

FOR SALE

±3.6 Acres within Walking Distance of AnMed in Pickens, SC



00 Pendleton Street | Pickens, SC 29671

PROPERTY AND LOCATION HIGHLIGHTS

- Pickens County TMS#: 4181-20-81-5542
- Exceptional opportunity on Pendleton Street in Downtown Pickens
- Next door to Cannon Memorial Hospital
- Zoning: RM-16 (High Density Multi-Family)
- Road Frontage: ±688ft on Pendleton Street (US Highway 178) and ±156ft on Liberty Drive
- **Acreage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's Agent

OFFERING SUMMARY

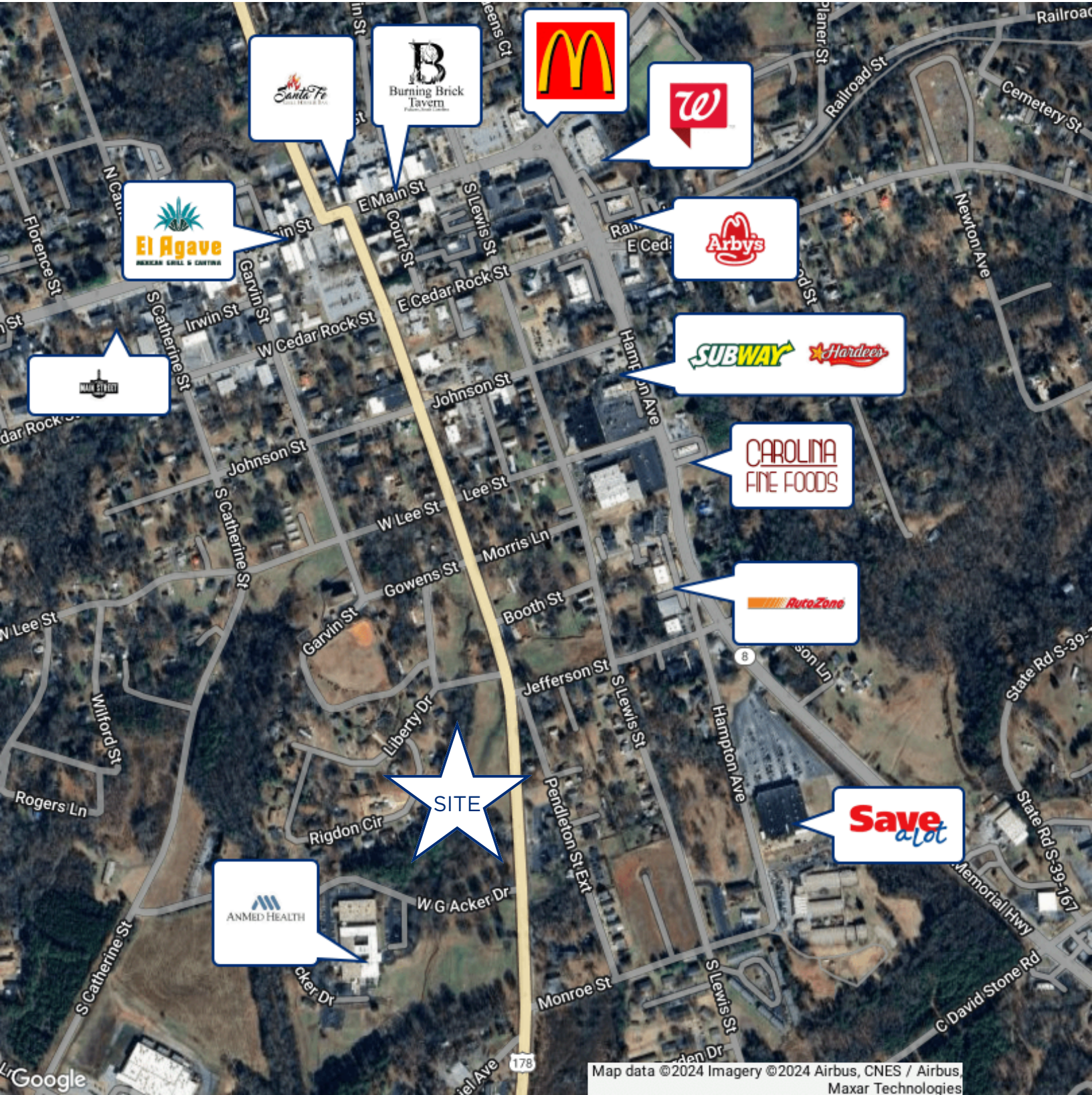
Lot Size:	± 3.6 Acres
Sale Price:	\$189,000.00



JOHN STILLWELL
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REEDY PROPERTY GROUP
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Greenville, SC 29601
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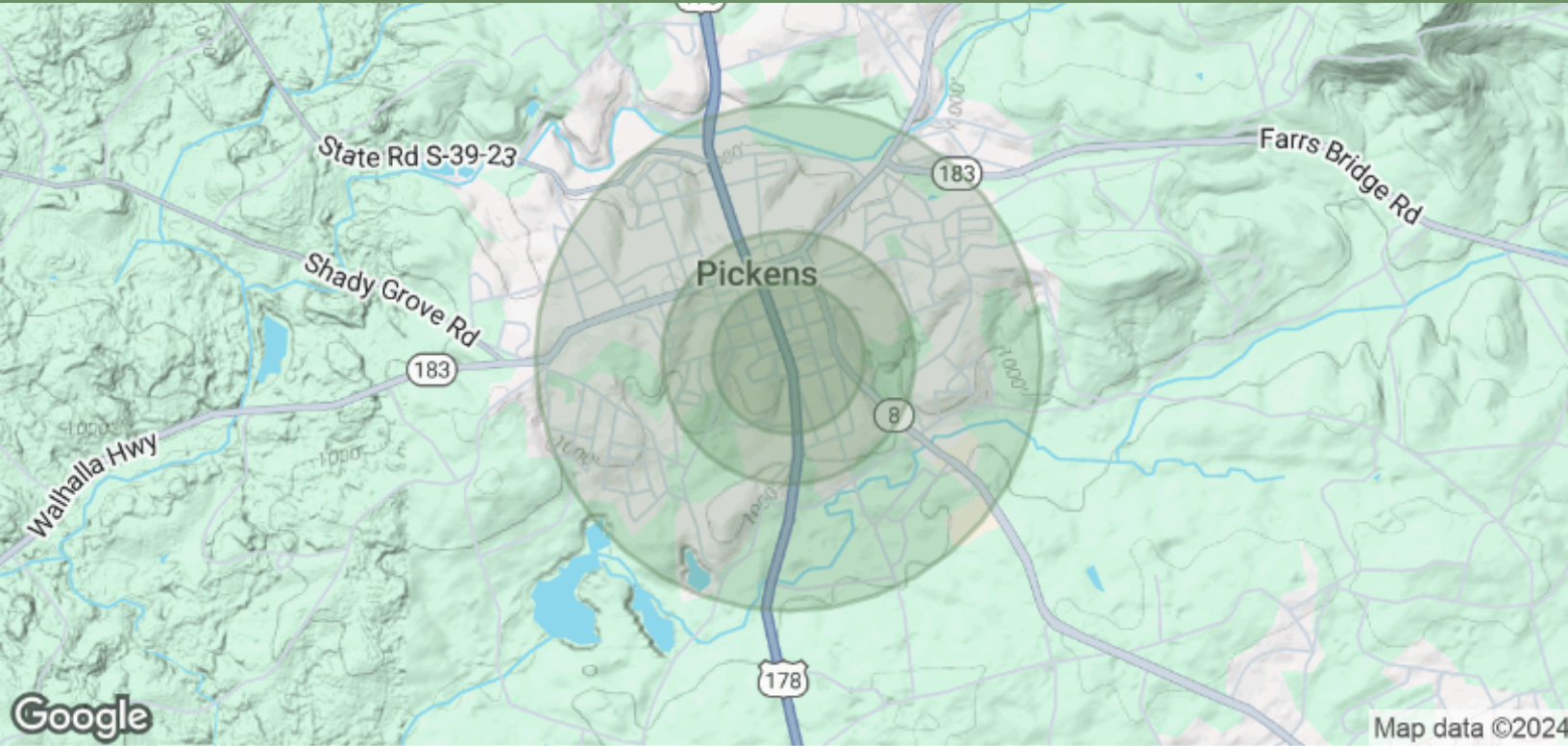
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Local Demographics



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	321	1,009	3,222
Average Age	40	40	42
Average Age (Male)	37	38	40
Average Age (Female)	42	43	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	106	343	1,230
# of Persons per HH	3	2.9	2.6
Average HH Income	\$46,359	\$48,696	\$59,925
Average House Value	\$191,945	\$193,244	\$205,931

Demographics data derived from AlphaMap

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