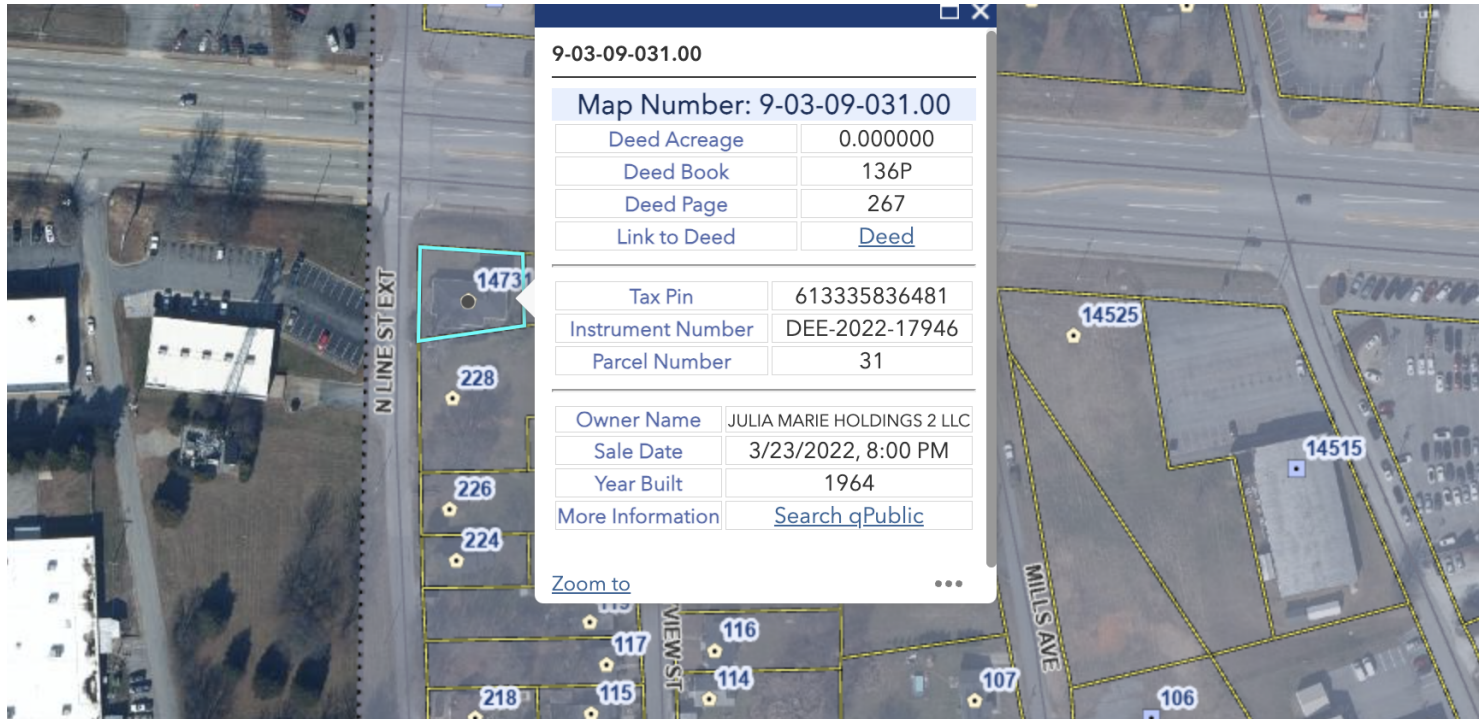


## OFFICE FOR SALE

# 14731 E WADE HAMPTON BLVD

Greer, SC 29651



### PROPERTY DESCRIPTION

Unique owner user/redevelopment opportunity located on busy E Wade Hampton Blvd corridor.

### PROPERTY HIGHLIGHTS

- 100 +/- ft of frontage on E Wade Hampton Blvd
- Side road access
- Busy retail corridor
- Ideal for attorney, CPA, real estate brokerage, etc.

### OFFERING SUMMARY

Sale Price:	\$265,000
Lot Size:	0.2 Acres
Building Size:	1,700 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,419	12,862	27,133
Total Population	5,475	30,347	66,035
Average HH Income	\$56,312	\$59,606	\$73,777

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### BRENT EDGERTON

Managing Director  
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brente@kw.com

### KW COMMERCIAL

301 Augusta Road  
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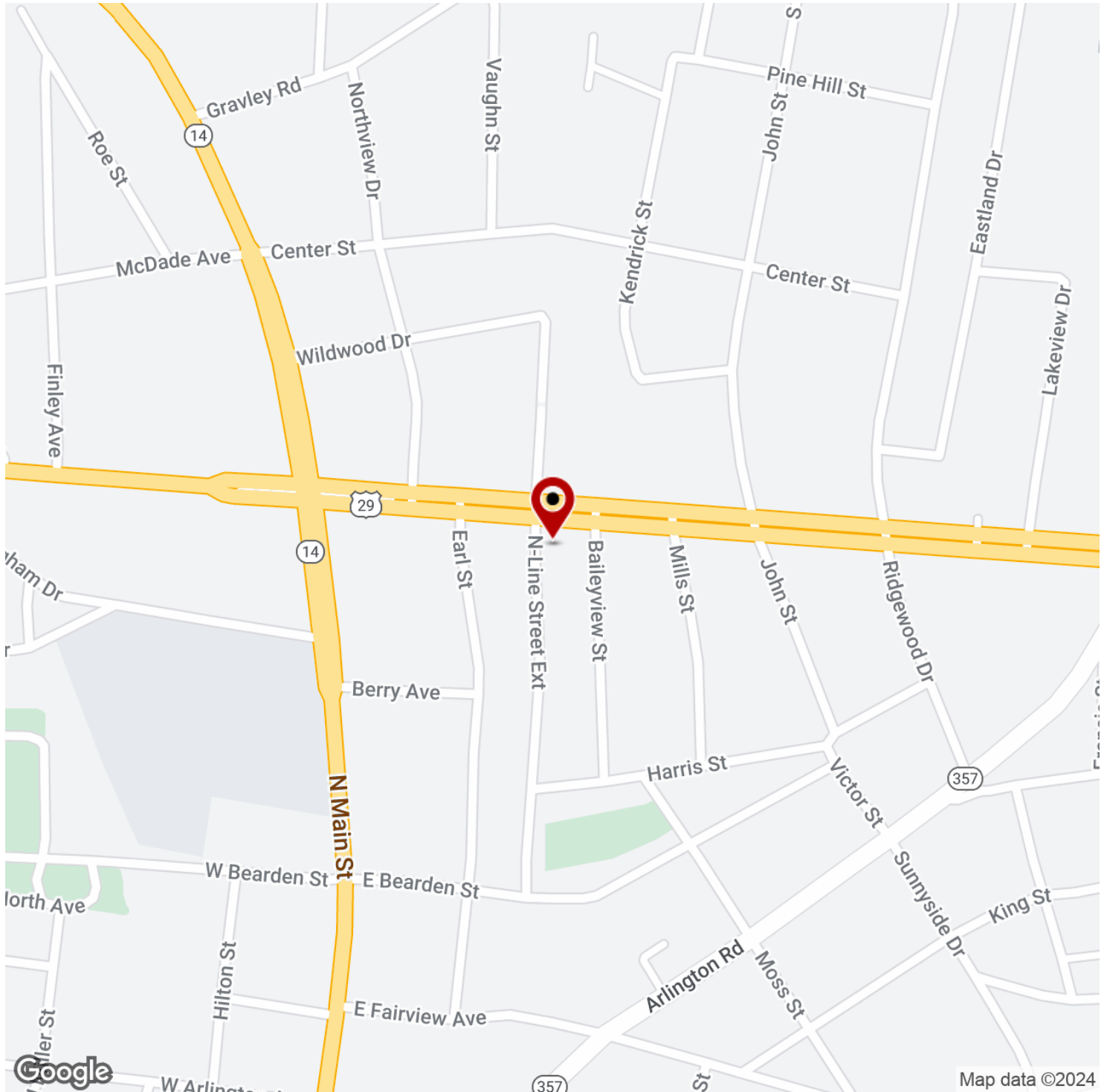
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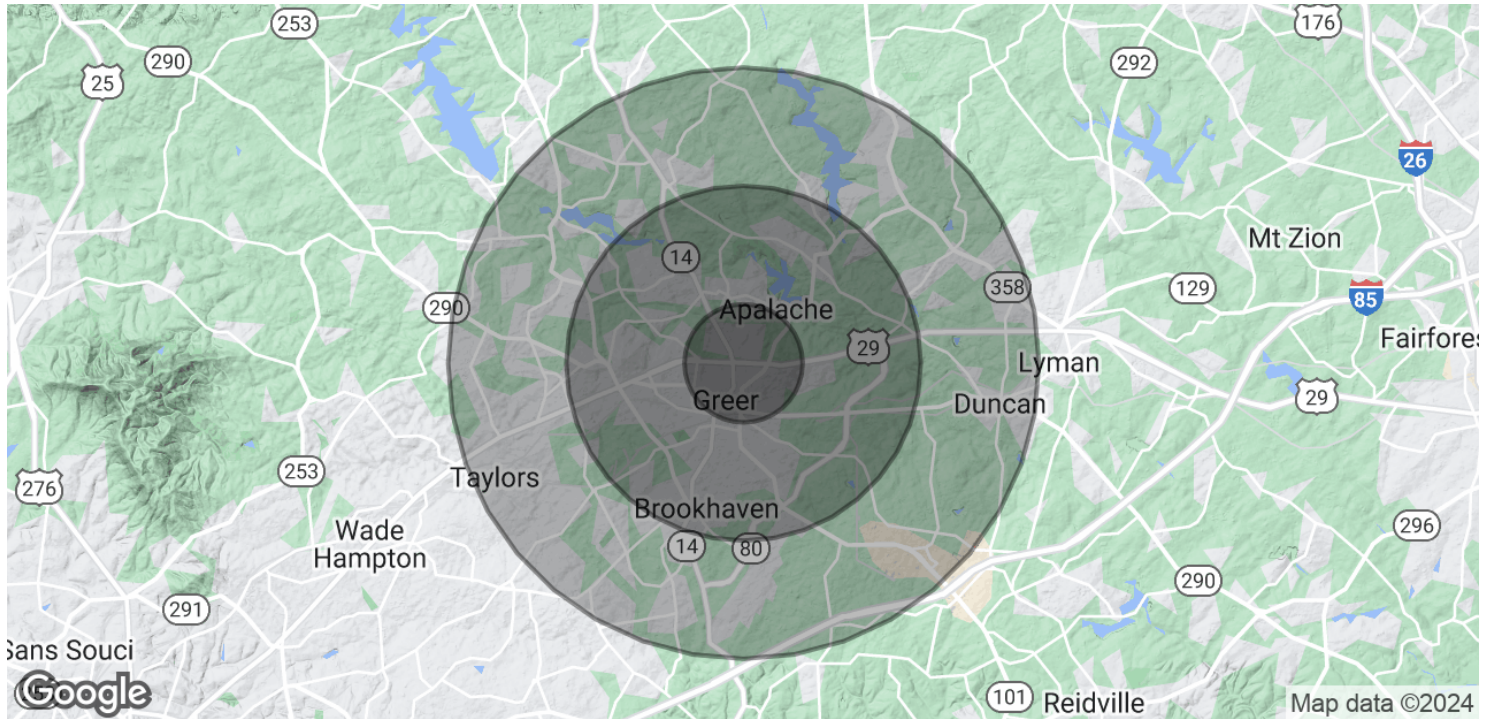
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,475	30,347	66,035
Average Age	37.8	38.9	39.8
Average Age (Male)	33.7	35.9	38.2
Average Age (Female)	41.7	42.0	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,419	12,862	27,133
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$56,312	\$59,606	\$73,777
Average House Value	\$137,322	\$151,942	\$175,653

\* Demographic data derived from 2020 ACS - US Census

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