



329-339 HIGHWAY 123

329 U.S. 123, Seneca, SC 29678

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- ±36,975 SF Available
- Prime Highway 123 Frontage
- ±30,000 Vehicles Per Day
- Multiple Suite Sizes Available
- ±19,584 SF Retail/Showroom + ±8,316 SF Warehouse
- Warehouse/Distribution Capability
- \$10.00/SF Modified Gross – Unit 329
- \$12.00/SF Modified Gross – Smaller Suites
- Excellent Visibility & Signage Potential
- Convenient Seneca/ Lake Keowee Location
- Flexible Space for Retail, Service, Office, Medical & Commercial Users

OFFERING SUMMARY

Lease Rate:	\$10.00-\$12.00/SF (MG)
Available SF:	2,100 SF - 19,584 SF
Building Size:	36,975 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	924	6,571	11,997
Total Population	2,245	14,990	27,351
Average HH Income	\$86,108	\$81,882	\$88,933



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PROPERTY DESCRIPTION



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329 - 339 Highway 123 Available for Lease

329-339 Highway 123 presents an excellent leasing opportunity along one of Seneca's most highly traveled and visible commercial corridors. With prominent frontage along US Highway 123 and approximately 31,700 vehicles passing through the corridor daily, the property offers outstanding exposure for businesses seeking a high-visibility location in the Seneca/ Lake Keowee market.

This center features approximately 36,975 SF of available space across multiple suites, providing flexibility for a wide range of retail, service, office, medical, showroom, and commercial users. Available spaces range from approximately 2,100 SF to a substantial 19,584 SF, allowing businesses to find a configuration suited to their individual needs.

Unit 329 offers approximately 19,584 SF of retail/showroom space along with an additional $\pm 8,316$ SF of warehouse space in the rear, creating a unique opportunity for a user requiring both customer-facing space and significant storage or operational capacity. The space is offered at \$10.00/SF Modified Gross and will be available January 1.

Additional availability includes a $\pm 2,100$ SF suite and a $\pm 2,250$ SF suite, both offered at \$12.00/SF Modified Gross, as well as two $\pm 2,362.50$ SF suites located along Debra Street. The variety of suite sizes makes the center suitable for both established businesses and smaller operators looking to establish a presence along a major commercial corridor.

The property's location provides convenient access throughout Seneca and the surrounding Upstate market, with excellent visibility, strong traffic counts, and proximity to established retail, dining, and commercial destinations. For a business looking for visibility and accessibility in the Seneca market, 329-339 Highway 123 offers a compelling combination of location, flexibility, and available space.

Contact agent for more info.



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

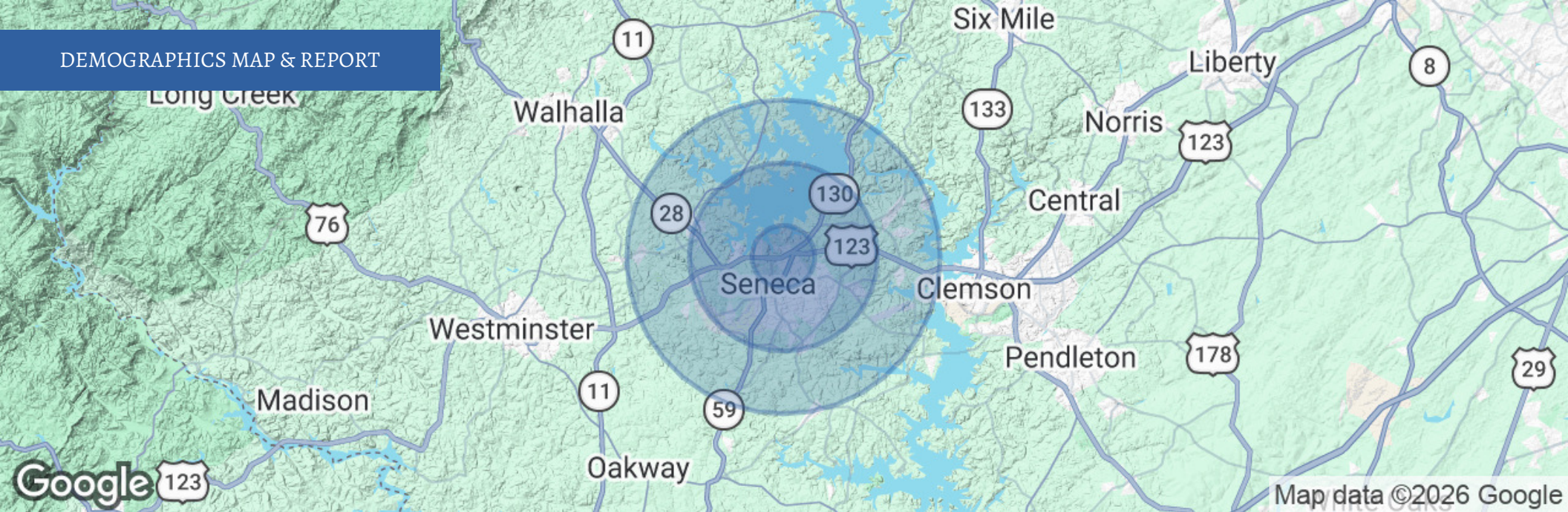


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,245	14,990	27,351
Average Age	40.0	42.0	42.7
Average Age (Male)	39.4	42.1	42.5
Average Age (Female)	41.9	43.7	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	924	6,571	11,997
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$86,108	\$81,882	\$88,933
Average House Value	\$320,895	\$304,755	\$338,858

2023 American Community Survey (ACS)



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