

COMMERICAL OPPORTUNITY ON GENTRY MEMORIAL HWY

±6.23 Acres | Pickens County



1641 GENTRY MEMORIAL HIGHWAY EASLEY, SC 29640 • FOR SALE



PROPERTY HIGHLIGHTS

- Pickens County Tax Map No: 5100-17-02-9068
- ± 650 Linear Feet of Double Road Frontage on Gentry Memorial Highway and W Roper Road
- Possible Utilities: Power, Water, Cable, Septic Available
- Flat/Level Topography with Excellent Visibility & Location
- 2022 SCDOT Traffic Count – 13,600 VPD on Gentry Memorial Highway
- *Acreage and Utilities to be verified by buyer or buyer's agent

OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	±6.23 Acres



CHASE STYLES

Associate
864.365.5440
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REEDY COMMERCIAL
301 N Main Street, Suite 501
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DEMOGRAPHICS	2 MILES	4 MILES	5 MILES
Total population	4,639	21,907	33,899
Total households	2,025	9,778	14,947
Average HH income	\$57,933	\$53,649	\$61,858
Average house value	\$145,270	\$134,482	\$151,683
LOCATION OVERVIEW			
± 6 Minutes from Pickens			
± 8 Minutes from Easley			
± 16 Minutes from Dacusville			
±21 Minutes from Berea			
±26 Minutes to Clemson University			
±30 Minutes to Downtown Greenville			

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