

SALE

REDEVELOPMENT OPPORTUNITY | OPPORTUNITY ZONE

804 and 808 Pendleton St Greenville, SC 29601



ACREAGE

+/-0.66 ACRE

T. Cox
864 250 4043



COLDWELL BANKER
COMMERCIAL
CAINE

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OFFERING SUMMARY

| | |
|-------------|------------------------|
| Sale Price: | Contact Agent |
| Lot Size: | +/-0.66 Acres |
| Zoning: | MX-2 |
| Market: | Greenville/Spartanburg |
| Submarket: | West End |

PROPERTY OVERVIEW

Excellent redevelopment site in rapidly growing West Greenville

PROPERTY HIGHLIGHTS

- Just minutes from all the incredible amenities available in downtown Greenville, SC
- Two adjacent parcels totaling 0.66 AC with approximately 150 ft. of frontage on Pendleton St.
- Located within an Opportunity Zone, Area of Special Emphasis for the City of Greenville, as well as having an opportunity for New Market Tax Credits
- Two office buildings located on the property (2,640 SF & 1,134 SF)
- Recent Phase I Environmental Survey available upon request

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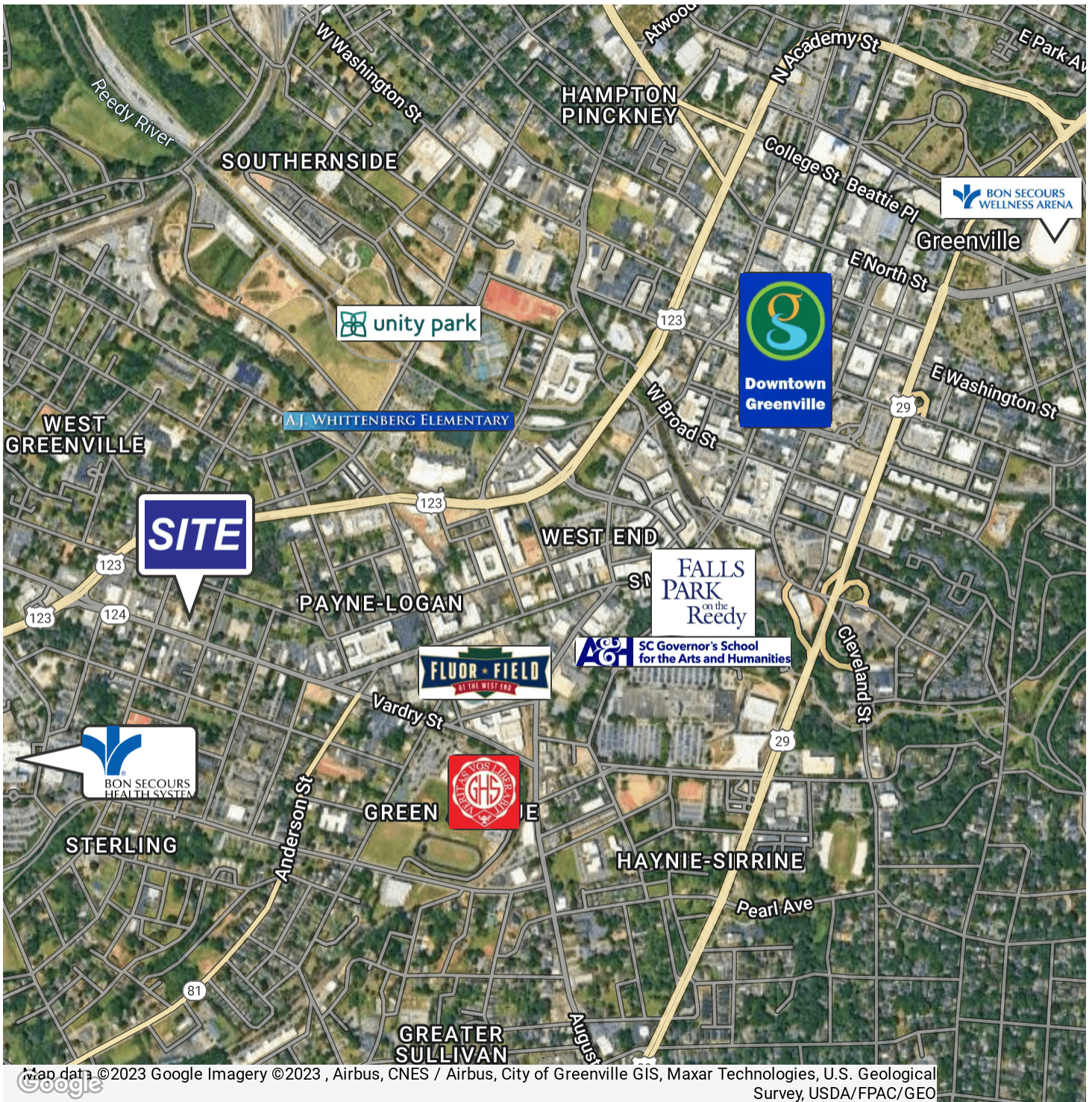


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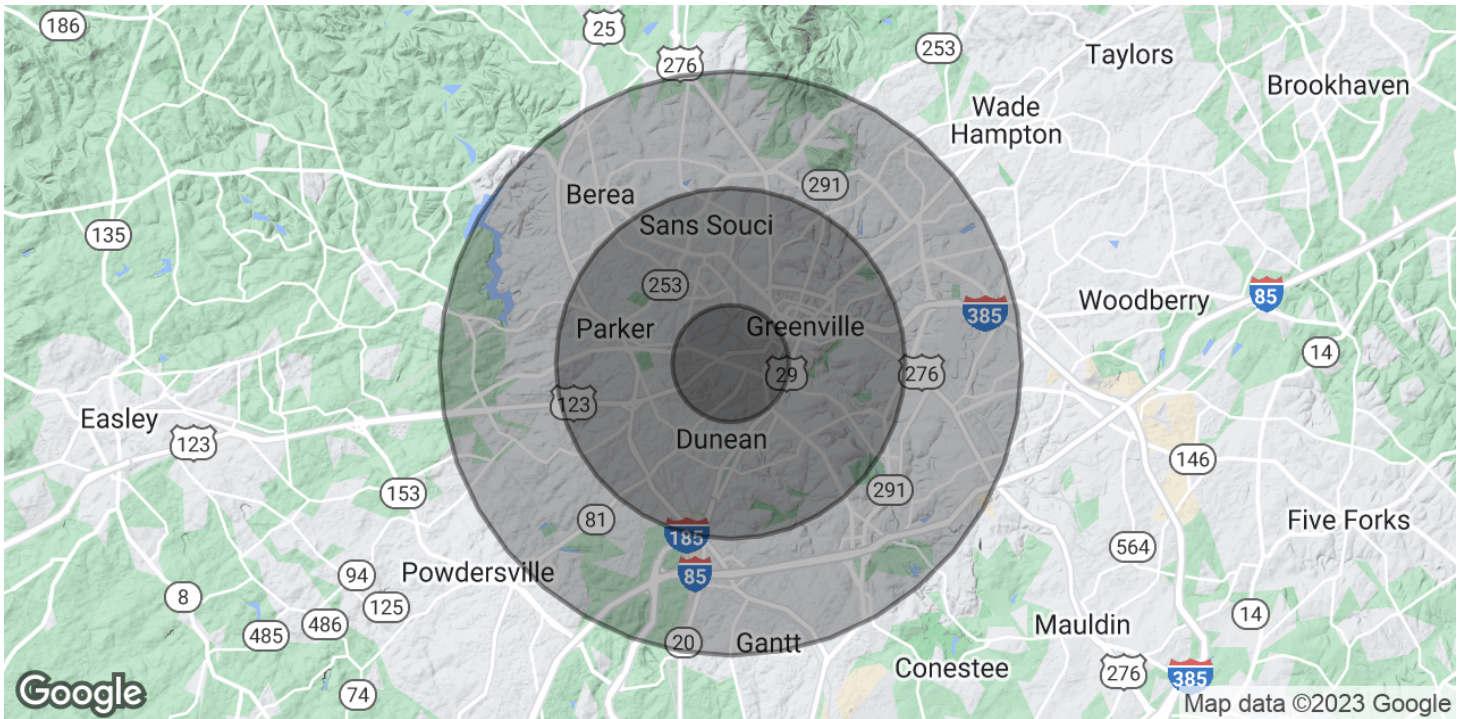


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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,308 | 73,433 | 146,828 |
| Average Age | 38.6 | 37.3 | 37.3 |
| Average Age (Male) | 37.3 | 35.7 | 35.5 |
| Average Age (Female) | 39.8 | 39.3 | 38.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,813 | 34,556 | 66,891 |
| # of Persons per HH | 1.9 | 2.1 | 2.2 |
| Average HH Income | \$65,774 | \$75,386 | \$74,813 |
| Average House Value | \$227,719 | \$249,004 | \$223,459 |

* Demographic data derived from 2020 ACS - US Census

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