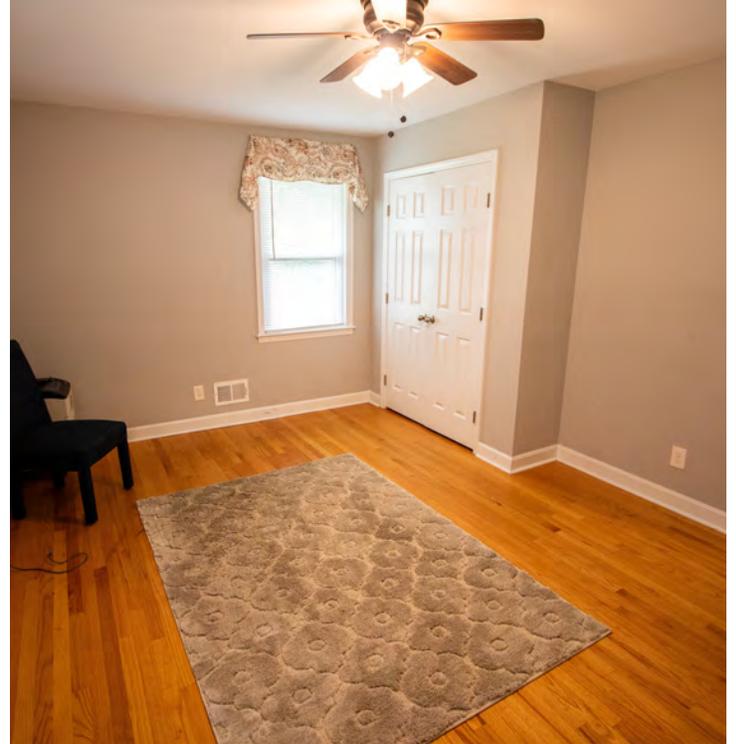
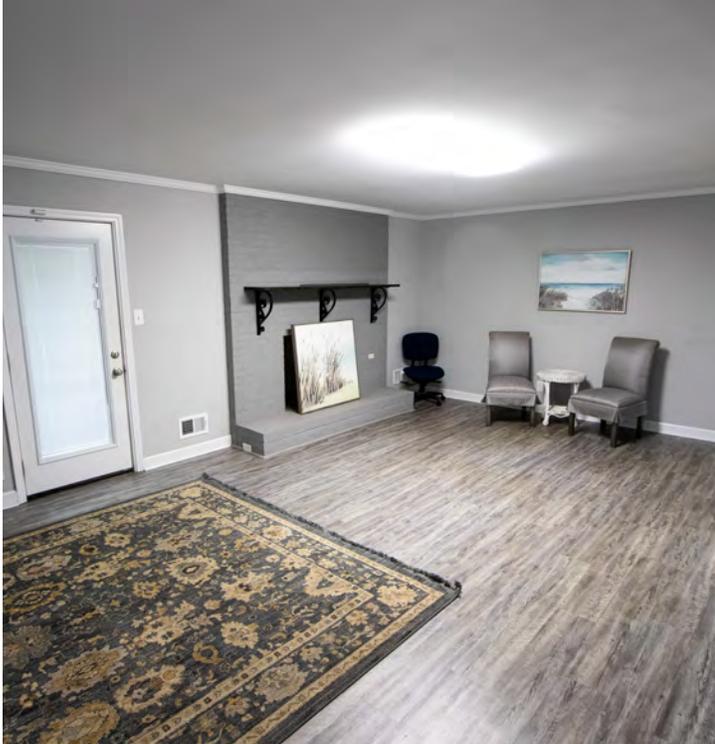
JCOLEMAN@TRINITY-PARTNERS.COM



**TRINITY  
PARTNERS**

TRINITY-PARTNERS.COM  
1501 MAIN STREET SUITE 410  
COLUMBIA, SC 29201

## ADDITIONAL PHOTOS



### CONTACT

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# MAP



Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies

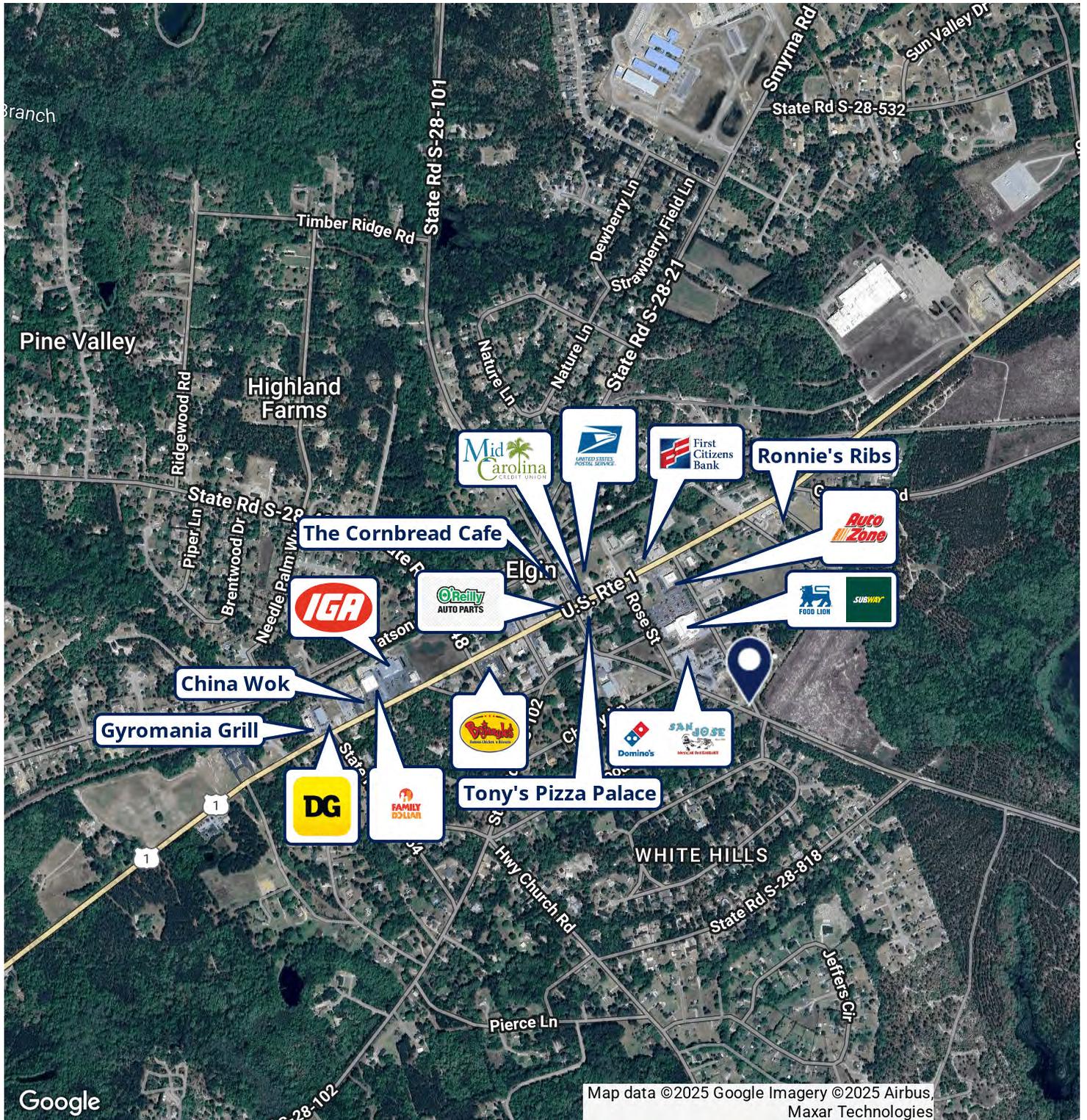
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# RETAILER MAP



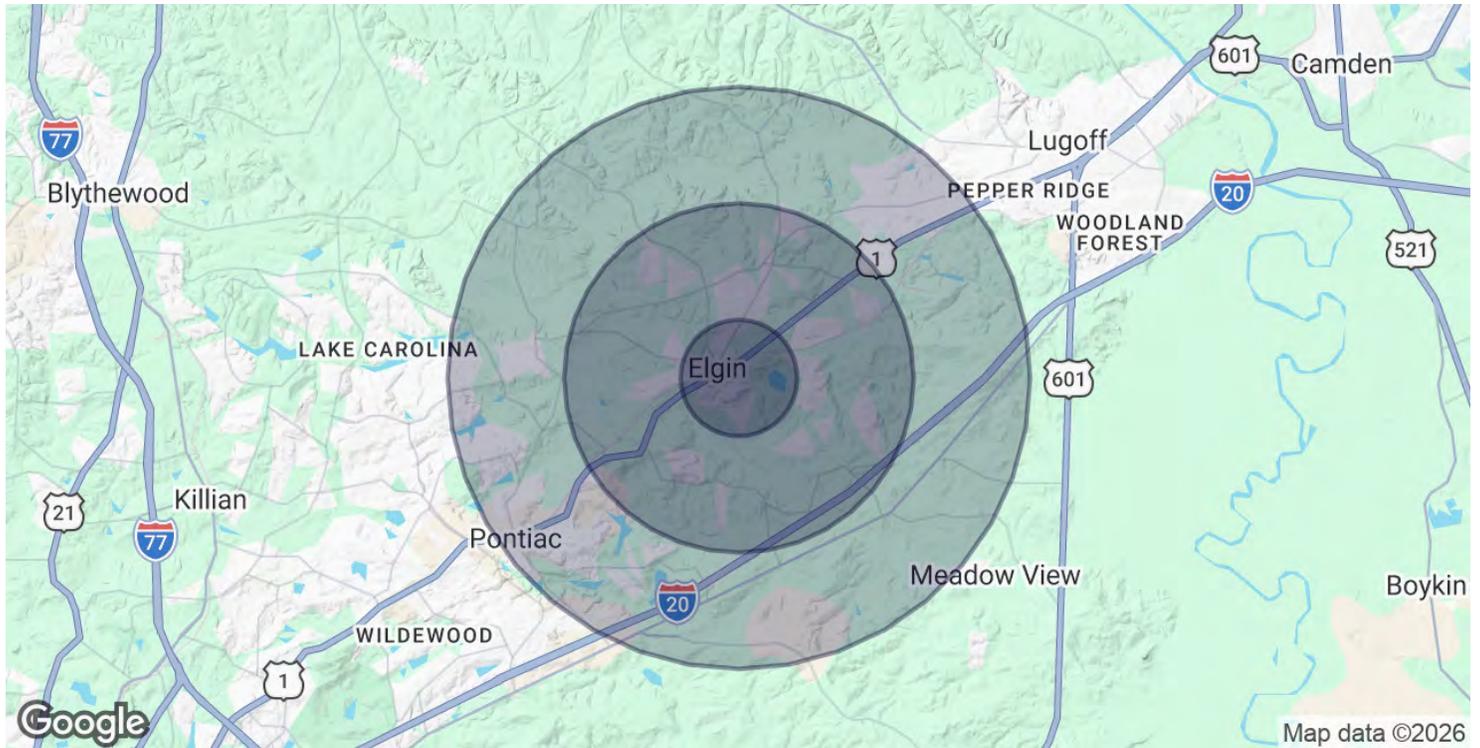
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,396	14,064	37,060
Average Age	39	39	39
Average Age (Male)	39	38	38
Average Age (Female)	40	39	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	848	5,115	13,791
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$86,959	\$84,203	\$92,905
Average House Value	\$248,403	\$247,035	\$305,681

Demographics data derived from AlphaMap

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