

# SALE & LEASE

1001 S. MECHANIC STREET  
PENDLETON SC 29670

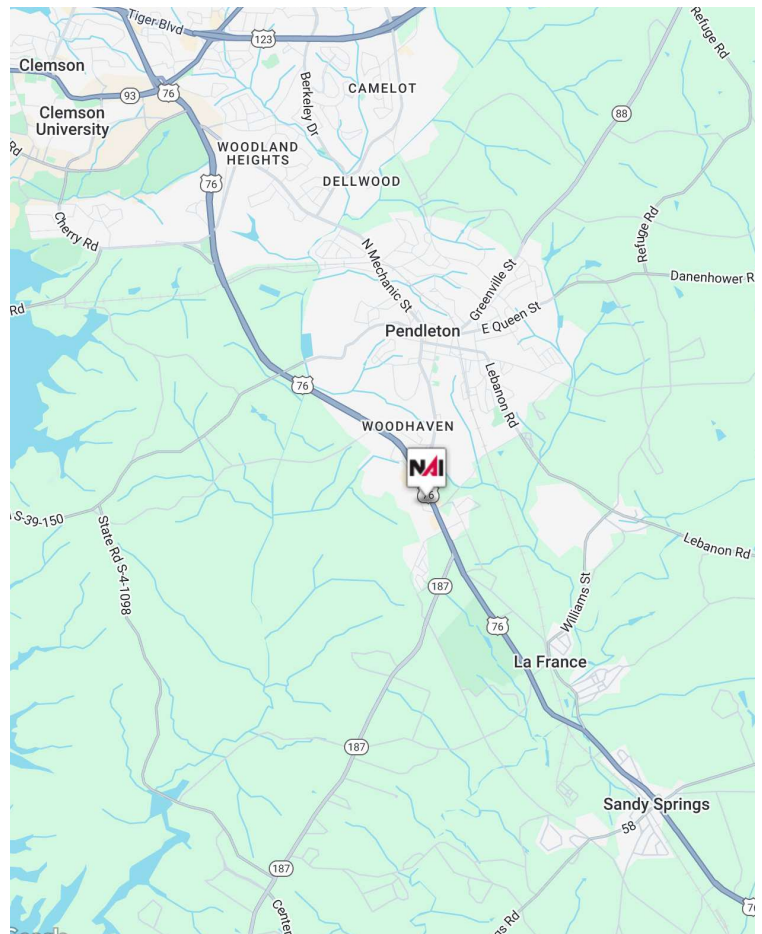


## PROPERTY HIGHLIGHTS

- ±2,800 SF office building with additional ±1,000 SF covered space ready for enclosure if needed
- Prime location near residential developments, high traffic area & along a gateway corridor to rapidly growing area
- Recently renovations/showcasing modern amenities while preserving classic charm
- Solid brick construction with flexible, spacious interior
- Ample parking for employees and visitors
- Located near a signalized intersection (Woody Road and US-76)
- Anderson County Parcel #041-00-02-024; 0.92 acres

## LOCAL DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	2,075	9,439	33,379
2029 PROJECTED POPULATION	2,275	10,137	34,900
2024 HOUSEHOLDS	981	3,906	12,428
2024 AVG HH INCOME	\$76,071	\$79,361	\$74,609



**CONTACT BROKER  
FOR PRICING**



*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*

**NAI Earle Furman**  
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## PROPERTY DETAILS & MAP

### Spacious Interior

1-story retail/office building (former bank building) boasting  $\pm 2,800$  square feet, with an additional  $\pm 1,000$  square feet of covered space ready for enclosure if needed

### Flexible Layout

The interior layout is adaptable to suit a variety of business needs, offering flexibility for customization

### Versatile Use

Recently renovated into a Class A memorial service center; this property presents a move-in ready opportunity for various businesses such as a legal or accounting firm, healthcare facility, bank, and more

### Ample Parking

Abundant parking available, ensuring convenience for clients and visitors

### High Traffic Area

Located in a high-traffic area, ensuring a steady flow of potential customers and clients

### Surrounding Development

Adjacent to hundreds of single-family and multi-family homes existing and under construction/area is a thriving, up-and-coming community

### Prime Location

Property has excellent visibility, is located on a gateway corridor to a rapidly growing area, and is in a high traffic area with a steady flow of potential customers

### Proximity Distances

0.2 miles to US-76, 0.8 miles to Tri-County Technical College, 1.0 miles to Pendleton city center, 4.5 miles to Clemson University, 6.5 miles to I-85



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## PROPERTY PHOTOS

