

FOR SALE OR GROUND LEASE



±2.0 Acres

\$3,750/Mo per 1 Acre Site

 311 & 319 ANN STREET, PICKENS, SC 29671

\$750,000

±2 Acres available For Sale at the signalized intersection of Ann Street and Jones Avenue

Traffic Count: ±11,000 Vehicles Per Day (VPD)

Two (2) ±1 Acre parcels available for sale

Additional acreage and warehouse available if needed

Total of ±500 feet of frontage offers potential for retail development

Lot is mostly level with utilities in place

Area businesses include: Ace Hardware, Bojangles, Burger King, Dollar General, Ingle's, Pizza Inn, Wendy's



CONTACT:

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The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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