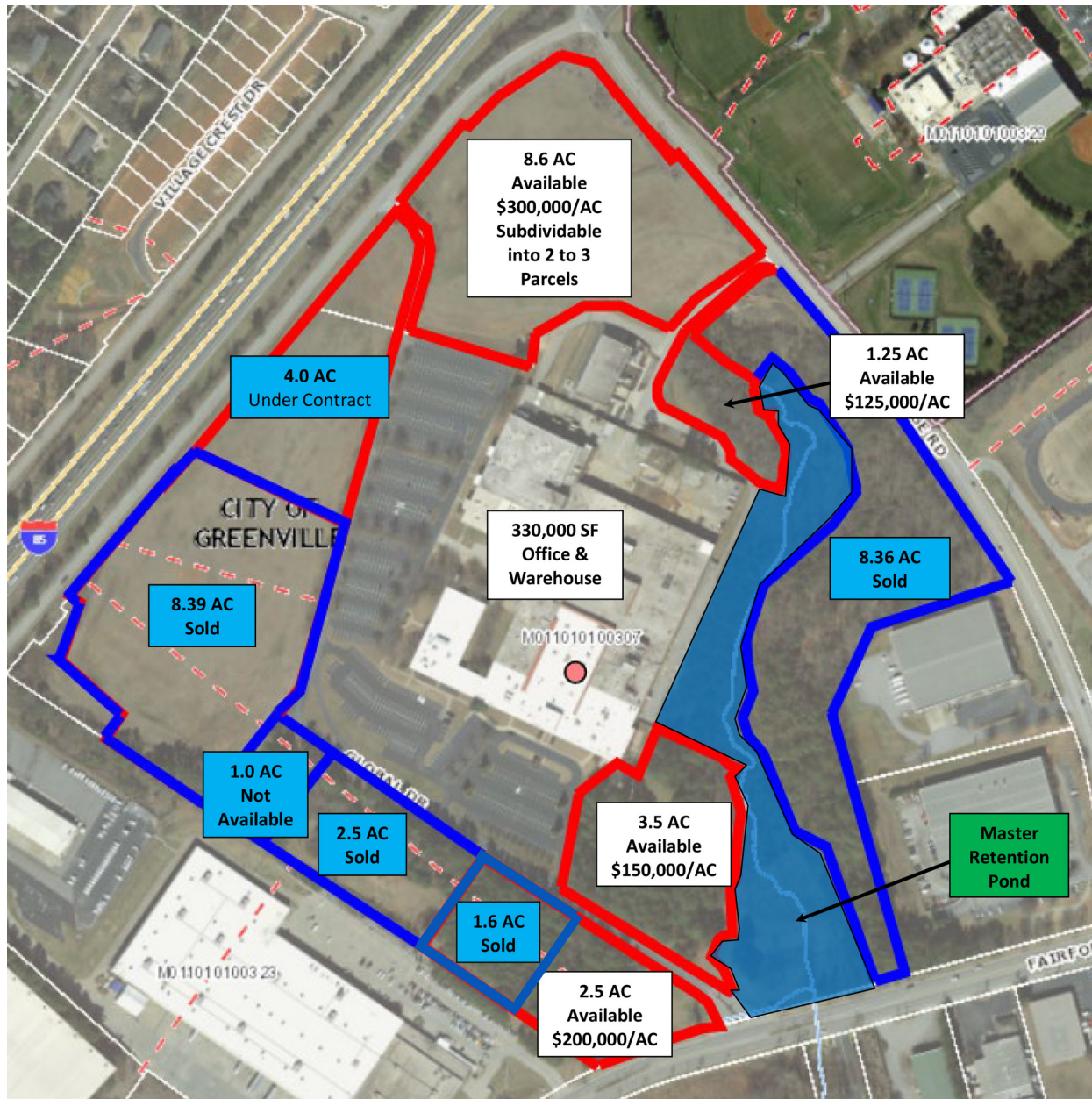


SALE

GLOBAL BUSINESS PARK SITES

28 Global Drive Greenville, SC 29607



NOT TO SCALE

SALE PRICE \$125,000 - \$300,000 / Acre

Rick Cauthen
864 250 2800
rcauthen@cbccaine.com



**COLDWELL BANKER
COMMERCIAL
CAINE**

SALE

GLOBAL BUSINESS PARK SITES

28 Global Drive Greenville, SC 29607



OFFERING SUMMARY

Sale Price: \$125,000 - \$300,000 / Acre

Zoning: S-1 City of Greenville

Market: Greenville/Spartanburg

Submarket: Mauldin/Fountain Inn

PROPERTY OVERVIEW

Land for Sale in Global Business Park

PROPERTY HIGHLIGHTS

- Part of Master Planned Global Business Park and subject to park restrictions
- I-85 frontage sites available
- Sites can be combined or subdivided
- 2 Data centers already on site
- All utilities available
- 6 fiber optic providers available
- Located in the Global Business Park, 1/4 mile from I-85, 1/2 mile from ICAR & Millennium Campus, and 1/2 mile from Laurens Rd.
- 2021 Traffic Counts: I-85: 117,900 VPD, Ridge Rd.: 3,300 VPD, Fairforest Way: 9,000 VPD, Laurens Rd.: 31,400 VPD
- Greenville County Tax Map Nos.: Part of M011010100307 and M011010100313

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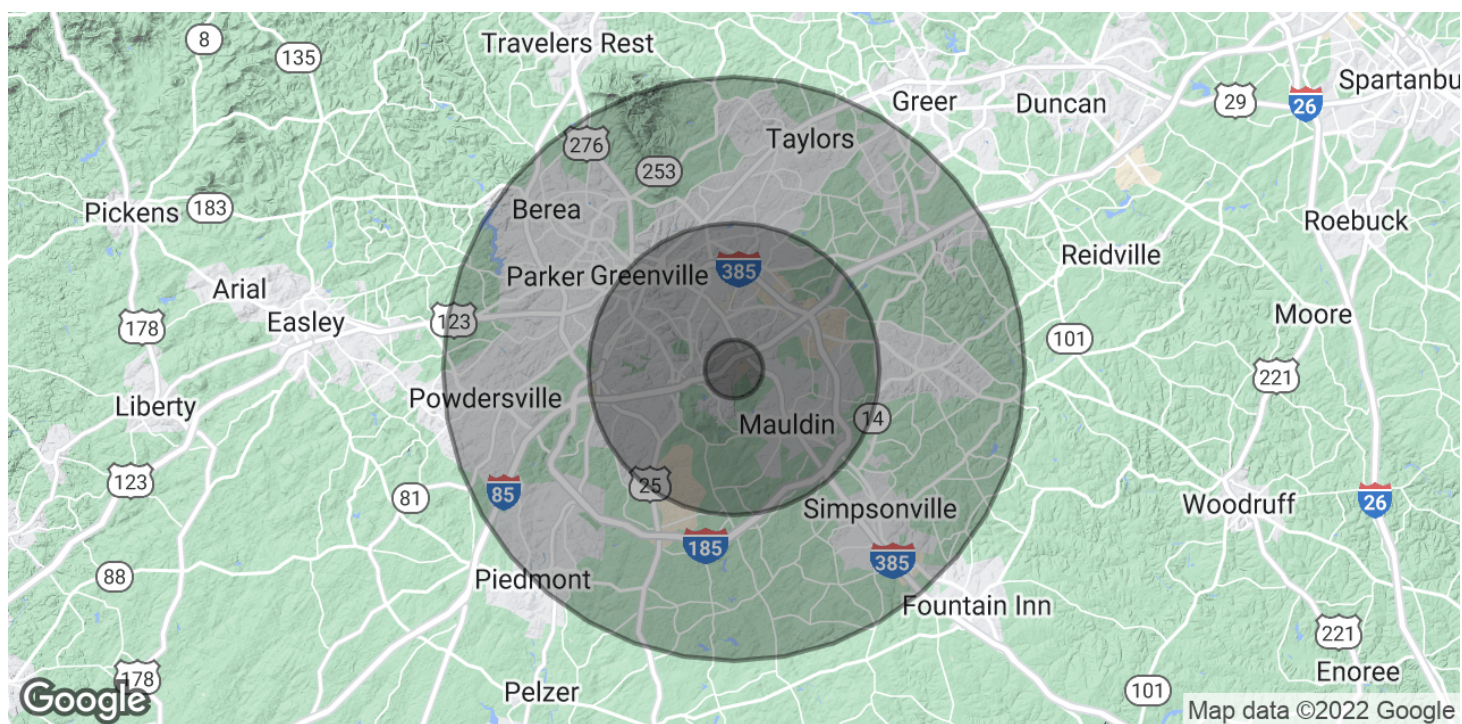


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GLOBAL BUSINESS PARK SITES

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,923	110,282	384,065
Average Age	33.6	37.0	37.2
Average Age (Male)	34.8	35.4	35.7
Average Age (Female)	32.7	38.6	38.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,190	47,841	153,523
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$60,857	\$67,532	\$66,051
Average House Value	\$175,072	\$217,532	\$221,193

* Demographic data derived from 2020 ACS - US Census

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