

LANGSTON BLACK

REAL ESTATE, INC.

GAS STATION / CONVENIENCE STORE

FOR SALE

7605 HWY 76, PENDLETON, SC

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

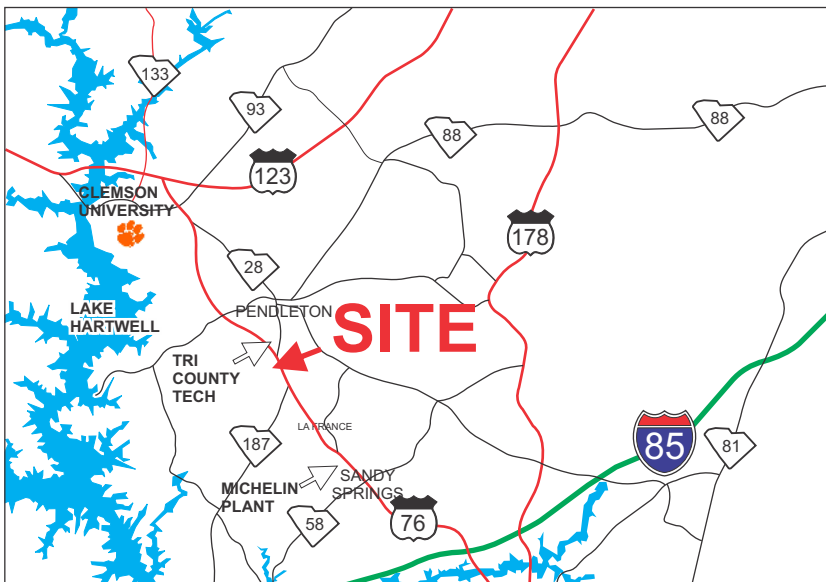


TRAFFIC
COUNT:
19,600 VPD

SALES PRICE: ~~\$450,000~~
REDUCED TO **\$395,000**

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

FOR MORE INFORMATION CONTACT:

BRAD TOY, CCIM, AT 864-640-7429
btoy@langston-black.com

R.W. ABEL AT 864-729-3304
rabel@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