

Infill Lot Close to Downtown Greer - Site #2237

501 Memorial Drive Ext, Greer, SC 29651

LAND FOR SALE



PROPERTY DESCRIPTION

Discover a prime investment opportunity minutes from downtown Greer, SC! This 1.04 +/- acre infill lot, zoned OD (Office District), offers exceptional potential for commercial development. With the added advantage of an existing parking lot, it's the perfect canvas for a thriving business venture in this vibrant and growing community.

Don't miss the chance to secure this strategically located property.

Contact us at commercial@primerealtysc.com or (864) 438-2999 for more information!

PROPERTY HIGHLIGHTS

- Zoned O-D
- Minutes from Greer City Hall
- Existing Parking Lot
- 1.04 +/- Acres
- Potential for Two Units on the Lot

OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	1.04 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,464	13,932	29,927
Total Population	5,148	32,941	72,693
Average HH Income	\$58,310	\$63,003	\$75,449



Ashley Lewis

BROKER

864.438.2999

commercial@primerealtysc.com

PRIME
REALTY

primerealtysc.com

Infill Lot Close to Downtown Greer - Site #2237

501 Memorial Drive Ext, Greer, SC 29651

LAND FOR SALE



Ashley Lewis

BROKER

864.438.2999

commercial@primerealtysc.com

PRIME
REALTY

primerealtysc.com

501 Memorial Drive Ext, Greer, SC 29651

A detailed map of the Greenville, South Carolina metropolitan area and surrounding regions. The map shows a dense network of roads, including major interstate highways (I-85, I-26, I-385, I-185) and state routes (US-25, US-176, US-29, SC-11, SC-9, SC-14, SC-101, SC-146, SC-221, SC-276, SC-414, SC-56, SC-74, SC-108). Numerous cities and towns are labeled, such as Greenville, Taylors, Spartanburg, Anderson, and Columbia. A red pin is placed in the central part of the map, near the intersection of I-85 and I-385, specifically in the area of Taylors. The map also shows geographical features like the Blue Ridge Mountains to the west and the Savannah River to the east. The Google logo is visible in the bottom left corner, and map data is attributed to ©2023 Google in the bottom right corner.

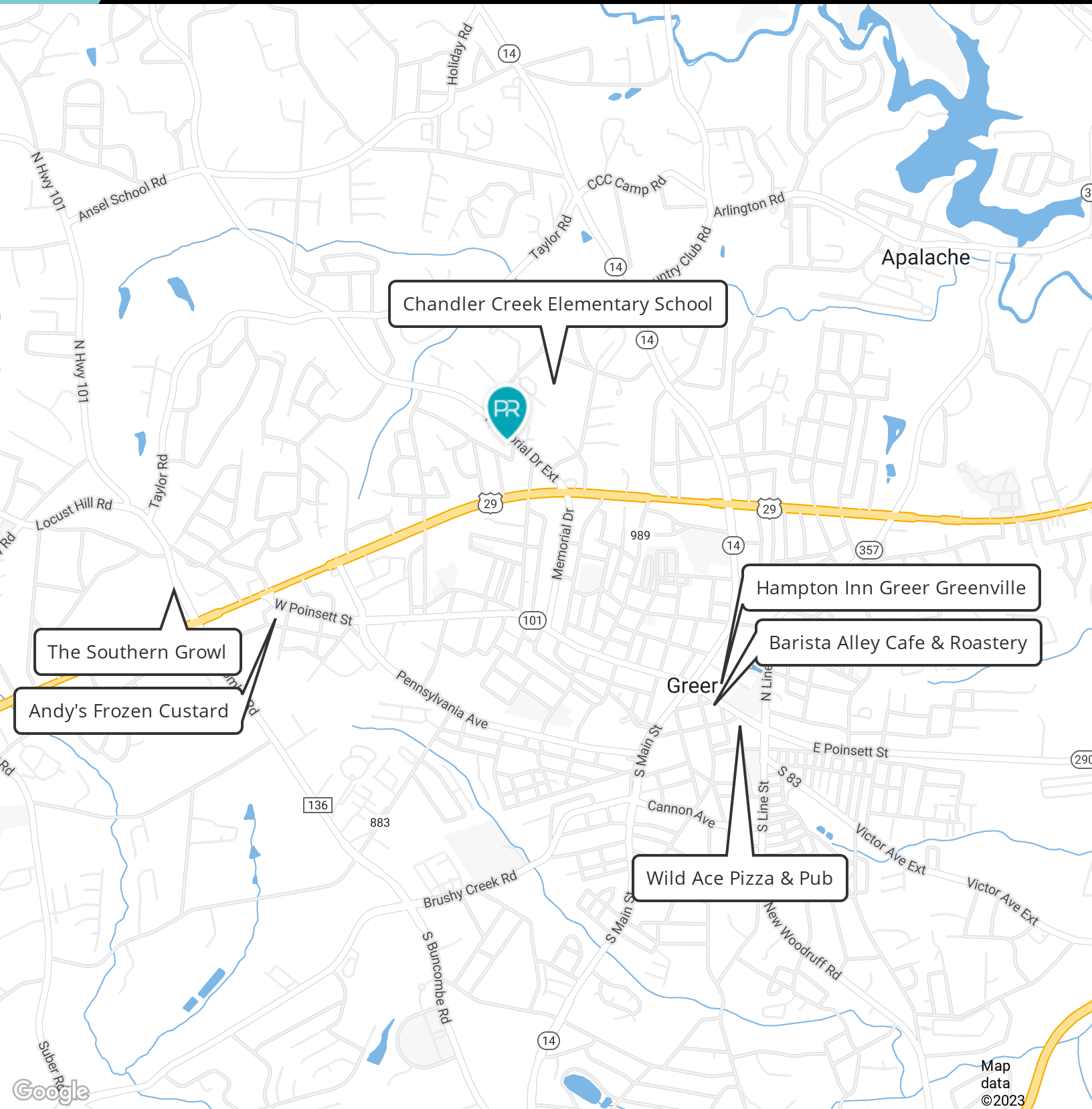


primerealtysc.com

Infill Lot Close to Downtown Greer - Site #2237

501 Memorial Drive Ext, Greer, SC 29651

LAND FOR SALE



Ashley Lewis

BROKER

864.438.2999

commercial@primerealtysc.com

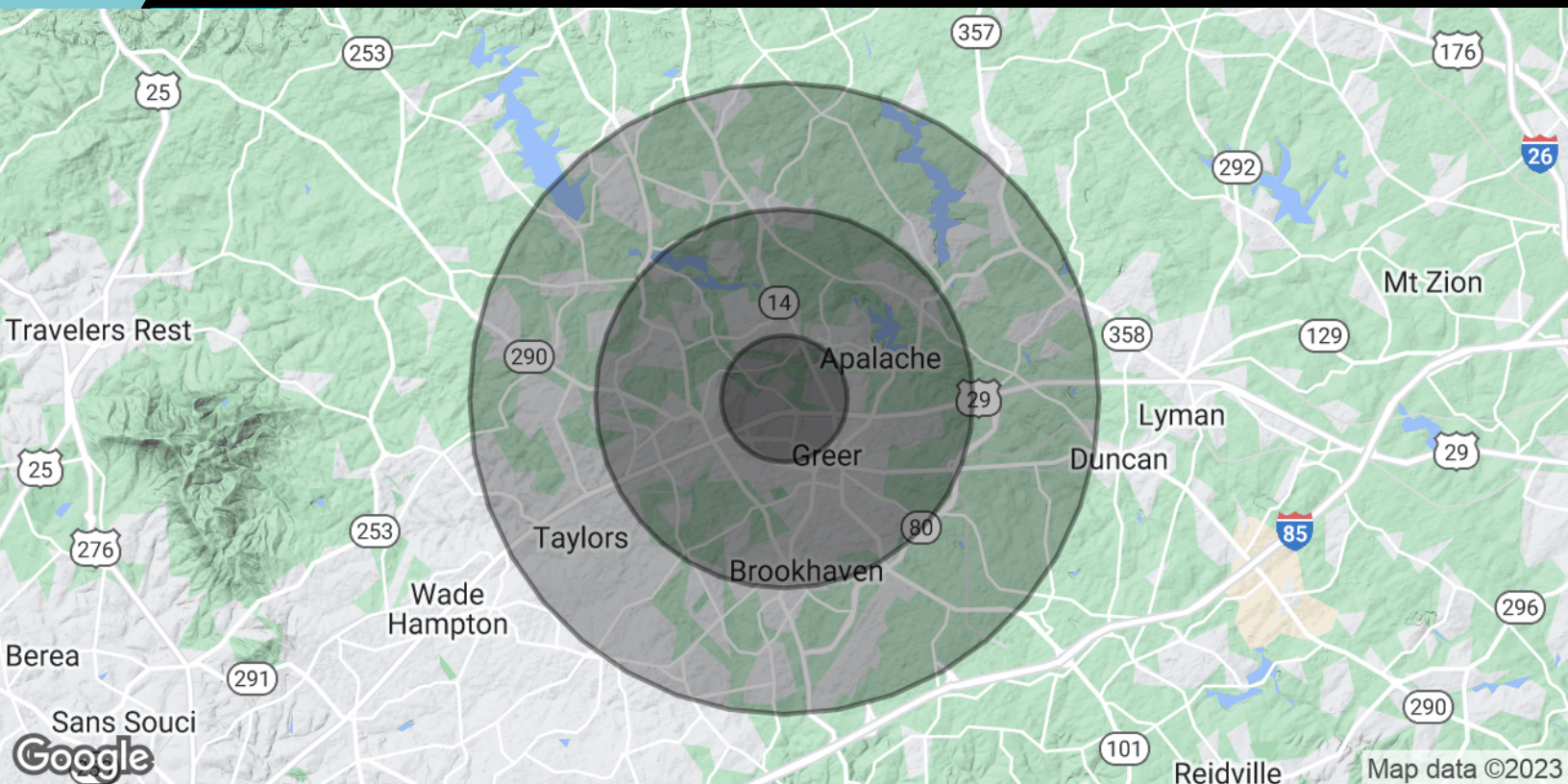
PRIME
REALTY

primerealtysc.com

Infill Lot Close to Downtown Greer - Site #2237

501 Memorial Drive Ext, Greer, SC 29651

LAND FOR SALE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,148	32,941	72,693
Average Age	39.9	39.5	40.4
Average Age (Male)	36.3	36.7	38.9
Average Age (Female)	43.0	42.2	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,464	13,932	29,927
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$58,310	\$63,003	\$75,449
Average House Value	\$171,841	\$157,893	\$179,628

* Demographic data derived from 2020 ACS - US Census



Ashley Lewis

BROKER

864.438.2999

commercial@primerealtysc.com

PRIME
REALTY

primerealtysc.com