

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

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



**FOR SALE:  
\$650,000**

**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



**SITE PHOTOGRAPHY**



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**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. \*\***



**COMMERCIAL OPTION 2**  
GREENVILLE, SOUTH CAROLINA  
09.15.2020



**BRIAN GRAYBILL | (864) 430-1260**  
**BRIAN@SPENCERHINES.COM**

*No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.*



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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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

