

# ±1.5 Acres of Potential — See the Winning Plays

2601 Highway 6, Gaston, SC 29053



Offered at \$585,000

Turn commuters into customers on this highway hotspot!

- ±1.55 flood-free acres + ±325 feet of SC-6 frontage directly across from “The Store.”
- Approximately 2,450-square-foot concrete-block storefront (ex-L and H Grocery) already has power, well and septic—so you’re renovating, not starting from scratch.
- Ag zoning + level topo = almost any concept: modern 4-pump c-store with QSR, single-lane coffee drive-thru, ±12k square-foot climate-controlled mini-storage, boutique farm-supply, or contractor hub.
- Clean environmental slate: All underground tanks pulled in 1998 under SCDHEC oversight—closure letter on file for smooth lending and insurance.
- Location that sells itself: 3 mi east of Swansea, about 25 min to Columbia, capturing daily commuter flow and rural shopper traffic.

Break ground tomorrow, start potential cash-flowing sooner—rare to find utilities, visibility and a documented clean bill of health in one package.



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