



FOR LEASE

444 Hampton Ave

Pickens, SC 29671

± 900-1,900 SF Office/Retail Space | \$12/SF NNN



Contact: Daniel Casillas • 864.901.6932 • daniel@tbccre.com

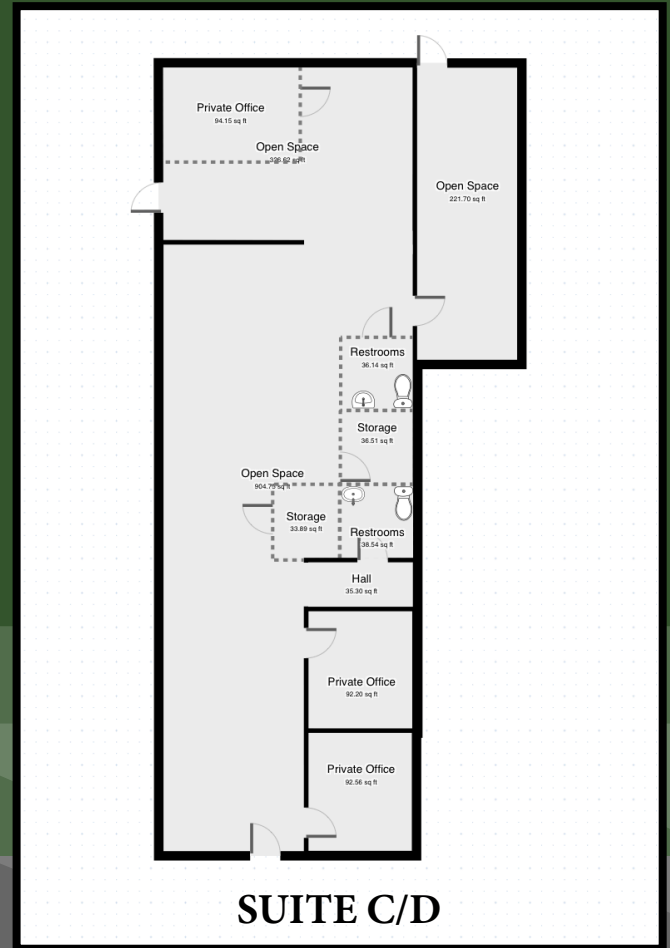
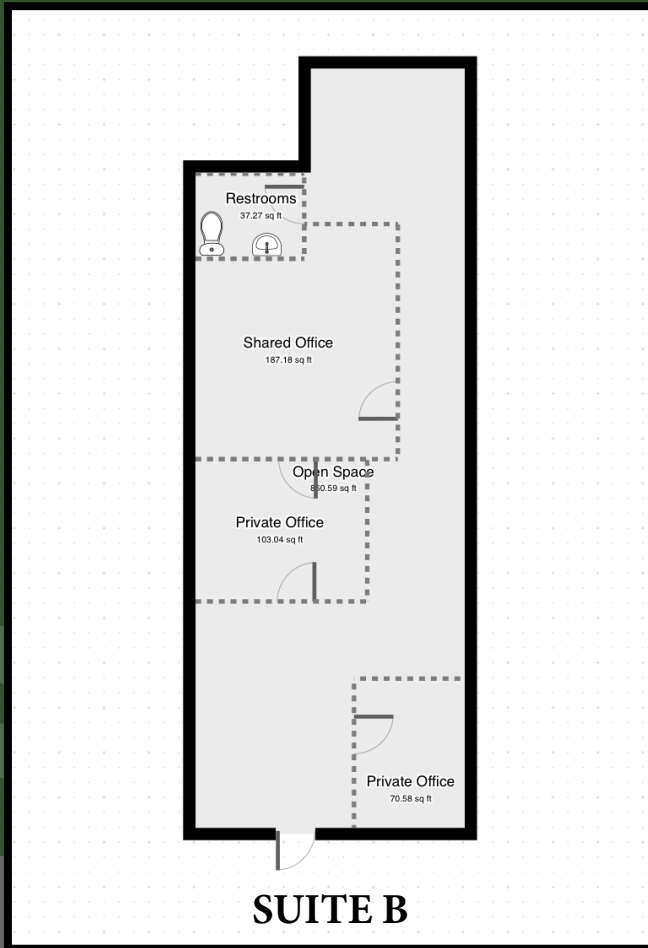
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AMENITIES

- ◇ Flexible floor plans can accommodate office or retail business
- ◇ Highly visible & prominent location
- ◇ 12,100 VPD per 2020 SCDOT traffic count
- ◇ Zoned General Business District in the City of Pickens
- ◇ New roof in 2019
- ◇ \$1.95/SF NNN costs



FLOOR PLANS



CURRENT AVAILABILITY:

Suite B ±1,175 SF

Suite C ±900 SF

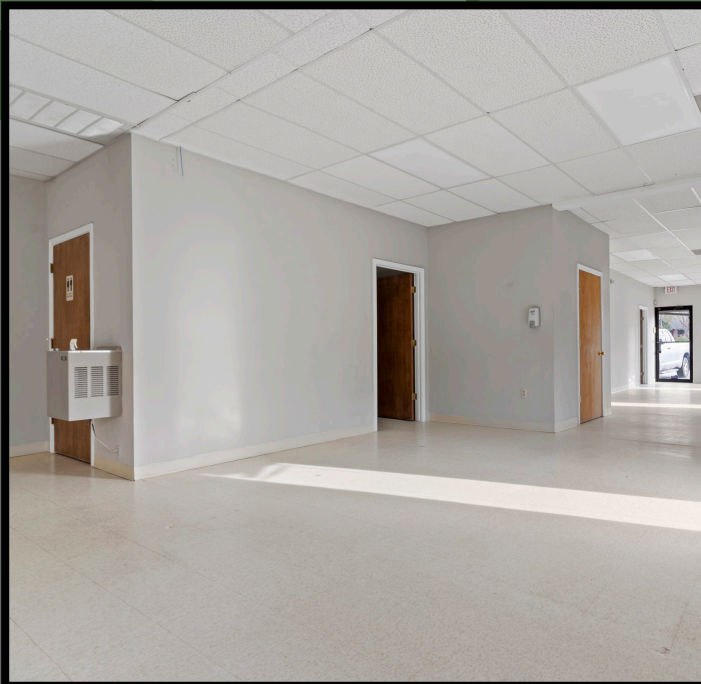
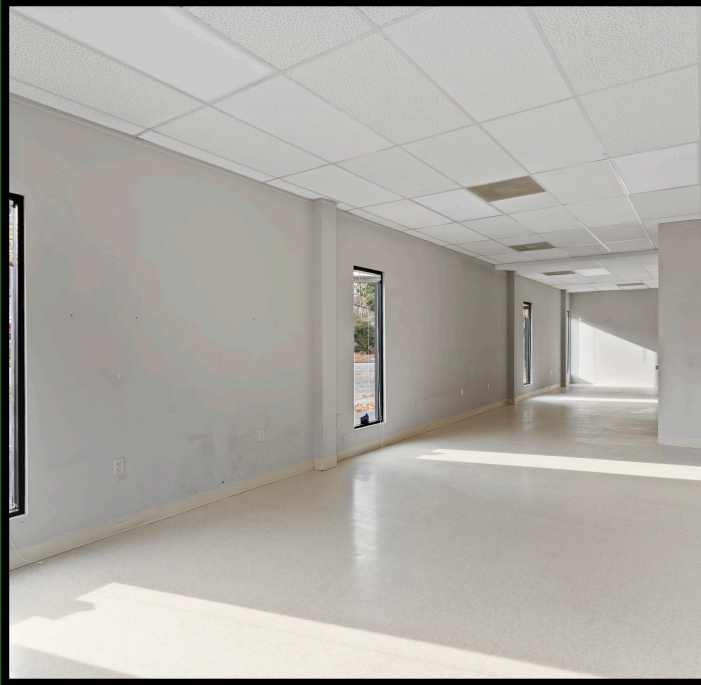
Suite D ±1,000 SF (*Suite C & D are currently combined*)



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INTERIOR PHOTOS



EXTERIOR PHOTOS

