

# 405 HAMPTON AVENUE

PICKENS, SC 29671

## Retail Space for Lease



**Excellent space centrally located in Pickens, SC.**  
**Approximately 15,000 CPD pass through daily.**  
**±3.77 Acres of vacant land available adjacent to the property.**

- ±2400 SF brick building available for Lease.
- \$3,500/mo plus NNN (\$4.75/SF)
- Approx. 1-Acre with additional acreage avail.
- 30 parking spaces plus overflow
- Approx. 15,000 CPD
- Zoned CBD - Central Business District
- It is currently operating as a restaurant with a drive-thru which was established in 1988.
- Landlord prefers not to lease as a restaurant
- Within City Limits
- Tax Map #4181-16-93-5081 - Pickens Co.



**Hope Tz Schmalzi, CCIM**  
Commercial Broker  
864-630-0352  
hopetz@joynercommercial.com  
www.HopeTzcommercial.com

Berkshire Hathaway HomeServices C. Dan Joyner, REALTORS  
230 Buist Avenue Greenville, SC 29609

©2023 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity.

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

C. DAN JOYNER,  
REALTORS®

COMMERCIAL DIVISION