

LANGSTON BLACK

REAL ESTATE, INC.

GAS STATION / CONVENIENCE STORE

FOR SALE

7605 HWY 76, PENDLETON, SC

1,560+- SF BUILDING ON .83+- ACRE PARCEL



2015 TRAFFIC COUNT: 17,675 VPD

FIVE UNDERGROUND TANKS

- (1) 4,000 GALLON TANK
- (1) 10,000 GALLON TANK
- (3) 8,000 GALLON TANKS
- (4) MPD UNITS

ANDERSON COUNTY
TAX MAP 04102-04006

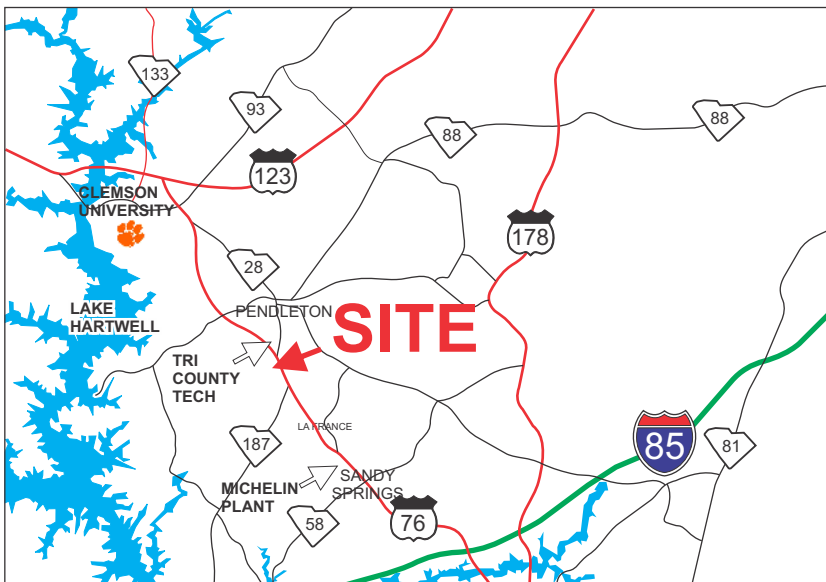
\$450,000

FOR MORE INFORMATION CONTACT
BRAD TOY AT 864-640-7429
btoy@langston-black.com

LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

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www.langston-black.com

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #207)



	1 MILE	3 MILE	5 MILE
2016 POPULATION	1,148	7,726	29,479
AVERAGE HH INCOME	\$46,837	\$47,674	\$55,282



2011 AERIAL FROM ANDERSON COUNTY GIS