



# SUDDUTH FARMS

1670 S Hwy 14, Greer, SC 29650



## PROPERTY DESCRIPTION

8 retail units; Endcap units are 2,125 SF, Inline units are 1,250 SF and may be combined

## PROPERTY HIGHLIGHTS

- Located at signalized Intersection
- Convenient access via SC-14, Suber Rd, Stockyard Dr, and Sudduth Farms Dr
- 30,000 VPD
- 2 End Cap - Drive Throughs
- Adjacent to: Foundations Day Care Center, 400+ residential rooftops, Car Wash with 45,000 visitors/month
- Close proximity to: GSP Airpor, Riverside High School, I-85

## OFFERING SUMMARY

Lease Rate:	\$30 - 34 SF/yr (NNN)
Number of Units:	8
Available SF:	1,250 - 2,125 SF
Building Size:	10,500 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,267	14,627	35,569
Total Population	3,309	36,264	88,149
Average HH Income	\$64,696	\$69,206	\$71,734

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRENT EDGERTON**  
Managing Director  
O: 864.422.9510  
C: 864.979.0335  
brente@kw.com

**KW COMMERCIAL**  
301 Augusta Road  
Suite 100  
Greenville, SC 29601

## RETAIL FOR LEASE

# SUDDUTH FARMS

1670 S Hwy 14, Greer, SC 29650



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRENT EDGERTON**  
Managing Director  
O: 864.422.9510  
C: 864.979.0335  
brente@kw.com

**KW COMMERCIAL**  
301 Augusta Road  
Suite 100  
Greenville, SC 29601

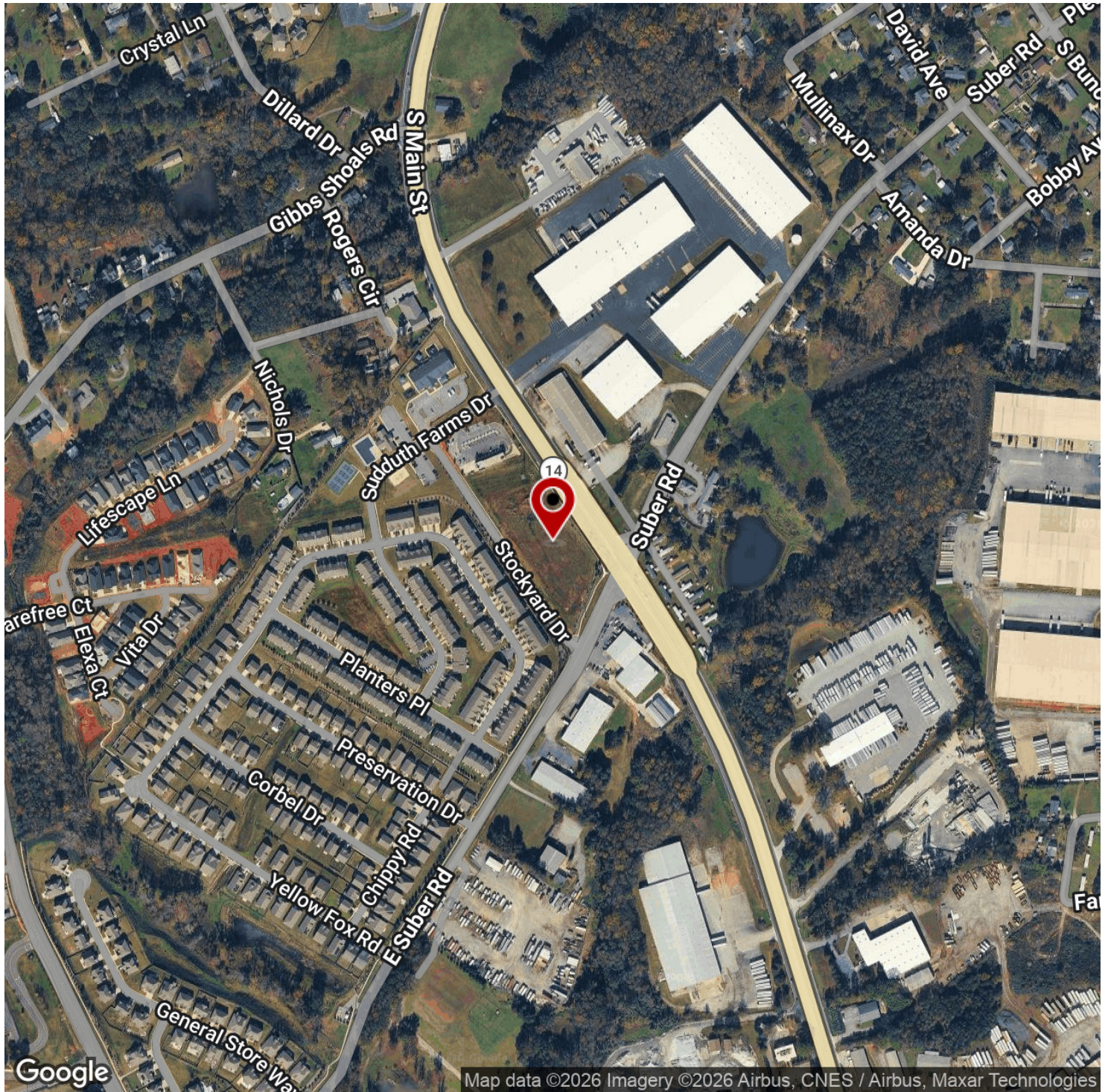
Each Office Independently Owned and Operated [kwcommercialupstate.com](http://kwcommercialupstate.com)

**RETAIL FOR LEASE**



# SUDDUTH FARMS

1670 S Hwy 14, Greer, SC 29650



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRENT EDGERTON**  
Managing Director  
O: 864.422.9510  
C: 864.979.0335  
brente@kw.com

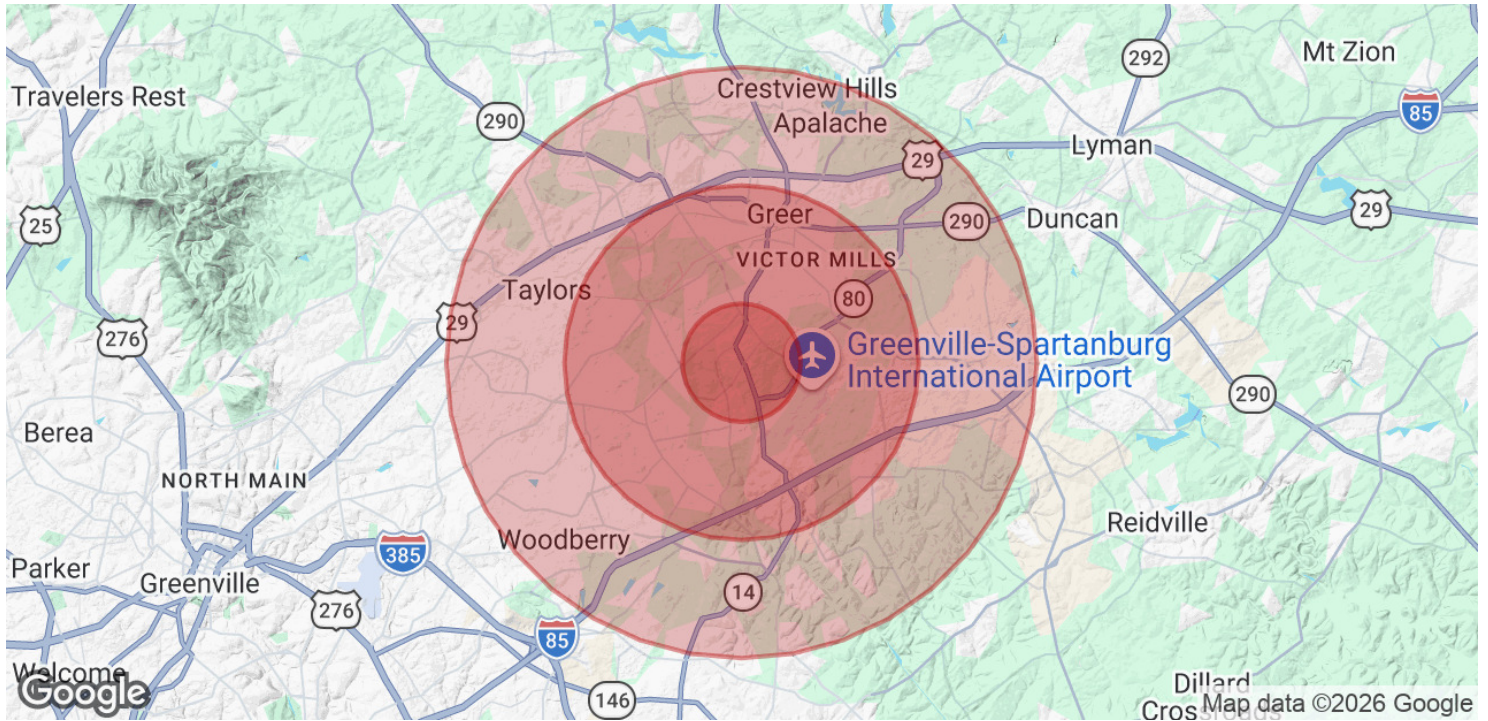
**KW COMMERCIAL**  
301 Augusta Road  
Suite 100  
Greenville, SC 29601

Each Office Independently Owned and Operated [kwcommercialupstate.com](http://kwcommercialupstate.com)



# SUDDUTH FARMS

1670 S Hwy 14, Greer, SC 29650



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,309	36,264	88,149
Average Age	37.8	38.4	38.6
Average Age (Male)	37.0	37.2	37.2
Average Age (Female)	38.1	38.7	39.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,267	14,627	35,569
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$64,696	\$69,206	\$71,734
Average House Value	\$263,385	\$197,075	\$218,627

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRENT EDGERTON**  
 Managing Director  
 O: 864.422.9510  
 C: 864.979.0335  
 brente@kw.com

**KW COMMERCIAL**  
 301 Augusta Road  
 Suite 100  
 Greenville, SC 29601

**RETAIL FOR LEASE**

# SUDDUTH FARMS

1670 S Hwy 14, Greer, SC 29650



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRENT EDGERTON**  
Managing Director  
O: 864.422.9510  
C: 864.979.0335  
brente@kw.com

**KW COMMERCIAL**  
301 Augusta Road  
Suite 100  
Greenville, SC 29601

Each Office Independently Owned and Operated [kwcommercialupstate.com](http://kwcommercialupstate.com)