



FOR SALE

444 Hampton Avenue

Pickens, SC 29671

James Jayroe

Associate Broker

803.924.6233

james@tbccre.com

Trent Johnson

Associate Broker

980.939.5541

trent@tbccre.com

The Burgess Company

601 E McBee Avenue Suite 107

Greenville, SC 29601

864.672.6080

tbccre.com

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Property Description

Explore an exceptional opportunity in the thriving commercial landscape of Pickens with this distinctive 4,250 SF building housing 3 separate units. Tailored for the needs of an Retail / Office investor or owner user, this property stands out with its strategic location and potential for rental income generation. The well-designed layout and versatile spaces make it an ideal choice for investors seeking to establish a strong presence in the dynamic Pickens area. With its prime positioning, this property is poised to offer long-term value and a solid foundation for future business success.

Offering Summary

Sale Price:	\$531,250
Number of Units:	3
Building Size:	4,250 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,189	4,298	8,476
Total Population	3,144	10,834	21,410
Average HH Income	\$59,014	\$73,581	\$70,272



Property Description

Explore an exceptional opportunity in the thriving commercial landscape of Pickens with this distinctive 4,250 SF building housing 3 separate units. Tailored for the needs of an Retail / Office Building investor or owner user, this property stands out with its strategic location and potential for rental income generation. The well-designed layout and versatile spaces make it an ideal choice for investors seeking to establish a strong presence in the dynamic Pickens area. With its prime positioning, this property is poised to offer long-term value and a solid foundation for future business success.

Nestled in the scenic town of Pickens, SC, this property benefits from a thriving local economy and a charming, welcoming community. Situated in close proximity to historic landmarks like Hagood Mill Historic Site and Pickens County Museum, the area offers a rich cultural tapestry and numerous attractions for visitors. With stunning natural beauty, including the picturesque Table Rock State Park and the serene Lake Hartwell, the location presents an ideal balance of work and leisure. For an Office / Office Building investor, the area's growing appeal and accessibility make it a promising investment opportunity.



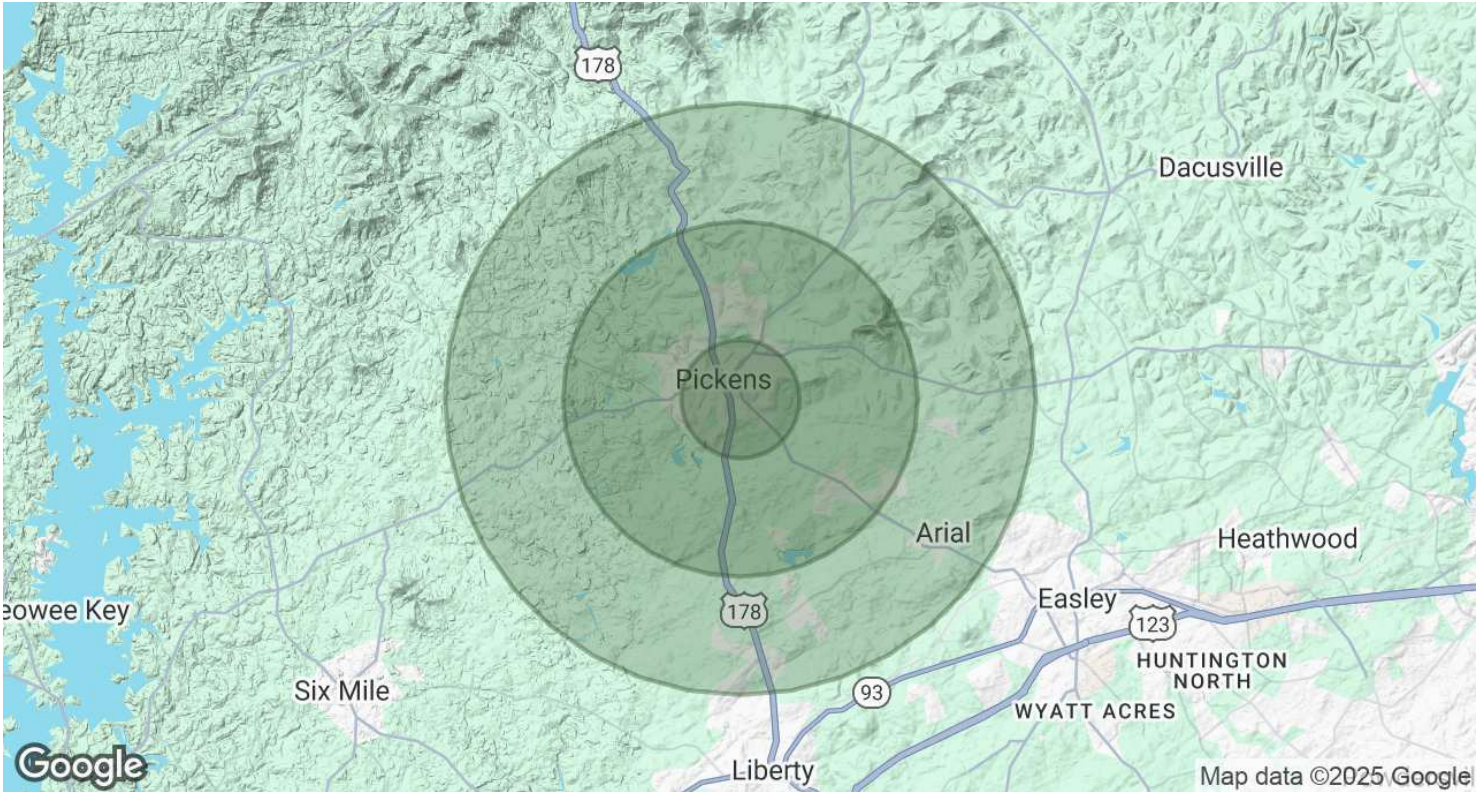
Property Highlights

- 4,250 SF building
- 3 separate units
- Prime location in Pickens
- Ideal for owner user
- Convenient ingress/egress
- +/- 1.3 miles from Walmart Supercenter
- +/- .6 miles from Historic Downtown Pickens
- +/- 20 miles from Clemson, SC





Map data ©2025



Population	1 Mile	3 Miles	5 Miles
Total Population	3,144	10,834	21,410
Average Age	42	43	42
Average Age (Male)	40	41	41
Average Age (Female)	44	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,189	4,298	8,476
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$59,014	\$73,581	\$70,272
Average House Value	\$207,842	\$234,918	\$240,443

Demographics data derived from AlphaMap



James Jayroe

Associate Broker

james@tbccre.com

Direct: **803.924.6233**

SC #84713

Professional Background

James Jayroe graduated from Sewanee: The University of the South in 2009 and currently resides in the Western Upstate of South Carolina. He has been working in Real Estate since 2013 and strives to create long lasting value for clients, partners, and associates in a variety of assets, with an emphasis on retail, land and small office. When not at work James enjoys being outside, hunting, reading, and spending time with his family.

Education

Sewanee: The University of the South ; BA 2009

Memberships

ICSC

The Burgess Company

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Trent Johnson

Associate Broker

trent@tbccre.com

Direct: **980.939.5541**

Professional Background

Trent Johnson graduated from Furman University in 2015, where he was a 4-year member of the soccer team, majored in Business Administration, and most importantly met his wife. His family has called Greenville home since graduation and continues to plant their roots in the Upstate.

After 8+ years in B2B sales, Trent found a perfect blend for his interest in Greater Greenville Development and passion for building local relationships and joined the team at The Burgess Company. His family enjoys staying involved at their church, getting outside, and traveling. Trent is a South Carolina licensed real estate salesman and is specialized in commercial properties in and around the Greater Greenville area.

Education

Furman University - 2011-2015

Memberships

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