



FOR SALE:

~~**\$495,000**~~

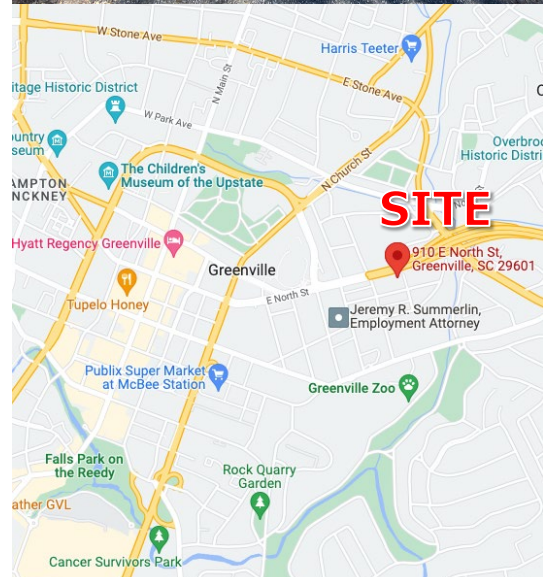
NOW PRICE REDUCED:

\$450,000



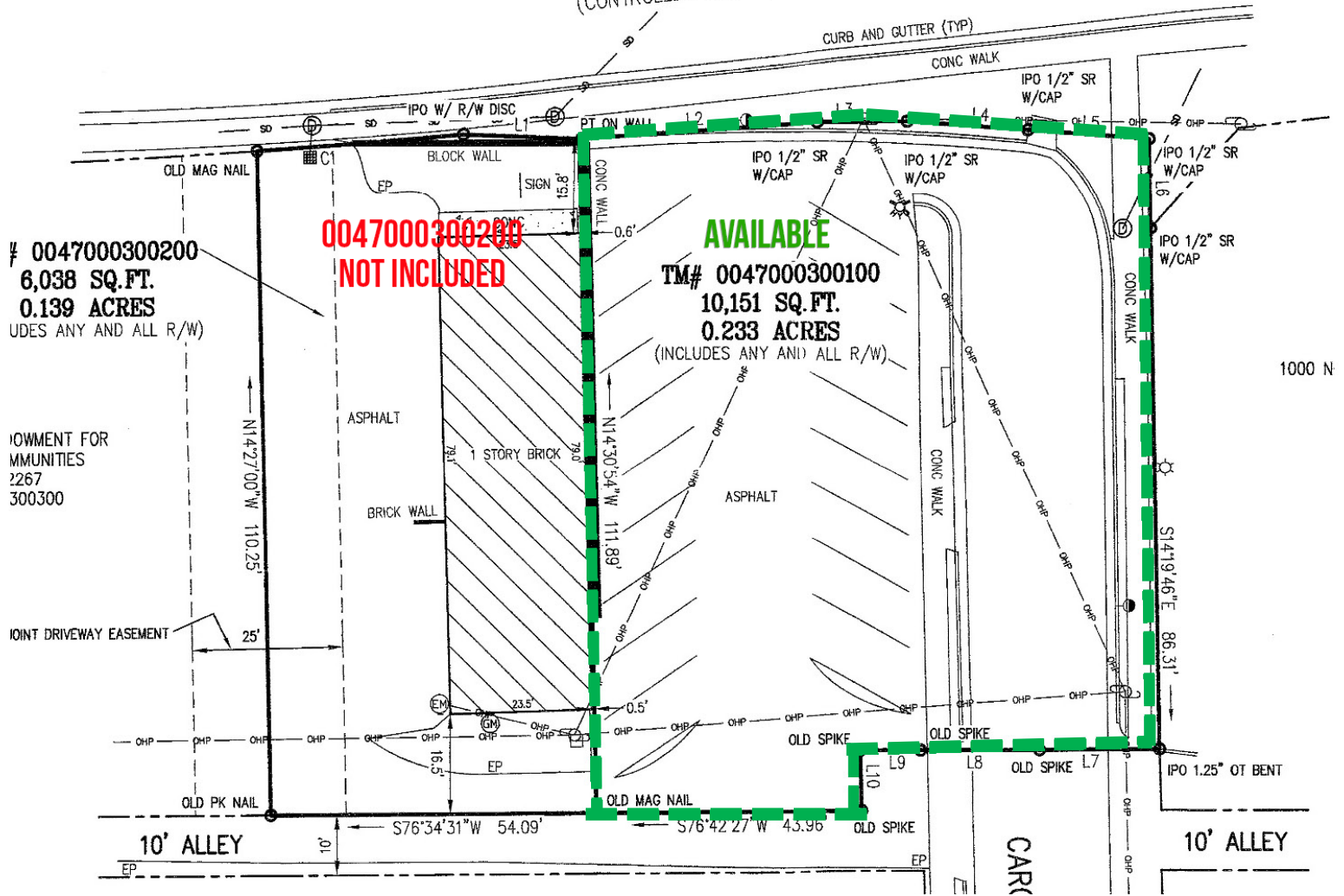
LOCATED AT THE ENTRANCE OF THE DOWNTOWN GREENVILLE GATEWAY
EXCELLENT VISIBILITY FRONTING I385

- +/- 0.233 acres fronting I-385
- Excellent development opportunity to build a landmark office in the heart of the Downtown Greenville Gateway entrance with ample visibility
- +/- 53,000 VPD directly in front of this site on E. North St & I-385
- Features cleared, paved lot with excellent visibility on I-385
- New Buyer will designate 5 reserved parking for Seller within the new development
- Greenville County Tax Map #: 0047000300100
- Zoned: OD



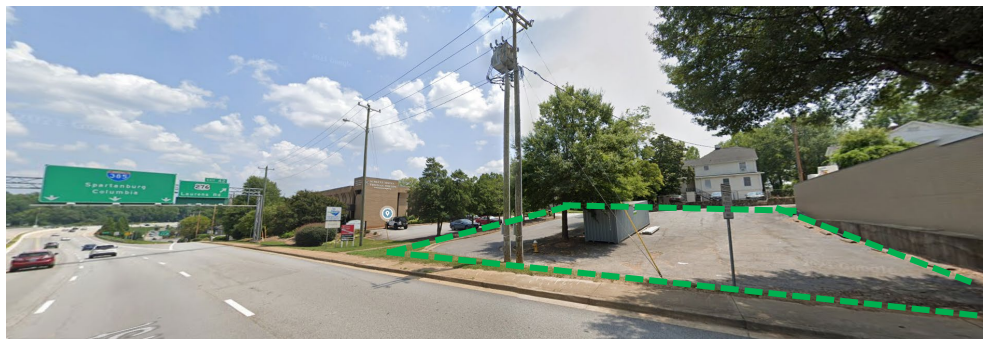
SURVEY

EAST NORTH STREET (INTERSTATE HWY 385)
(VARIABLE R/W)
(CONTROLLED ACCESS)



DEMOGRAPHICS

Population	2 mile	5 mile	10 mile
2022	43,052	172,669	411,610
2027 Projected	47,850	190,458	453,784
Annual Growth 22-27	2.2%	2.1%	2.0%



SITE PHOTOGRAPHY

