

SALE

DEVELOPMENT OPPORTUNITY

Ridge Rd Greenville, SC 29607



SALE PRICE \$32,500/ACRE
ACREAGE +/-12.66 ACRES

George Zimmerman, CCIM
864 250 6822
gzimmerman@cbccaine.com



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OFFERING SUMMARY

Lot Size: +/-12.66 Acres

Zoning: S-1 City of Greenville

PROPERTY HIGHLIGHTS

- All utilities available
- Located near the intersection of Ridge Road and Mauldin Road
- Recent survey/topo, wetlands study available
- 2021 Traffic Count: 26,900 VPD (Mauldin Rd.)
- Greenville County Tax Map No. M012020100150

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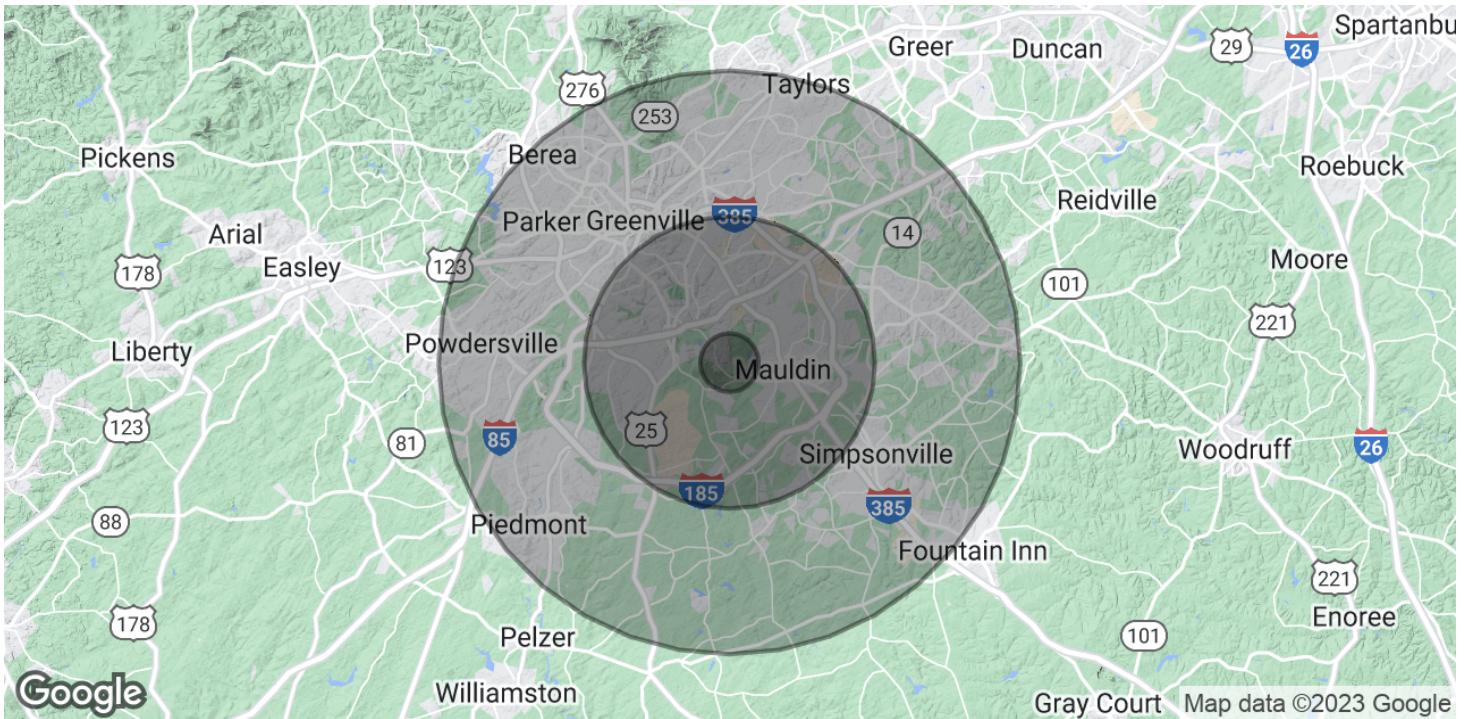


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,923	110,282	384,065
Average Age	33.6	37	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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