



325 VICTOR HILL RD, GREER, SC 29651
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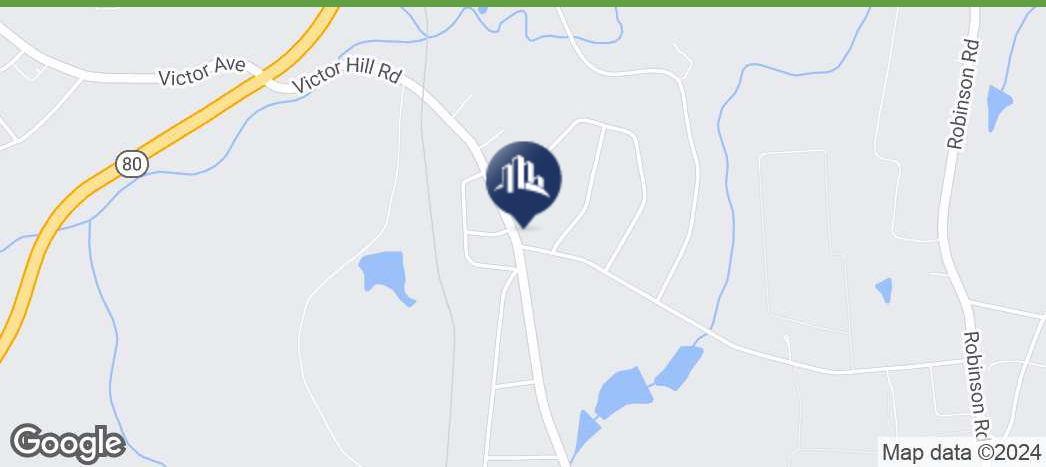


GRIFFIN PARTNERS

**MARK GRIFFIN, CCIM,
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GRIFFIN PARTNERS
103 N. MAIN ST, STE 302
GREENVILLE, SC 29601
WWW.SPERRYCGA.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

Lot Size: 6 Acres

Zoning: Unzoned, Spartanburg County

Market: GSP

Submarket: Greer

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

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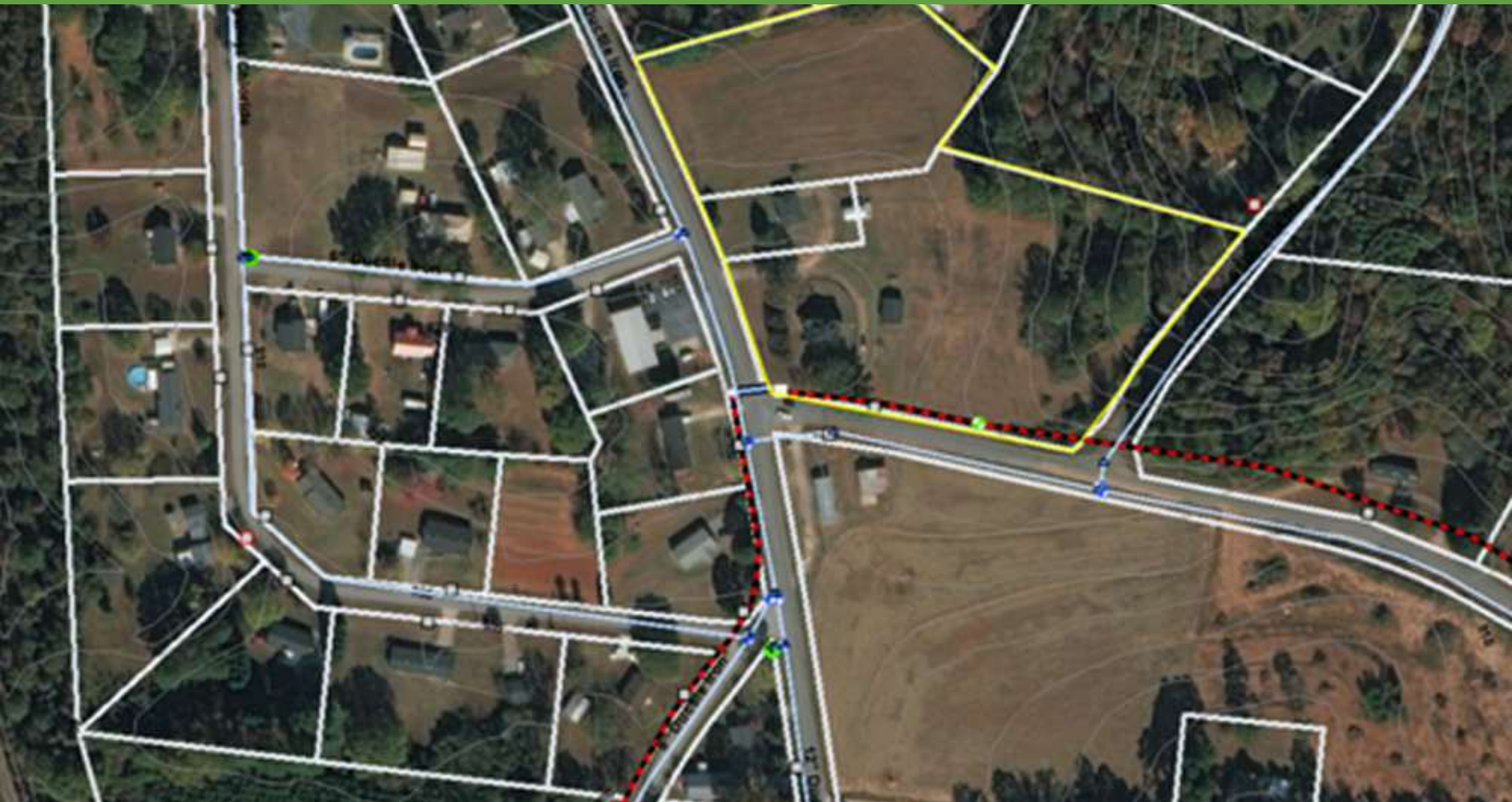
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EXECUTIVE SUMMARY // 2



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SEWER MAP



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ADDITIONAL PHOTOS // 3



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BOUNDARY/AERIAL



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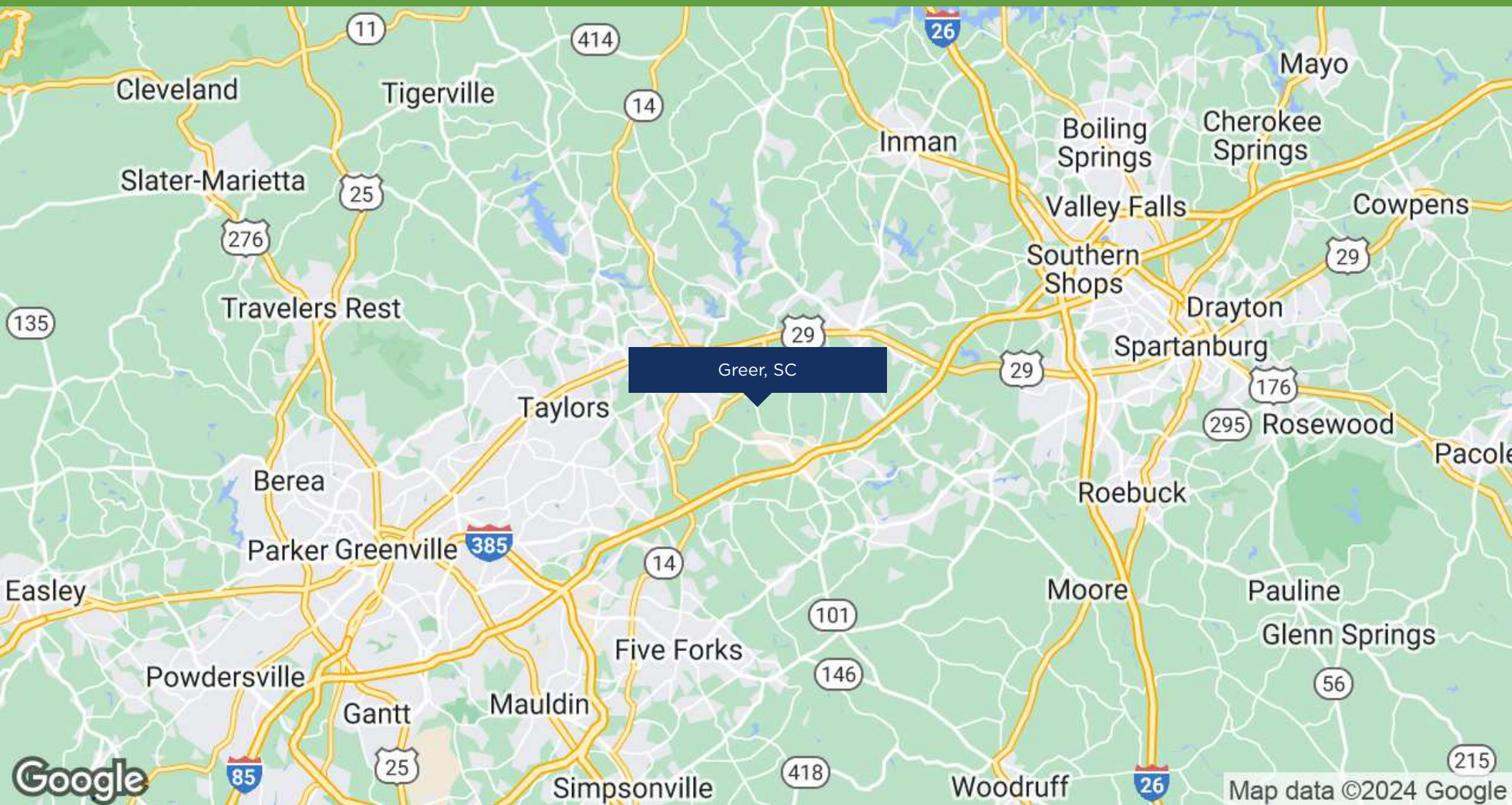
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ADDITIONAL PHOTOS // 4



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REGIONAL MAP



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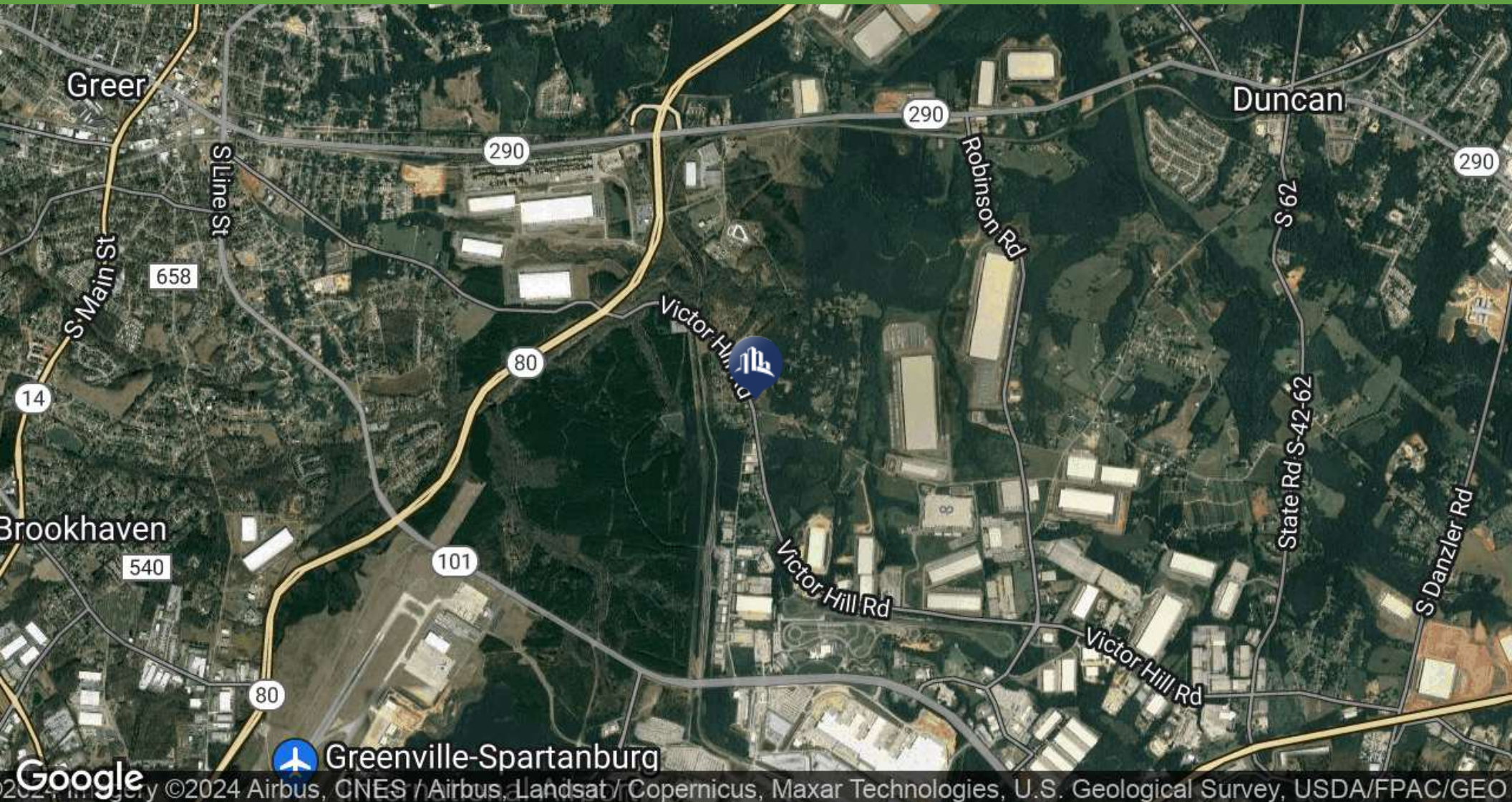
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REGIONAL MAP // 5



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LOCATION MAPS



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LOCATION MAPS // 6

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SITE PLAN - OPTION A



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SITE PLAN // 7



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SITE PLAN 2 - OPTION B



YIELD PLAN B

This plan is conceptual in nature. Site review may occur based on grading and jurisdictional requirements.



planning
civil engineering
landscape architecture
environmental management



SPERRY COMMERCIAL GLOBAL AFFILIATES - GRIFFIN PROPERTIES
0 50 100 150 250
Scale 1:50 @ Arch C

VICTOR HILL ROAD

10.14.19

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SITE PLAN // 8



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DEMOGRAPHICS REPORT

	1 MILE	5 MILES	10 MILES
Total population	499	44,781	211,875
Median age	41.5	37.8	38.4
Median age (Male)	39.4	36.6	37.0
Median age (Female)	43.8	38.7	39.4
Total households	206	18,601	82,767
Total persons per HH	2.4	2.4	2.6
Average HH income	\$49,252	\$51,112	\$71,645
Average house value	\$107,990	\$123,858	\$226,602

** Demographic data derived from 2020 ACS - US Census*

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DEMOGRAPHICS REPORT // 9



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ADVISOR BIO & CONTACT 1

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Managing Principal



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PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

EDUCATION

Clemson University, BLA (5-year professional)
Certified Commercial Investment Member Institute designation (CCIM)
Certified Mergers & Acquisitions Advisor designation (CM&AA)

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member Institute
International Council of Shopping Centers (ICSC corporate)
Member Alliance of Merger & Acquisition Advisors (AMAA)
National Association of Realtors (NAR)

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