

SALE

5365 N HIGHWAY 14

5365 N Highway 14 Landrum, SC 29356



AVAILABLE +/-3,669 SF ON +/-0.93 ACRE

SALE PRICE \$360,000

Harry Croxton
864 250 4651

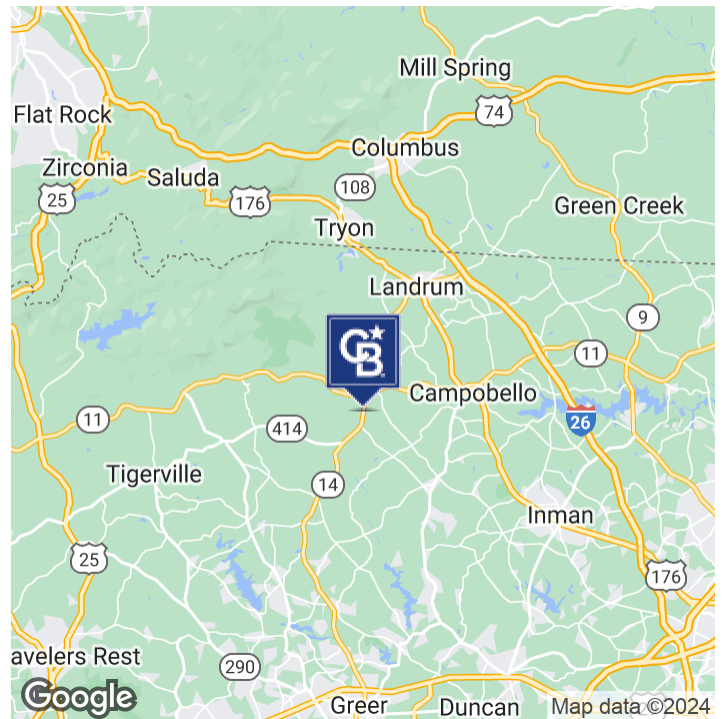


COLDWELL BANKER
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OFFERING SUMMARY

Sale Price:	\$360,000
Building Size:	+/-3,669 SF
Lot Size:	+/-0.93 Acres
Price / SF:	\$98.12
Year Built:	1950
Zoning:	Unzoned

PROPERTY HIGHLIGHTS

- +/-0.93 acre site including +/-3669 SF of improvements
- +/-1890 SF of veterinary clinical space
- +/-1779 SF barn
- Relatively flat site at corner of Highway 14 and Wood Drive
- Site offers beautiful mountain views off rear of property
- Site is currently leased to a national veterinary operator with lease term through March 2028. Lease does include a termination right (Inquire with broker for details).
- Excellent site for a business or homesite
- Greenville County Tax Map No. 0621010100400

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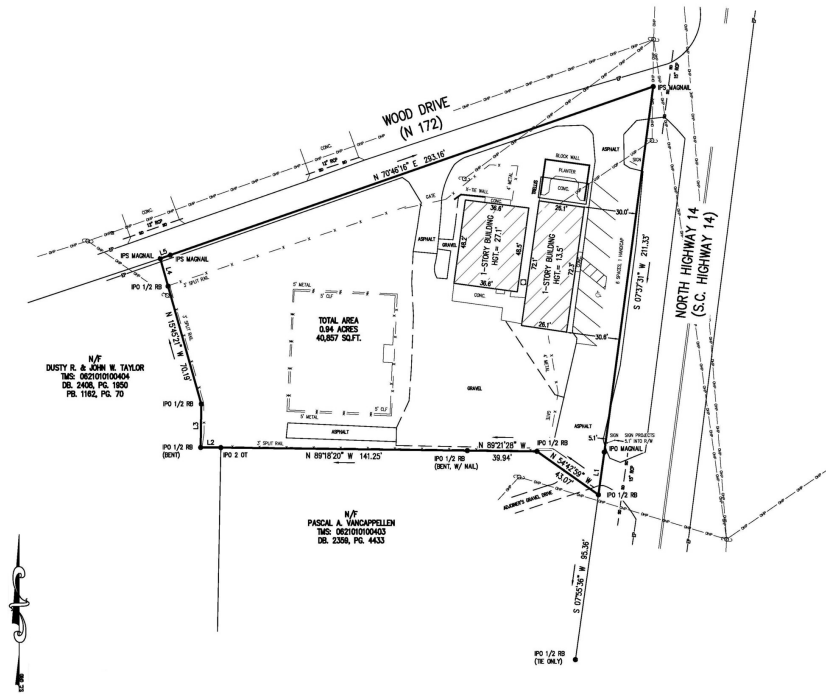


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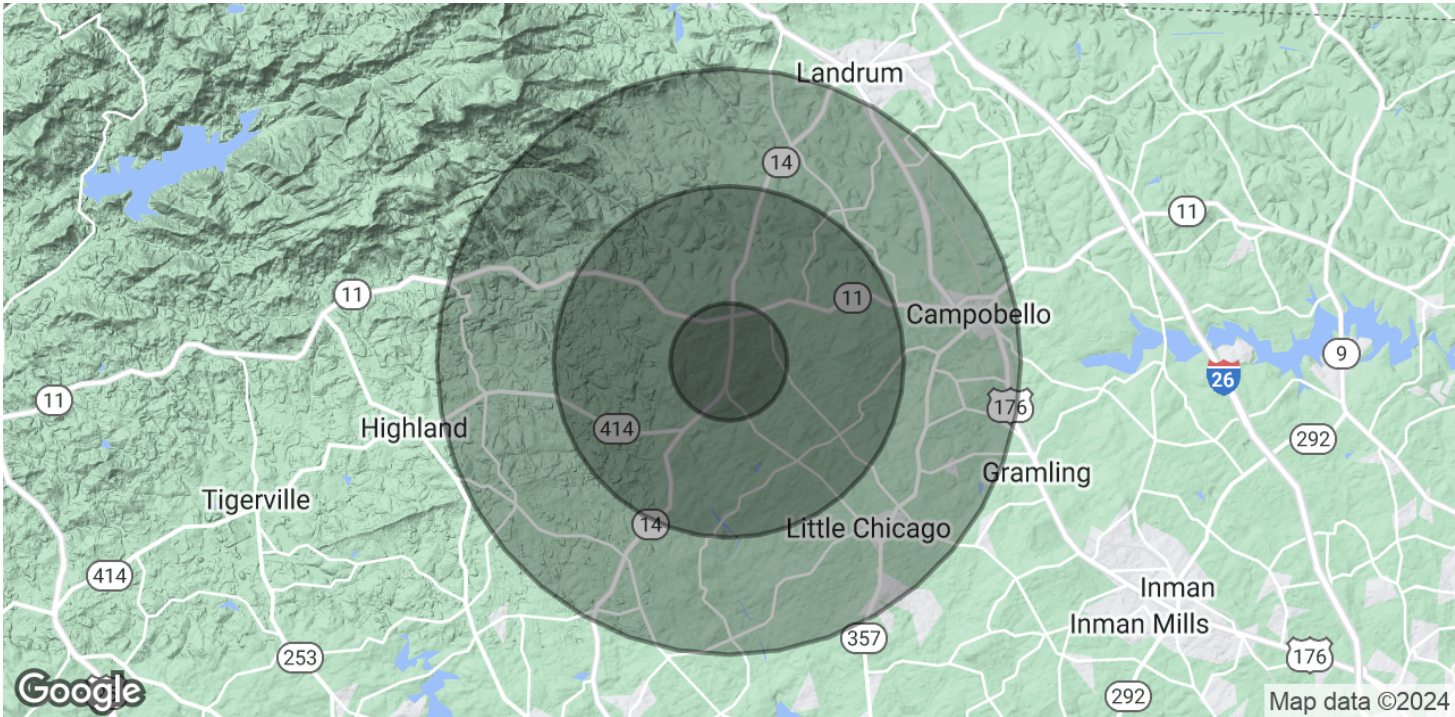


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	420	4,121	14,259
Average Age	44	44	43
Average Age (Male)	43	42	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	165	1,609	5,550
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$102,911	\$95,261	\$92,094
Average House Value	\$406,581	\$362,776	\$339,511

Demographics data derived from AlphaMap

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