

REDEVELOPMENT OPPORTUNITY LOCATED WITHIN OPPORTUNITY ZONE

±0.78 ACRES
AVAILABLE FOR SALE

906-910
**PENDLETON
STREET**

GREENVILLE, SC 29601



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 ± 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 [Abandoned Building Tax Credits](#) and [Facade Improvement Incentives](#)

Recent Phase I & Survey Available Upon Request

Signage visibility directly on Pendleton

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



7,928

BUSINESSES



62,409

EMPLOYEES



\$49,607,611

APPAREL



\$243,499,613

FOOD & ALCOHOL



\$141,719,547

ENTERTAINMENT

DAYTIME EMPLOYMENT - 3 MILES

CONSUMER SPENDING - 3 MILES



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