



MULTIFAMILY INVESTMENT FOR SALE

- Cash-Flowing Apartment Portfolio with Tire Shop & 14 Apartments
- Unit Mix: 14 Units – 2 × 2BR/2BA and 12 × 1BR/1BA
- Prime Location: Located on busy White Horse Road with excellent road frontage and an Average Daily Traffic (ADT) count of approximately 42,800 vehicles
- Expansion Potential: Two additional apartments could potentially be built on the property
- Land Area: +/- 1.14 Acres
- Zoning: C-2, Greenville County
- Tax Map Numbers: 0249000502200 & 0249000502300
- Owner Financing Available
- 4.6% Cap Rate
- For Sale: \$1,700,000
- Contact Agent for Financials

FOR SALE:
\$1,700,000



HOUSE A



HOUSE B



APARTMENTS



PROPERTY OUTLINE



TIRE SHOP



DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	21,665	120,336	347,206
2025 Population	24,226	134,547	381,681
2030 Population Projection	26,258	145,515	410,863
Annual Growth 2020-2025	2.4%	2.4%	2.0%
Annual Growth 2025-2030	1.7%	1.6%	1.5%
Median Age	37.6	37.8	38.3
Bachelor's Degree or Higher	20%	29%	33%
U.S. Armed Forces	37	98	437

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$83,100	\$89,109	\$94,321
Median Household Income	\$56,194	\$57,755	\$69,078
< \$25,000	1,971	12,360	25,470
\$25,000 - 50,000	2,348	11,973	29,807
\$50,000 - 75,000	1,906	9,422	29,647
\$75,000 - 100,000	1,041	5,377	20,289
\$100,000 - 125,000	585	4,111	15,083
\$125,000 - 150,000	363	3,042	10,580
\$150,000 - 200,000	300	2,947	11,175
\$200,000+	938	6,076	15,024

LOCAL MAP

