



**COLDWELL  
BANKER  
COMMERCIAL**  
CAINE

**421 N PINCKNEY ST.  
UNION, SC 29379**

AVAILABLE SPACE  
+/-14,400 SF

ASKING PRICE  
\$420,000



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**FOR SALE**

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## OFFICE

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**COLDWELL BANKER COMMERCIAL  
CAINE**  
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# 421 N PINCKNEY ST.

Union, SC 29379

SALE



## OFFERING SUMMARY

Sale Price:	\$420,000
<hr/>	
Lot Size:	+/-2.13 Acres
<hr/>	
Year Built:	1989
<hr/>	
Building Size:	+/-14,400 SF
<hr/>	
Zoning:	A-2 City of Union
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Price / SF:	\$29.17

## PROPERTY OVERVIEW

Former Farm and Garden Supply convenient to Downtown Union

## PROPERTY HIGHLIGHTS

- Main Building:
  - +/-8,000 SF of enclosed area divided into 2 spaces: +/-6,000 SF showroom and +/-2,000 SF warehouse
  - +/-1,000 SF (10 ft. x 100 ft.) SF loading dock (2 roll-up overhead doors provide access)
  - +/-3,000 SF (30 ft. x 100 ft.) SF open attached shed
- Warehouse Building:
  - +/-6,400 SF (80 ft. x 80 ft.)
  - 2 metal roll-up doors provide drive-in access
- Also, a +/-2,500 SF (30 ft. x 84 ft.) open metal shed structure on site

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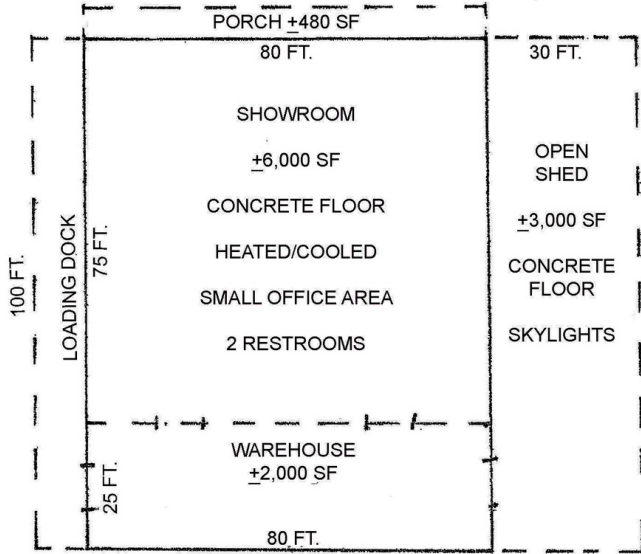
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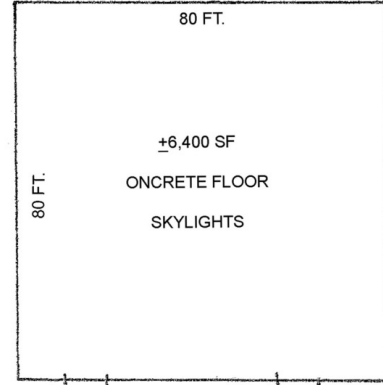
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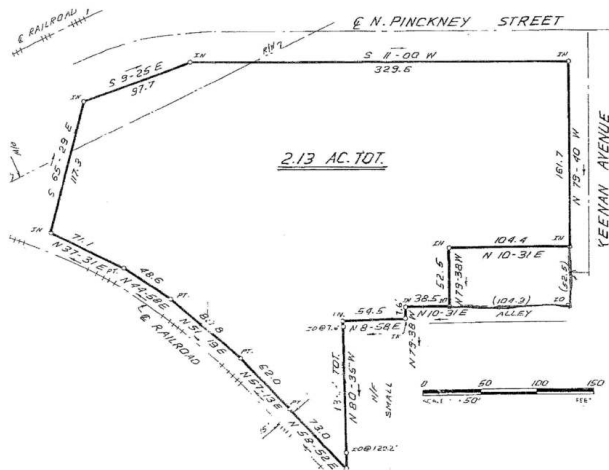
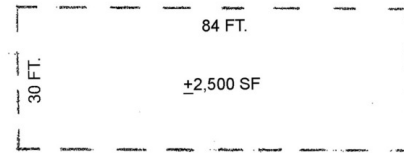


Main Building (Not to Scale)

METAL WAREHOUSE (Not to Scale)



OPEN METAL SHED (Not to Scale)



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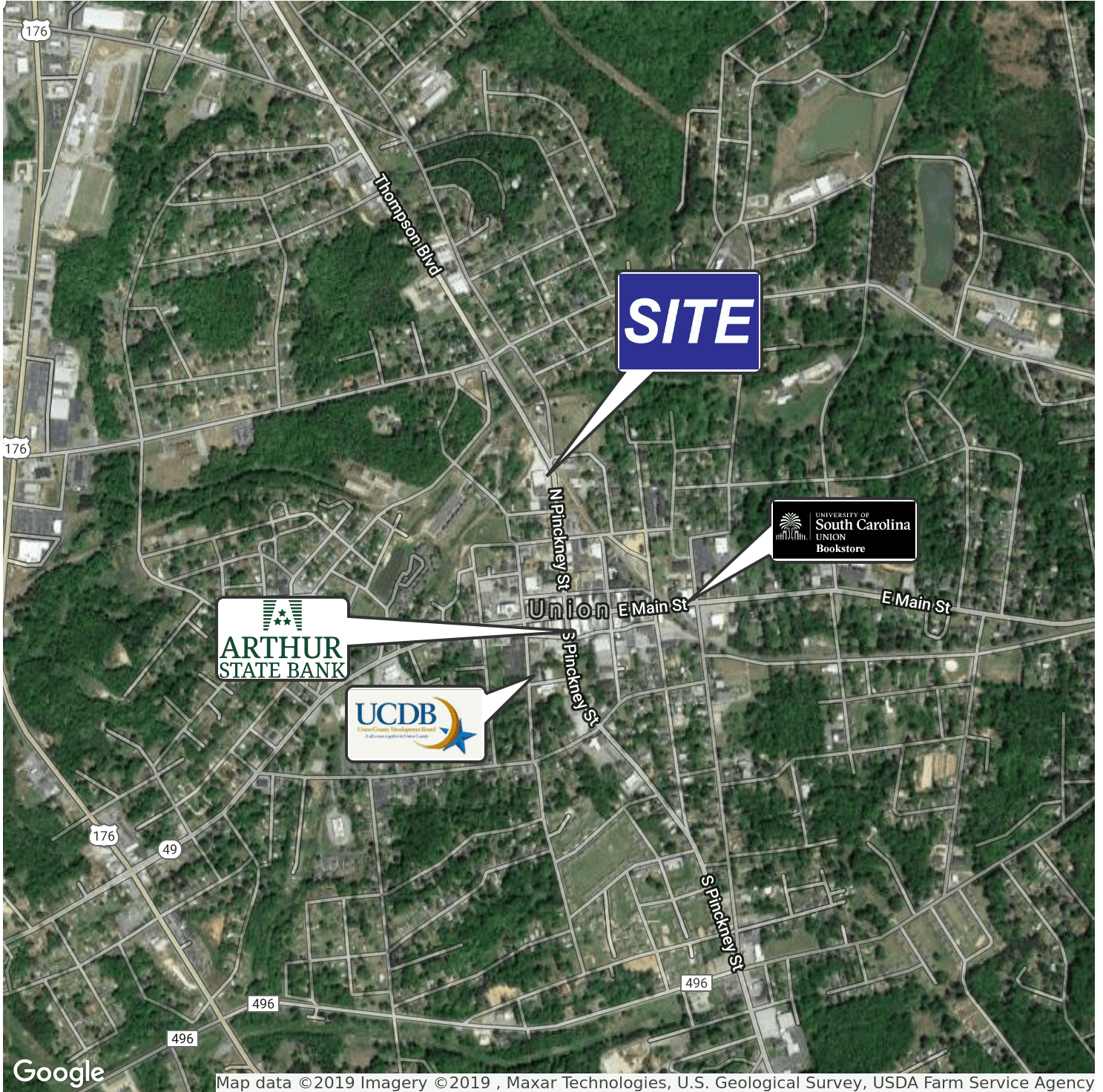
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Google

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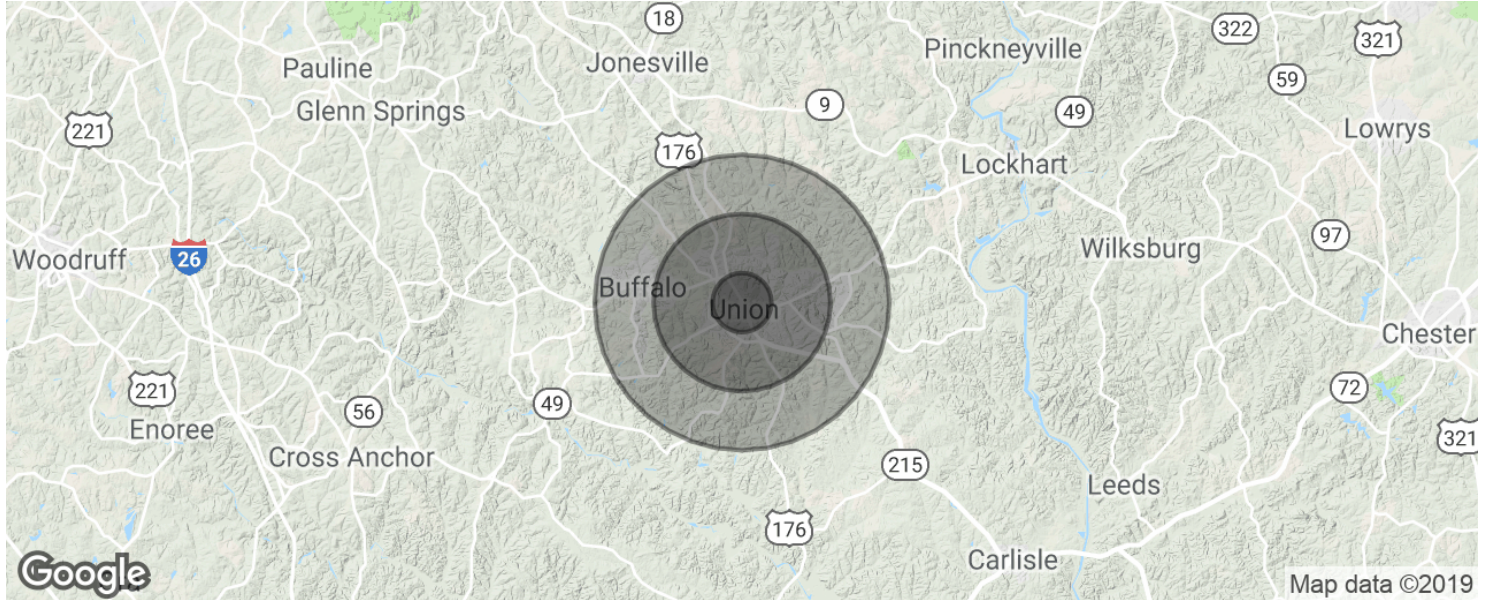
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,057	11,361	17,440
Median age	45.5	44.6	43.6
Median age (Male)	39.4	39.5	39.5
Median age (Female)	47.3	46.3	44.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,396	5,004	7,458
# of persons per HH	2.2	2.3	2.3
Average HH income	\$35,474	\$39,436	\$41,560
Average house value			

\* Demographic data derived from 2010 US Census

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