

John Powell, CCIM

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FOR SALE / LEASE

**1001 S MECHANIC ST
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 at US Hwy 76 and Mechanic St
- Anderson County 0.92 acres

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Property Details



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

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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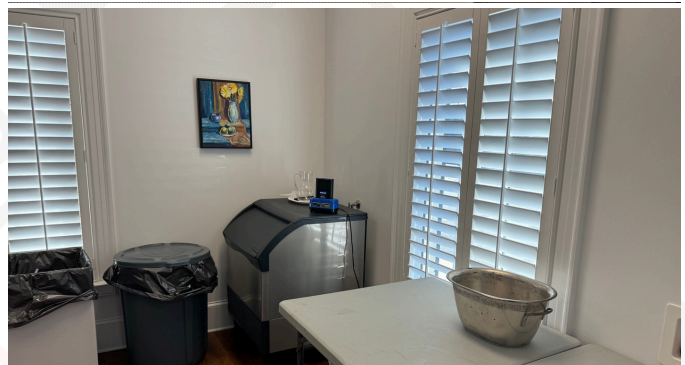
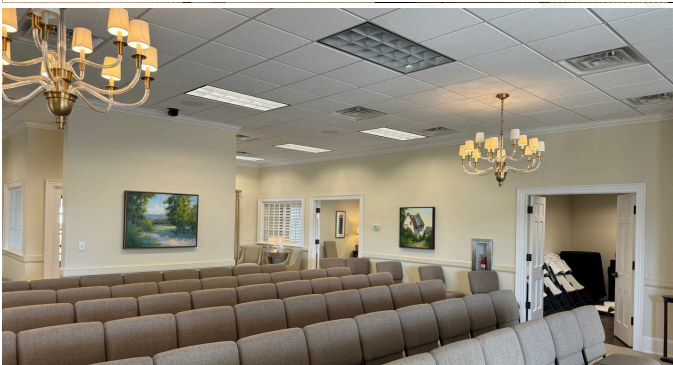
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Property Photos



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