



708 ANDERSON ROAD, GREENVILLE, SC 29601

REDEVELOPMENT SITE & BUILDING AVAILABLE



EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Prime .85+- acre site with 3600+- existing sf facility (shell) located in an up and coming area of Anderson Road/ Hwy 81 just over a half mile from Flour Field and the West End. Owner has a permit in hand to add an additional 1,300+- sf upper level. Residential homes are being constructed all around this prime commercial site. Includes lower level 1,000 sf storage basement area. Also owner has a site plan for a phase 2 portion to accommodate an additional 9,000+- sf office or residential units.

Owner has spent time and expense with exterior improvements and obtaining construction permits. Take the ball and run to finish out as retail, office, or mixed use project. New townhome development in approval process just a few lots up on Anderson Rd. Ideal for restaurant and/or neighborhood office.

PROPERTY SUMMARY

Sale Price:	\$750,000
Lot Size:	.85 Acres
Building Size:	3,600 SF + 1,30 SF Dry Storage Basement
Ceiling Height:	8.0-10.0 FT
Zoning:	C-1 and C-2, Greenville County
Market:	Greenville
Sub Market:	GSP
Cross Streets:	Dunbar Street (closest major)

PROPERTY HIGHLIGHTS

- Redevelopment Building and Site Near the Historic West End
- Permit Approved for 1,000 Upper Level Addition in "Phase 1"
- Planned "Phase 2", for 5,000+- SF Lower Level Comm. and 4,000 SF Upper Residential
- Close to Greenville High and the West End
- Exterior Building and Site Improvements in Place



SITE DESCRIPTION

Site is predominately level with several existing curb cuts in place. Encompasses Greenville County tax maps #'s: 0112000900200, 0112000900400, 0112000900700, 0112000900800, and 0112000900900 for a total of 1.12+- acres. Adequate space for parking to accommodate "Phase 1" and "Phase 2" depending on use. County has relaxed stormwater requirements due to existing site conditions (previous parking/impervious areas).

LOCATION DESCRIPTION

Located along Anderson Road/ Hwy 81 just outside the city limits of Greenville, .5 miles from Flour Field and the West End. Area has seen a significant renaissance in the past 3 years with residential construction.

ZONING

C-1 and C-2, Greenville County

CONSTRUCTION

Brick, timber, and concrete block construction, mostly clear span.

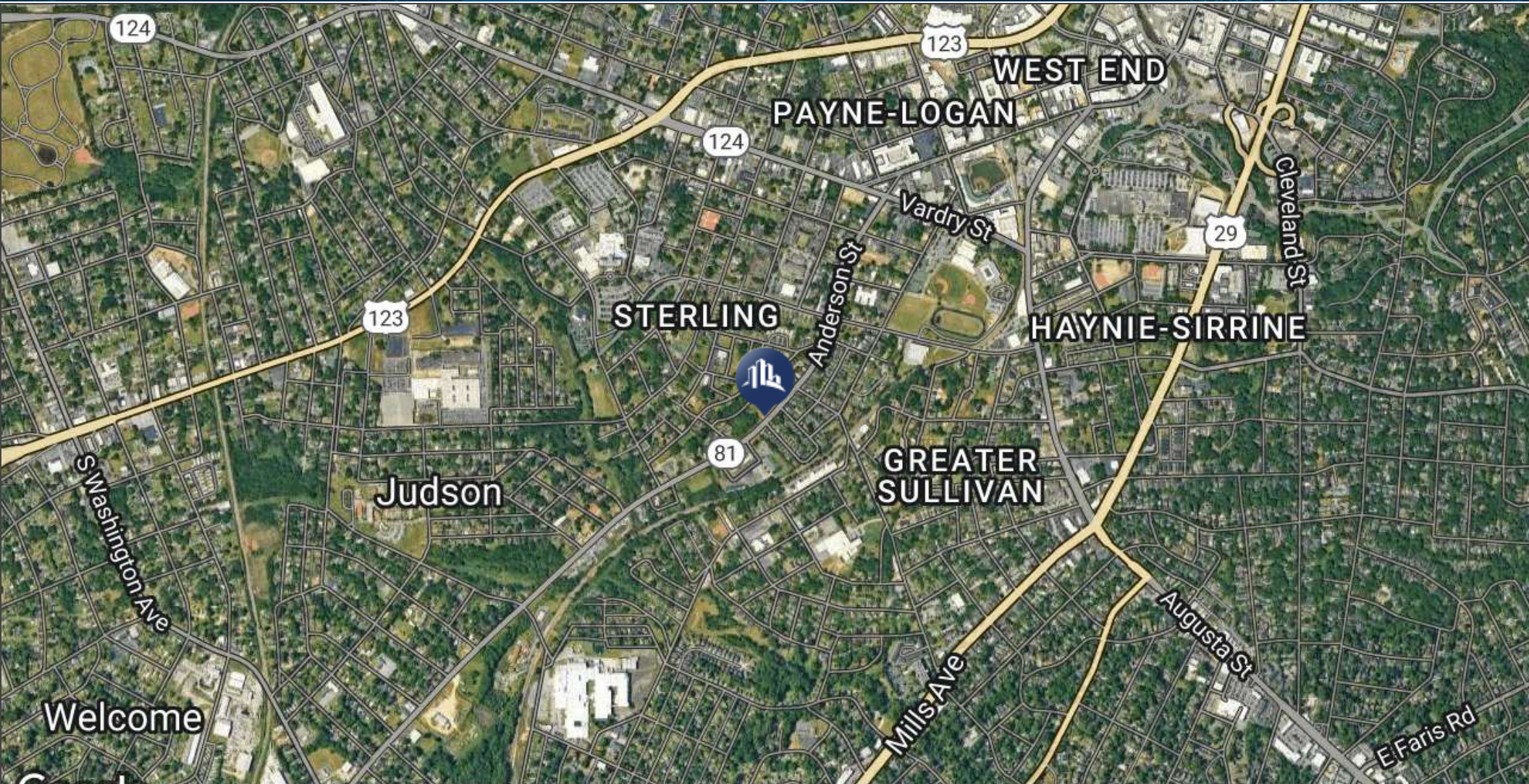


CAFE & COFFEE

BEST COFFEE IN TOWN

BOUTIQUE
STOREFRONT

NEIGHBORHOOD MAP



Google / Airbus, City of Greenville GIS, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

NEIGHBORHOOD MAP

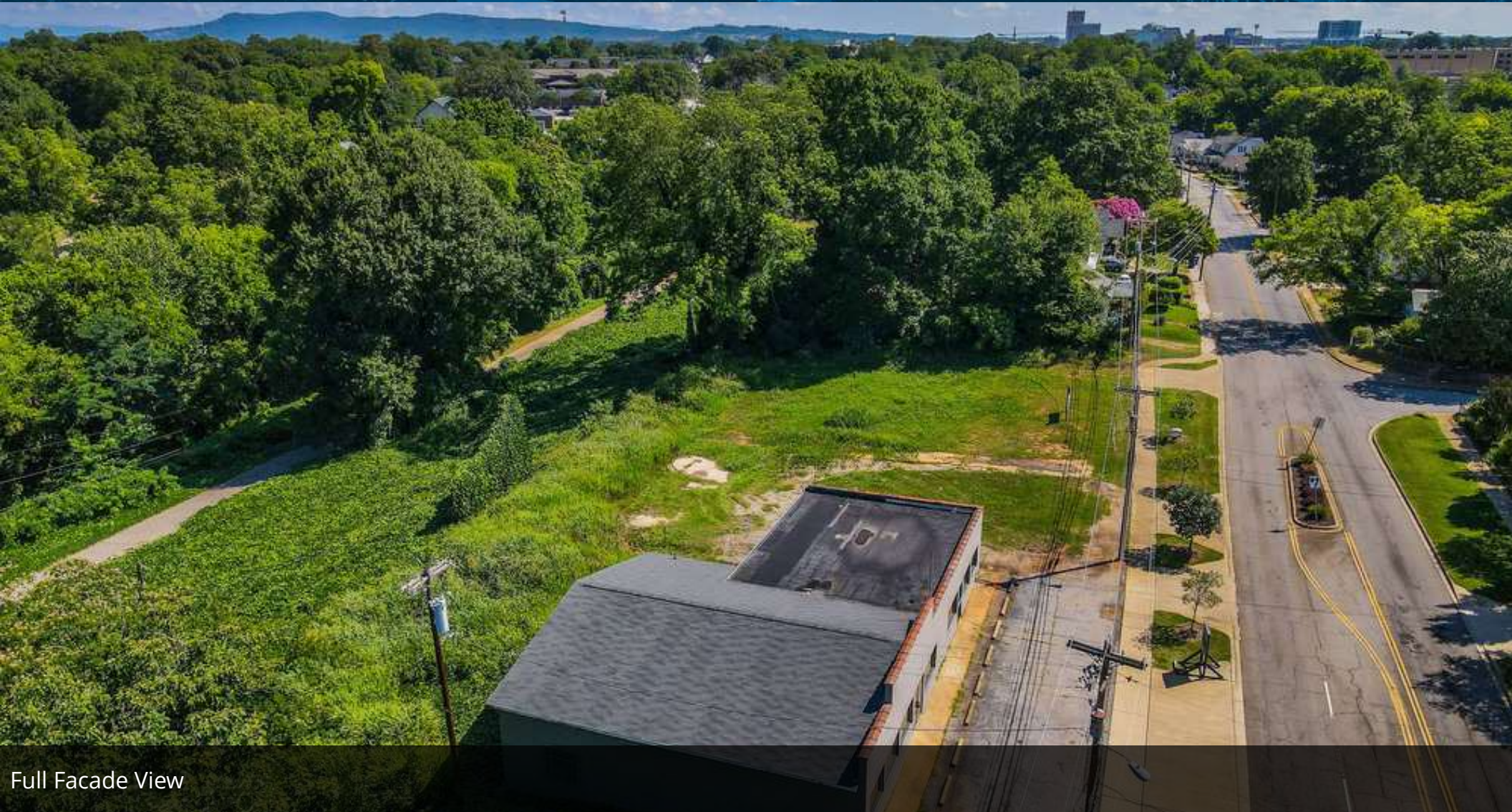
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AERIAL MAP // 5

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PROPERTY INFORMATION - PHOTOS



Full Facade View

PROPERTY INFORMATION - PHOTOS

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ADDITIONAL PHOTOS // 6



CONCEPT REDENERING



Aerial View North Toward Downtown Greenville



AERIAL



Aerial View South

COMMERCIAL REDEVELOPMENT NEAR WEST END

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AERIAL

ADDITIONAL PHOTOS // 8



PHOTOS



Rear View of Building



Site View



Roofline View of Building

COMMERCIAL REDEVELOPMENT NEAR WEST END

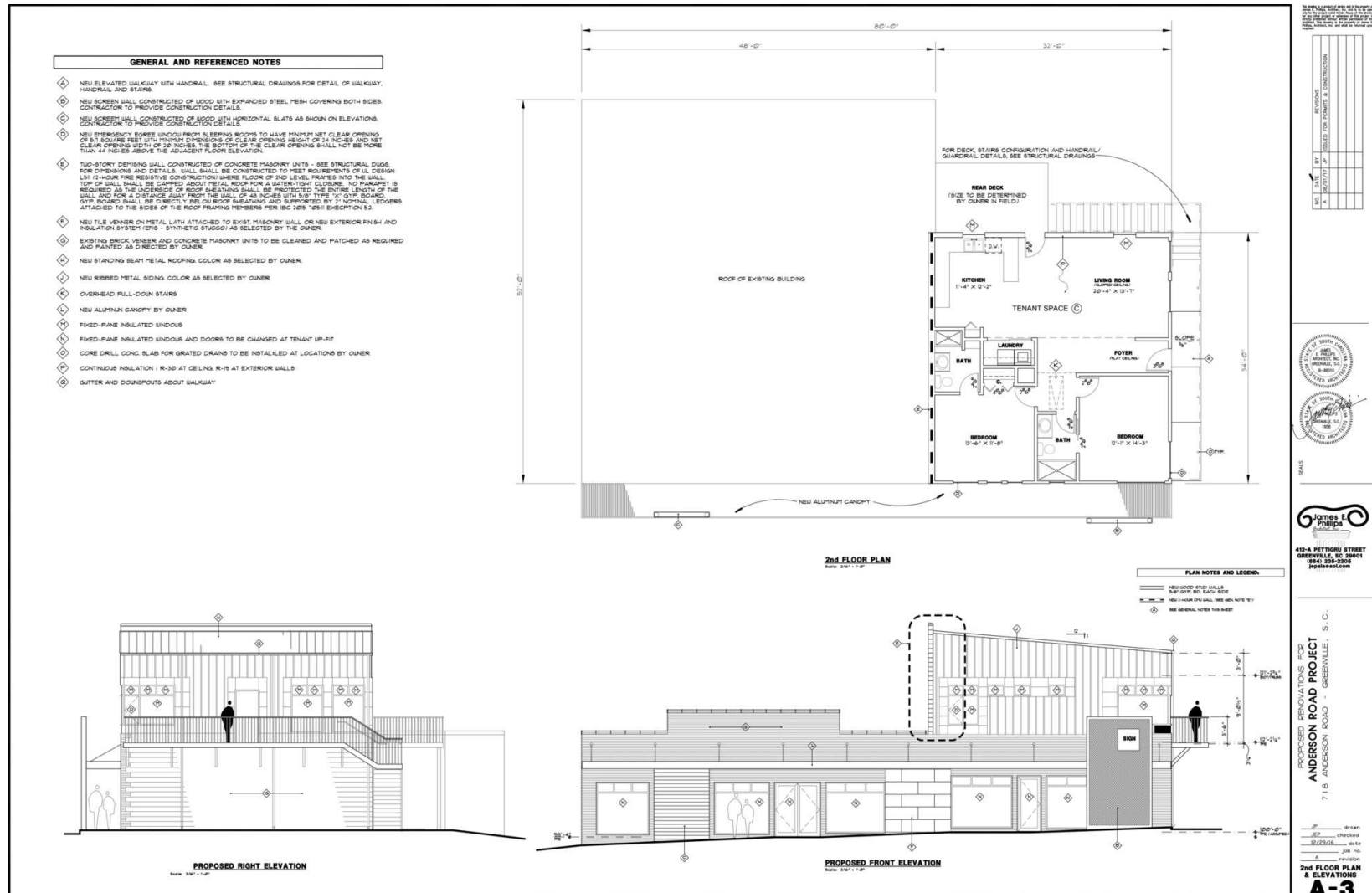
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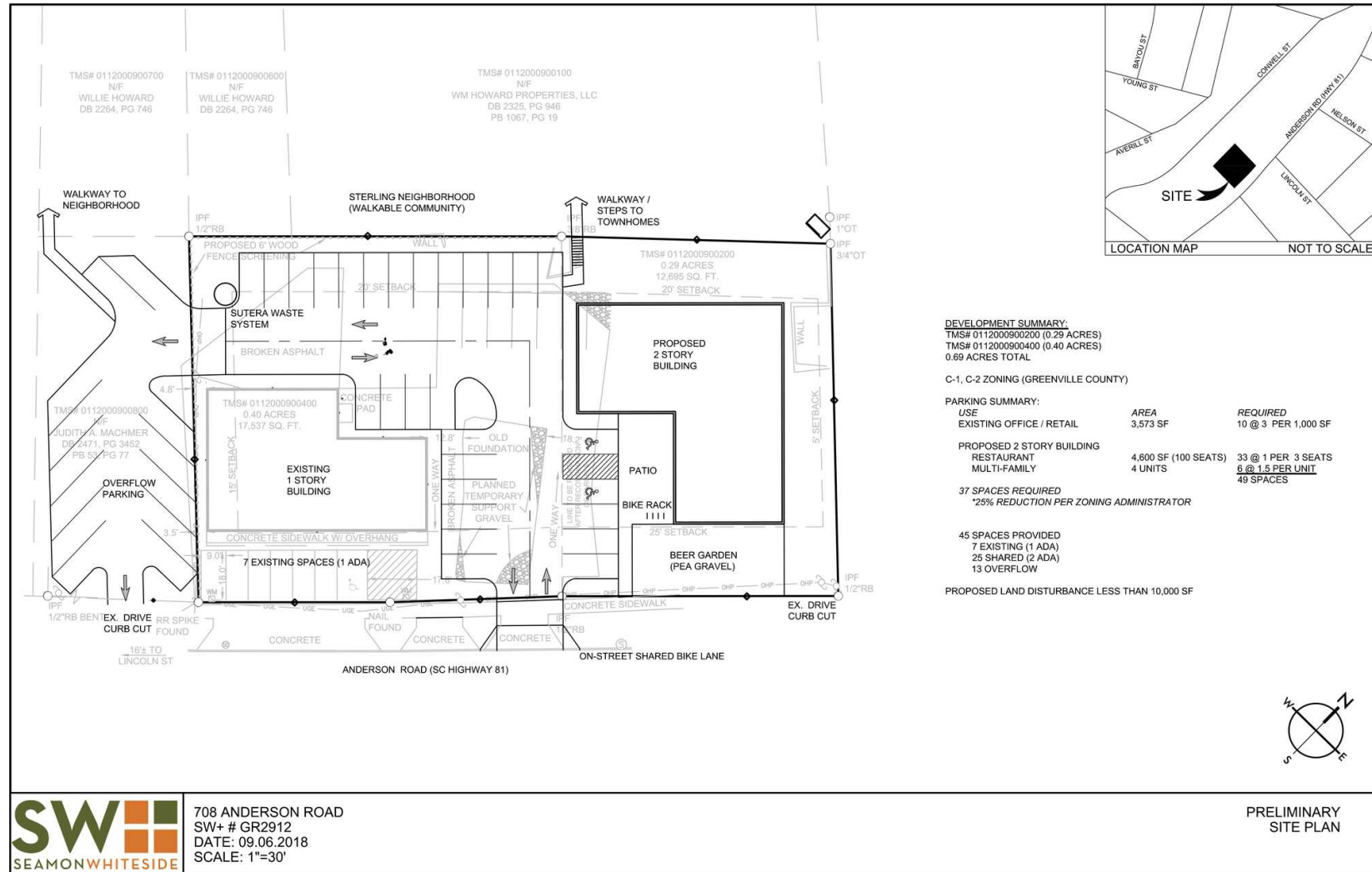
PHOTOS

ADDITIONAL PHOTOS // 9





PROPOSED SITE PLAN FOR PHASE 2



PROPOSED SITE PLAN FOR PHASE 2

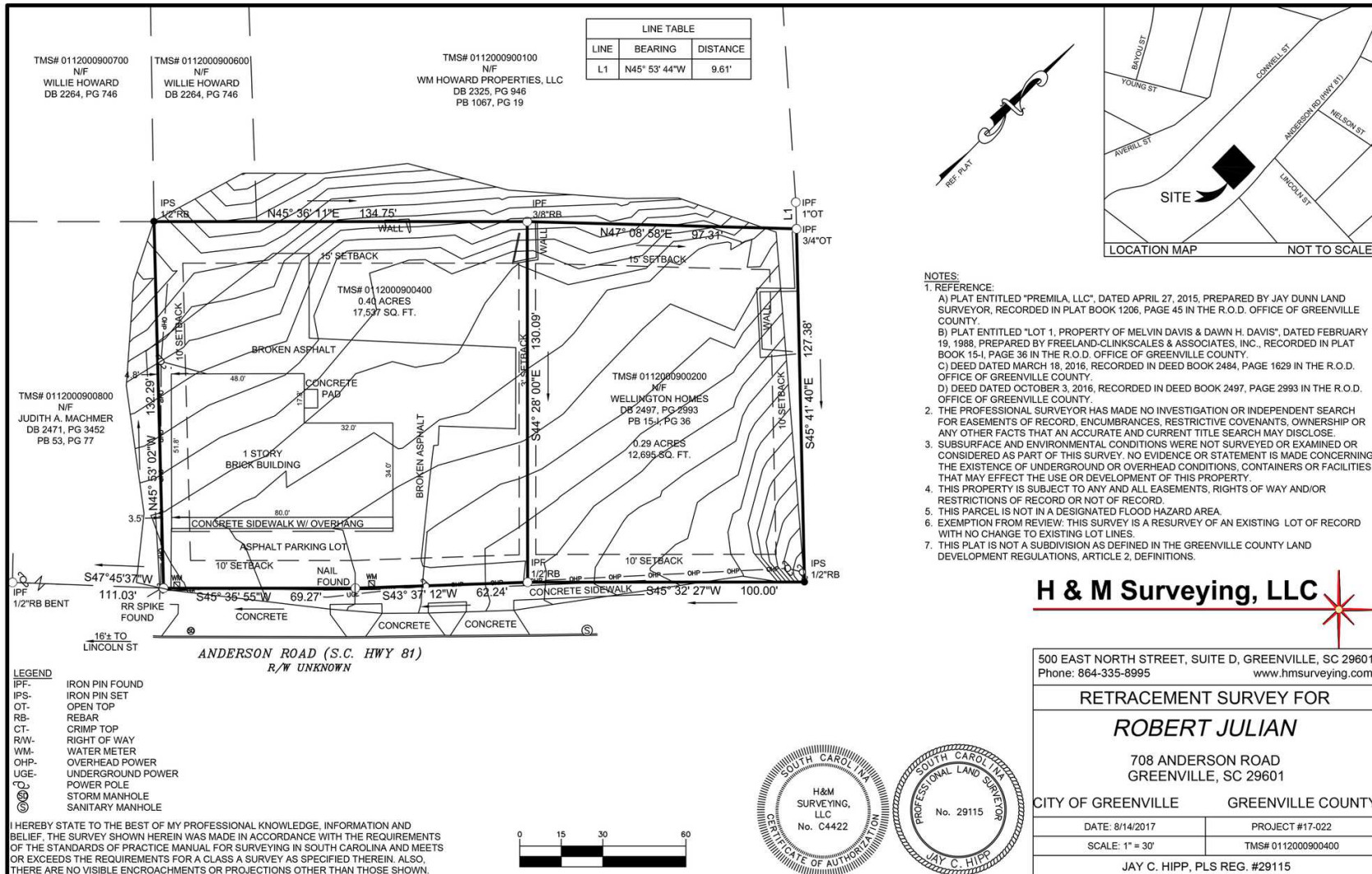
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SITE PLAN // 11



SITE SURVEY



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total households	3,591	26,416	55,944
Total persons per hh	2.3	2.3	2.5
Average hh income	\$35,469	\$55,582	\$51,816
Average house value	\$203,374	\$176,446	\$197,651

	1 MILE	3 MILES	5 MILES
Total population	8,187	61,771	138,377
Median age	41.1	38.1	35.9
Median age (male)	41.3	36.8	34.3
Median age (female)	41.9	39.1	37.2

* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS

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DEMOGRAPHICS REPORT // 13



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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.

Memberships & Affiliations

Certified Commercial Investment Member Institute
 International Council of Shopping Centers (ICSC corporate)
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