



FOR SALE OR LEASE

1088 S Pendleton Street

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Easley, SC 29642

PRESENTED BY:

JON MUMMA

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BLACKSTREAM[®]
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,229,000
LEASE RATE:	\$14.50 SF/yr NNN
LOT SIZE:	.609 Acres +/-
TAX ID:	5018-08-98-0571
CURRENT ZONING:	GC
BUILDING SIZE:	7,023 SF +/-
AVAILABLE SQFT:	7,023 SF +/-

OVERVIEW

Don't miss this opportunity to acquire 7,023 square feet (Tax ID 5018-08-98-0571) of prime retail and warehouse space located in City Limits of Easley, SC. The property is Zoned GC which allows for a number of Business Uses. Currently used as a Mattress Store but would work well for any type of General Retail Store or Service Business or other commercial uses provided under General Commercial District zoning.

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LOCATION OVERVIEW

AREA AMENITIES

The immediate vicinity and greater Greenville Area offer a growing array of amenities key to supporting business operations and employee well-being.

- Retail & Dining: Easley boasts a variety of local restaurants and retail establishments, including The Smokin' Pig, Silver Bay, Capri's Italian, and Jimmys Family Restaurant. Larger retail centers with national chains (Home Depot, Lowes, Belk, Publix,) are within a short driving distance.
- Commercial Services: Access to banks, fuel stations (Bank of America, Truist, Quiktrip, Exxon)



KEY HIGHLIGHTS

- Location offers great exposure for business on South Pendleton Street which is right off Hwy 123.
- Current space configuration – 5,089 square foot Showroom and 1,934 square foot Warehouse/Storeroom.
- Ample parking for customers.
- Proximity to major transportation arteries such as Hwy 123, Hwy 153 and I-85, offering easy access for logistics and commuters.
- Located within close proximity to Easley, Clemson, and Greenville.

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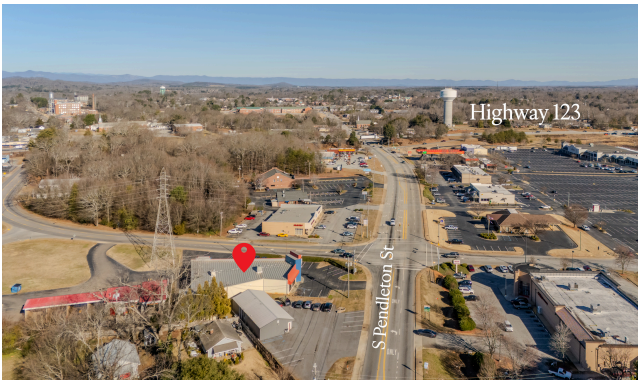
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ADDITIONAL PHOTOS - EXTERIOR



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ADDITIONAL PHOTOS - INTERIOR



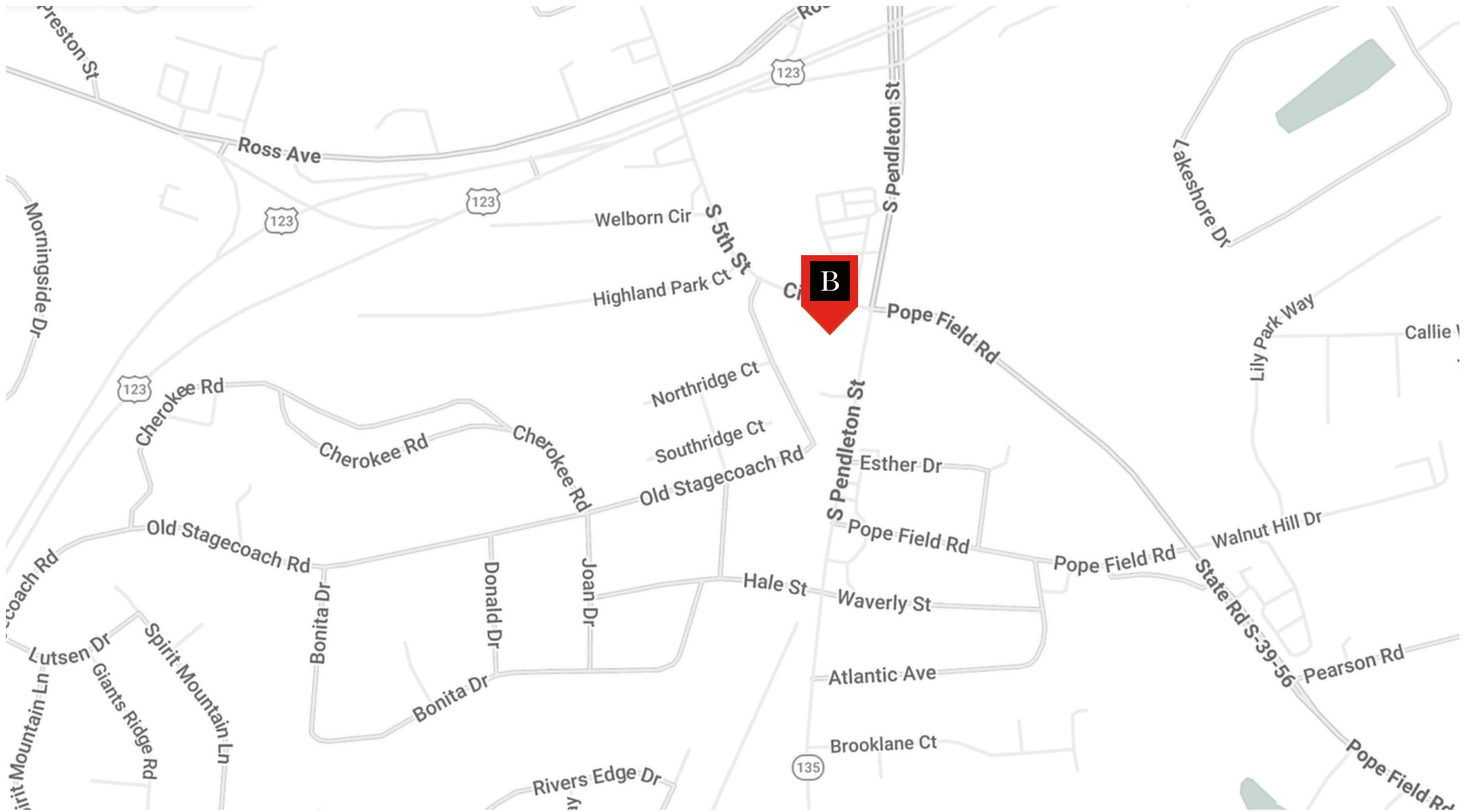
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LOCATION MAP



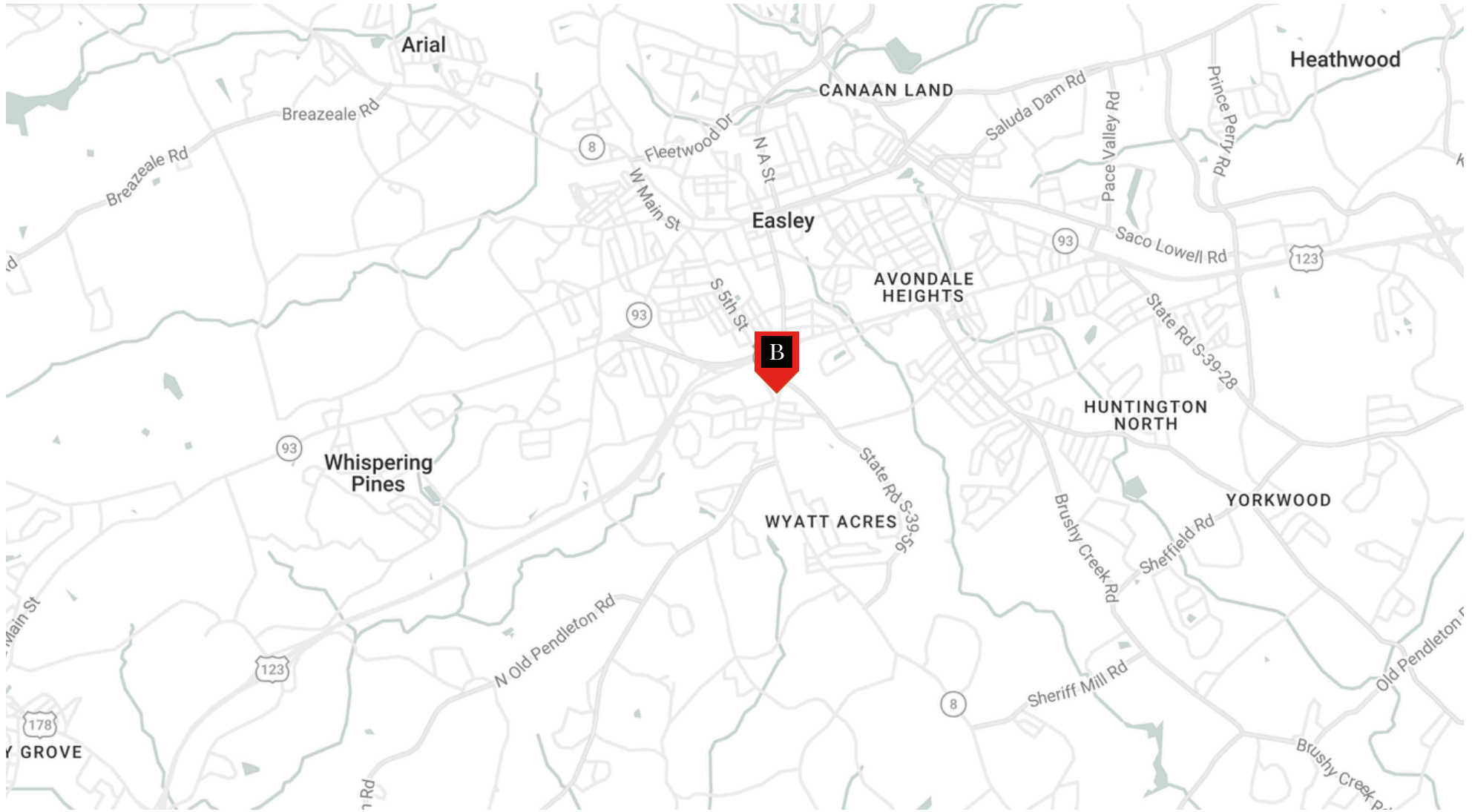
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LOCATION MAP



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REGIONAL MAP



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ADVISOR BIO



JON MUMMA

Advisor

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PROFESSIONAL BACKGROUND

Jon's career path into commercial real estate is grounded in more than three decades of experience in healthcare finance, including his tenure as a Director of Finance for a community hospital. This background sharpened his ability to navigate complex transactions, analyze data, and provide clients with clear, strategic guidance—skills he now brings to his role as an Advisor with Blackstream® Commercial.

Having lived and worked in Greenville and throughout the Upstate for many years, Jon combines professional expertise with a deep connection to the community. His local knowledge, paired with his financial acumen, allows him to identify opportunities and deliver solutions tailored to each client's goals.

Jon works closely with his son, Michael, as part of Mumma Property Partners, offering clients a multi-generational perspective and a collaborative approach. Together, they help business owners, investors, and developers make confident, well-informed decisions in an ever-evolving market.

In Jon, clients find a trusted advisor who values precision, relationships, and long-term success—someone who views every transaction as an opportunity to create meaningful impact both for his clients and for the Upstate community he calls home.

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