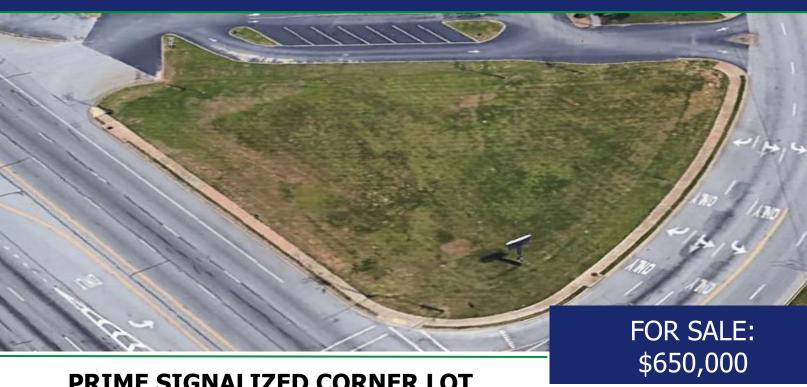


SIGNALIZED CORNER LOT FOR SALE IN GREER, SC 29650

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS 500 E. North St. | Suite F | Greenville, SC 29601

WADE HAMPTON BLVD. & W. POINSETT ST. GREER, SC 29650



PRIME SIGNALIZED CORNER LOT FOR SALE ON WADE HAMPTON BLVD. & W. POINSETT ST. GREER, SC 29650

- Ideal location for a Quick Service Restaurant or small retail store
- +/- 0.52 acres of land on prime signalized corner intersection
- High traffic count AADT Count: 39,700 vehicles
- SC DOT will grant access with a "Right-In Right-Out" from Wade Hampton Blvd. and potentially a "Right-in Only" on W. Poinsett St.
- Greenville County
- Zoned: C-3 City of Greer
- Tax ID: T017010400700
- For Sale: \$650,000





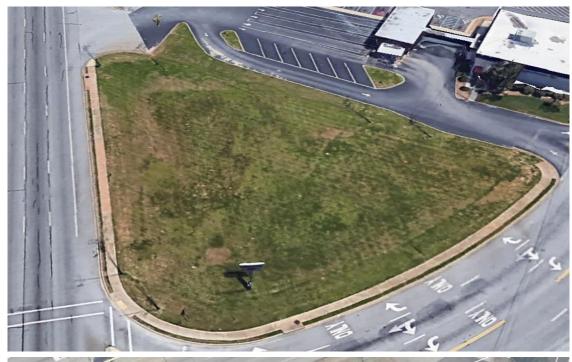


SIGNALIZED CORNER LOT FOR SALE IN GREER, SC 29650

WADE HAMPTON BLVD. & W. POINSETT ST. GREER, SC 29650

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SITE PHOTOGRAPHY









SIGNALIZED CORNER LOT FOR SALE IN GREER, SC 29650

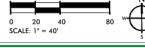
WADE HAMPTON BLVD. & W. POINSETT ST. GREER, SC 29650

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

CONCEPTUAL BUILDING

**NOTE: SC DOT will give a "Right-In Right-Out" from Wade Hampton Blvd. and potentially a "Right-in Only" on W. Poinsett St. **







SIGNALIZED CORNER LOT FOR SALE IN GREER, SC 29650

WADE HAMPTON BLVD. & W. POINSETT ST. GREER, SC 29650

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	5,486	49,185	104,337
2023 Estimate	5,303	46,854	100,473
2010 Census	4,387	36,382	84,002
Growth 2023 - 2028	3.45%	4.98%	3.85%
Growth 2010 - 2023	20.88%	28.78%	19.61%

PLAT

