

# COMMERCIAL PROPERTY FOR SALE

101 SECONA RD | PICKENS, SC 29671



NAVIGATE OPPORTUNITY, INVEST WITH DIRECTION



101 Secona Rd. | Pickens, SC

FOR SALE

**\$149,900**

## HIGH-VISIBILITY COMMERCIAL PROPERTY WITH MULTI-ROAD EXPOSURE AND EXISTING FOOD-SERVICE INFRASTRUCTURE.

Located in Pickens' General Business District (GBD), this compact commercial property offers a flexible footprint for retail, service, office, creative or food-related concepts, subject to applicable approvals.

## PROPERTY HIGHLIGHTS

- 0.146 ACRES
- GENERAL BUSINESS DISTRICT (GBD)
- THREE-STREET SETTING / MULTI-ROAD EXPOSURE
- EXISTING WALK-IN COOLER
- COMMERCIAL-STYLE MULTI-COMPARTMENT SINK
- BLOCK CONSTRUCTION
- PUBLIC WATER & SEWER
- LIMITED ON-SITE PARKING

# PROPERTY DETAILS & DEMOGRAPHICS

101 SECONA RD | PICKENS, SC 29671



OPEN INTERIOR / FLEX SPACE



EXISTING SINK / BACK-OF-HOUSE AREA

## 2026 DRIVE-TIME DEMOGRAPHICS

Esri forecasts | 5-, 10- and 15-minute drive times

**4,661**

5-MIN POPULATION

**16,892**

10-MIN POPULATION

**41,298**

15-MIN POPULATION

**16,838**

15-MIN HOUSEHOLDS

**\$64,418**

5-MIN MEDIAN HH INCOME

**\$70,635**

10-MIN MEDIAN HH INCOME

**\$69,622**

15-MIN MEDIAN HH INCOME

### PROPERTY POSITIONING

- GBD zoning supports a broad general-commercial framework within the City of Pickens.
- Compact 0.146-acre parcel with exposure from multiple surrounding streets.
- Existing walk-in cooler and sink infrastructure may reduce build-out requirements for certain users.
- Potential fit for retail, specialty service, office, studio/creative or food-related concepts - subject to zoning, parking and other approvals.



WALK-IN COOLER

### FOR ADDITIONAL INFORMATION

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