REDEVELOPMENT OPPORTUNITY LOCATED WITHIN OPPORTUNITY ZONE





PROPERTY OVERVIEW



PERFECTLY CENTERED BETWEEN DOWNTOWN AND VILLAGE OF WEST GREENVILLE

Prime location, a half-mile from both Downtown Greenville and Village of West End

2 vacant commercial buildings on \pm 0.78 acres

Building 1: 5,000 SF Building 2: 1,600 SF

Property located within Opportunity Zone and Area of Special Emphasis and the West End Small Area Plan in the City of Greenville **Zoning:** MX-2

Asking Price: \$2,500,000

Opportunity for New Market Tax Credits as well as <u>Abandoned Building Tax Credits</u> and <u>Facade</u> Improvement Incentives

Recent Phase I & Survey Available Upon Request

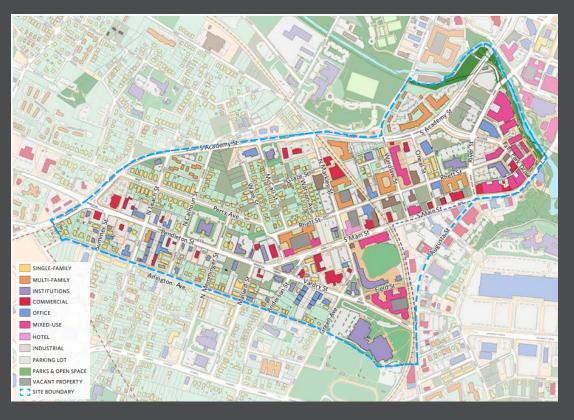
Signage visibility directly on Pendleton

LISTING HIGHLIGHTS

WEST END SMALL AREA PLAN

This plan for Greenville's West End centers around making streets comfortable and safe for pedestrians/bikers as well as continuing to build and maintain the character of the area.

Click the Image below for more info!





DEMOGRAPHICS - 3 MILES

78,743

POPULATION

39.6

\$85,251

32,665

MEDIAN AGE

AVG HH INCOME

HOUSEHOLDS

LOCATION HIGHLIGHTS



RESTAURANTS/DRINKS

- 1. OJ's Diner
- 2. Sacha's Cafe
- 3. Sofrito Latin Restaurant
- 4. The Whale: A Craft Beer Collective
- 5. Hoppin'
- 6. Urban Wren
- 7. Purple International Bistro & Sushi
- 8. Brick Street Cafe

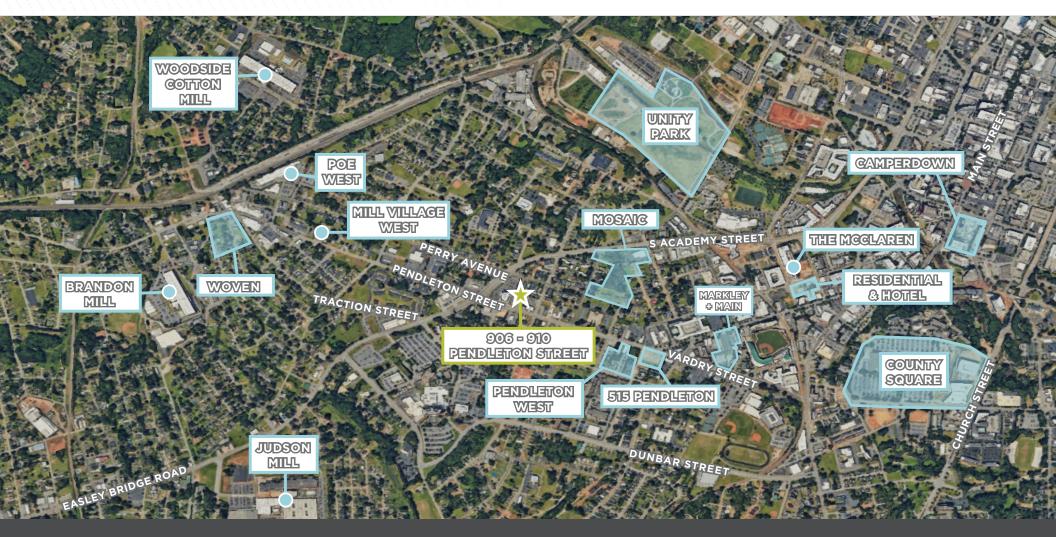
MULTIFAMILY

- 1. The Greene
- 2. 400 Rhett
- 3. The McClaren
- 4. Markley Place
- 5. 408 Jackson
- 6. Link Apartments
- 7. Trailside at Reedy Creek
- 8. District West

HOTELS

- 1. Homewood Suites by Hilton
- 2. Grand Bohemian
- 3. AC Hotel
- 4. Hampton Inn & Suites
- 5. Embassy Suites
- 6. Courtyard by Marriott
- 7. The Westin Poinsett

NEARBY DEVELOPMENTS





7,928BUSINESSES



62,409 EMPLOYEES



\$49,607,611 APPAREL



\$243,499,613FOOD & ALCOHOL



\$141,719,547
ENTERTAINMENT



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