

**FOR SALE OR LEASE**

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# RETAIL/FLEX

2518 HWY 25 SOUTH  
GREENWOOD, SC 29646



PETE BRETT, CCIM  
864.414.6796

MICHELLE BRETT  
864.979.7555

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE



## AVAILABLE SPACE

**Address:** 2518 HWY 25 SOUTH  
GREENWOOD, SC 29646

**Sales Price:** \$699,000

**Lease Rate:** \$7,500/Month NNN

**Square Feet:** +/- 8,625 Square Feet

**County:** Greenwood

**Tax Map:** 6854-506-722

**Zoning:** C2 - Sec 6-3-41 General Commercial

## PROPERTY HIGHLIGHTS

- Just outside city limits, short drive to downtown and hospital on South side of Greenwood
- Built in 2000, below replacement cost
- Original Tenant: Dollar General (relocated to larger adjacent property for DG Market)
- Nearby Retailers: Food Lion, DG Market, Dollar Tree, 7-11, Little Caesars, Groucho's Deli, CVS, Walgreens, Burger King, O'Reilly's, KFC, Starbucks

	1 Mile	3 Miles	5 Miles
Population	4,148	16,565	36,707
Average Household Income	\$46,776	\$47,835	\$58,033



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# PROPERTY PHOTOS



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# SITE



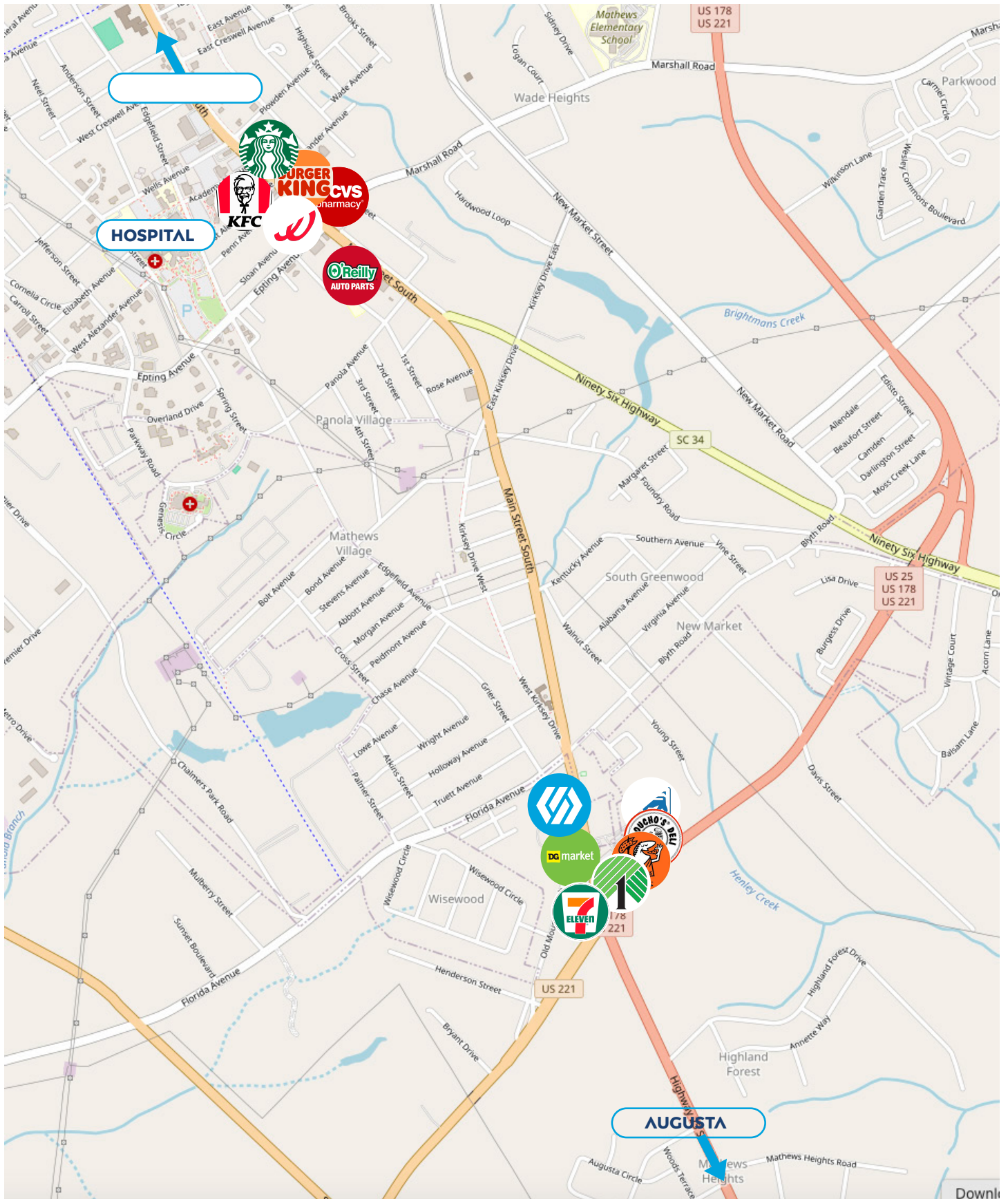
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# LOCATION



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**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

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