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Creating sustainable,
cost-effective solutions
Supporting community growth

BLACKSTREAM[®]
COMMERCIAL REAL ESTATE

SALE

105 West Pickens Street

105 W PICKENS STREET

Abbeville, SC 29620

PRESENTED BY:

ROD SUAREZ

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MICHAEL BEDENBAUGH

803-924-9979, mbedenbaugh@blackstreamcre.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$189,000
BUILDING SIZE:	± 4,964 SQFT
APN/PARCEL ID:	109-13-07-007
ZONING:	Commercial / Downtown Historic District
CURRENT USE:	Office & Residential (Tenants in Place)

EXECUTIVE SUMMARY

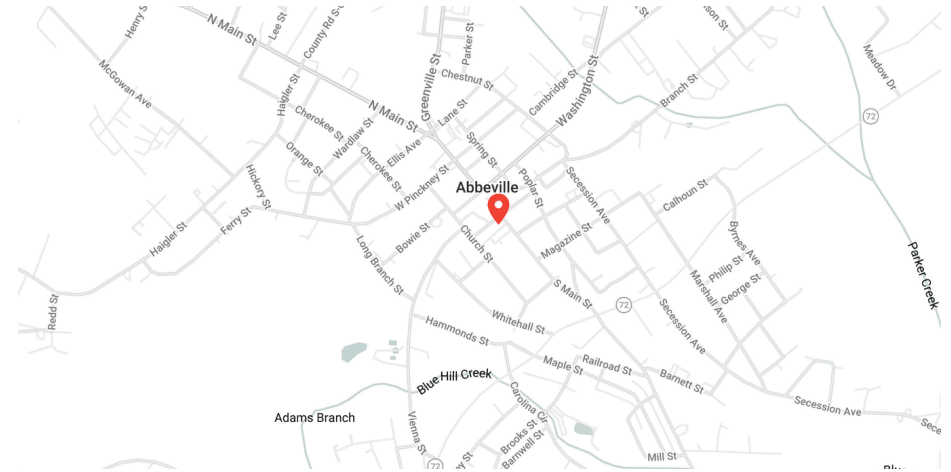
A rare opportunity to acquire a versatile, historic commercial asset located in the heart of Historic Downtown Abbeville. Situated directly on the vibrant Abbeville Square, 105 W Pickens Street (part of a multi-unit historic block) combines classic architectural charm with functional business space. This property is ideal for an owner-user looking for high visibility or an investor seeking a flagship location in a growing rural "lifestyle." Property includes 2 apartments currently occupied on the top level.

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PROPERTY HIGHLIGHTS

- **Prime Location:** Positioned on the "Square," the primary hub for tourism, events, and local commerce.
- **Historic Character:** Built circa 1906–1912, the property features classic brick masonry, original storefront doors, and updated stone detailing.
- **Mixed-Use Potential:** The building supports a wide range of uses, from boutique retail and professional offices to residential conversion on upper floors.
- **Visibility & Traffic:** Heavy pedestrian activity generated by the Abbeville Opera House, the historic Courthouse, and annual festivals (Hogs & Hens, Spring Festival).
- **Unique Amenities:** Features such as a freight elevator (ideal for moving furniture or inventory) and updated ADA-compliant restrooms.

PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Investment
PROPERTY SUBTYPE	Investment / Office / Retail
BUILDING SIZE:	± 4,964 SQFT
APN/PARCEL ID:	109-13-07-007
ZONING:	Commercial / Downtown Historic District

DEMOGRAPHIC & MARKET DATA

Abbeville serves as the county seat, drawing a captive audience from the surrounding rural communities and regional tourists.

Population & Income - City/County Area

- Total Population: ± 24,352 (County)
- Median Age: 44.3 Years
- Workforce: 87% White Collar / 13% Blue Collar
- Average Household Size: 2.46

Consumer Profile

- Activity Hub: The Square is a regional draw, bringing in visitors from across the state for monthly plays at the Opera House.
- Economic Mix: Supported by manufacturing, healthcare, and a burgeoning "Main Street" retail sector.
- Market Stability: Low commercial vacancy rates within the historic district compared to regional industrial hubs.



LOCATION & ACCESSIBILITY

105 W Pickens Street sits within the Abbeville Historic District, which is listed on the National Register of Historic Places.

Business owners benefit from:

- Walkability: High "Walk Score" within the immediate four-block radius.
- Parking: Ample street parking and public lots within walking distance.
- Community Events: Direct exposure to thousands of annual visitors during the city's major festivals and seasonal markets.

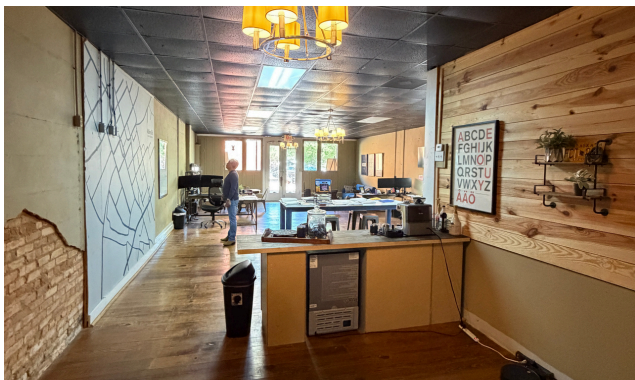
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ADDITIONAL PHOTOS



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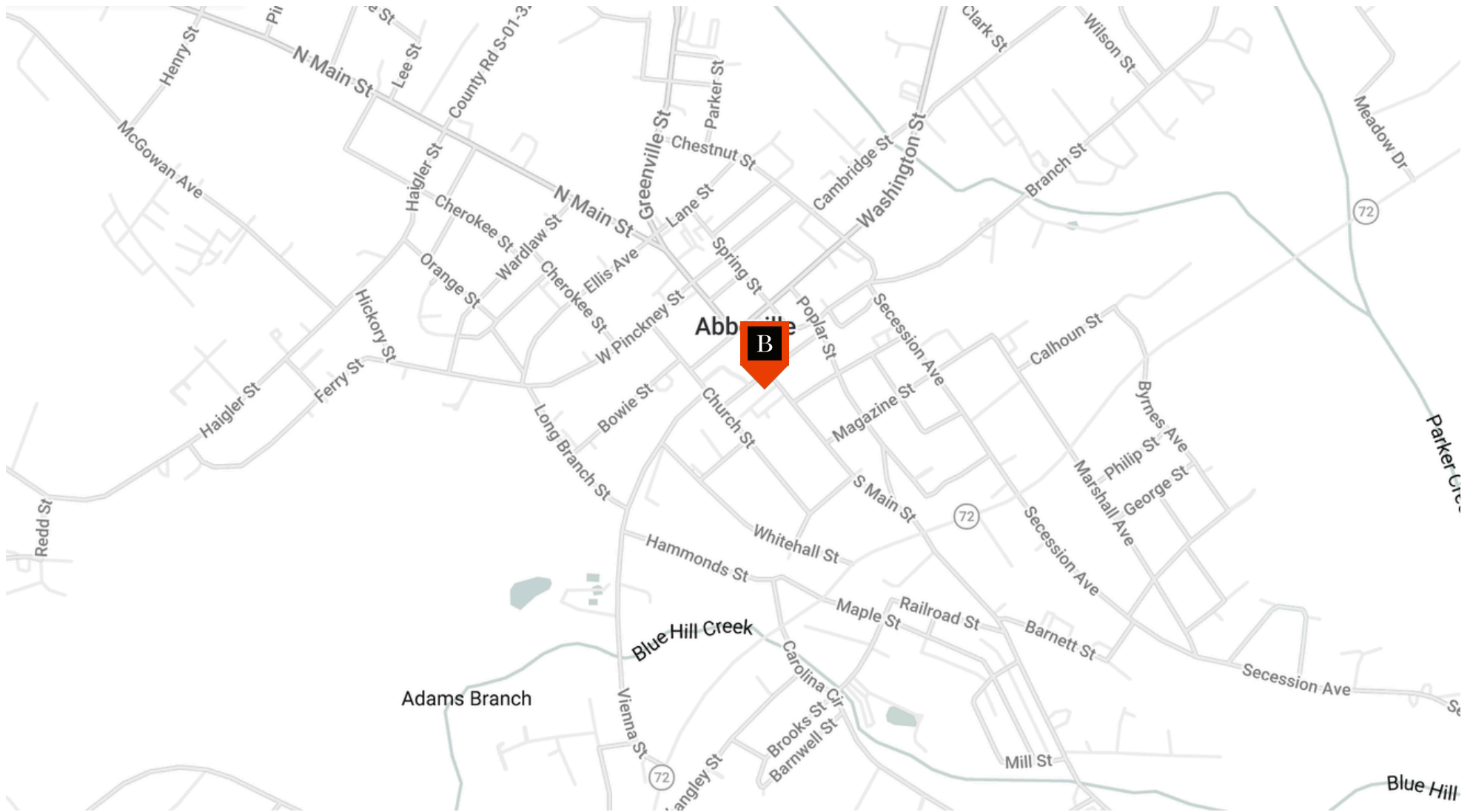
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LOCATION MAP



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REGIONAL MAP



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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PROFESSIONAL BACKGROUND

Michael Bedenbaugh brings decades of leadership, preservation expertise, and business acumen to his role with Blackstream Christie's International Real Estate as a residential agent as well as a commercial advisor with Blackstream Commercial Real Estate, Mike serves clients throughout the Carolinas with a focus on properties rich in character and value.

A SC native and proud U.S. Navy veteran, Mike studied International Studies and History at USC and Columbia University, New York. He launched and led a national marketing firm with major clients such as DreamWorks, MGM, and Universal Pictures, before shifting his focus to preservation and community development in South Carolina.

As President & CEO of Preservation South Carolina for over 14 years, Mike directed efforts that saved dozens of historic properties and raised millions in funding to support revitalization projects across the state. His impact earned him South Carolina's highest civilian honor—the Order of the Palmetto.

Now, through Blackstream, Mike combines his business acumen and passion for place with real estate expertise to guide both residential or commercial clients in discovering their own corner of Abbeville, Greenwood, and McCormick Counties—whether it's a historic treasure, modern investment, or commercial opportunities.

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