



PROPERTY OVERVIEW:

FOR SALE:
\$990,000

- +/- 3,520 SF Former Subway Building
- Prime Location along Wade Hampton Blvd. with Excellent Visibility
- Traffic count: 36,200 vehicles per day
- +/- 0.57 Acres with Ample Parking
- Convenient Access to Downtown Greenville and Central Taylors
- Ideal Owner-user or Investor Opportunity
- Located within the Rapidly Expanding Greenville County Market
- Surrounded by Established Businesses, Retail, and Residential Neighborhoods
- Greenville County Tax Map Number: P015040100201
- Zoning: C-2 (Greenville County)
- For Sale: \$990,000



EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY LINES

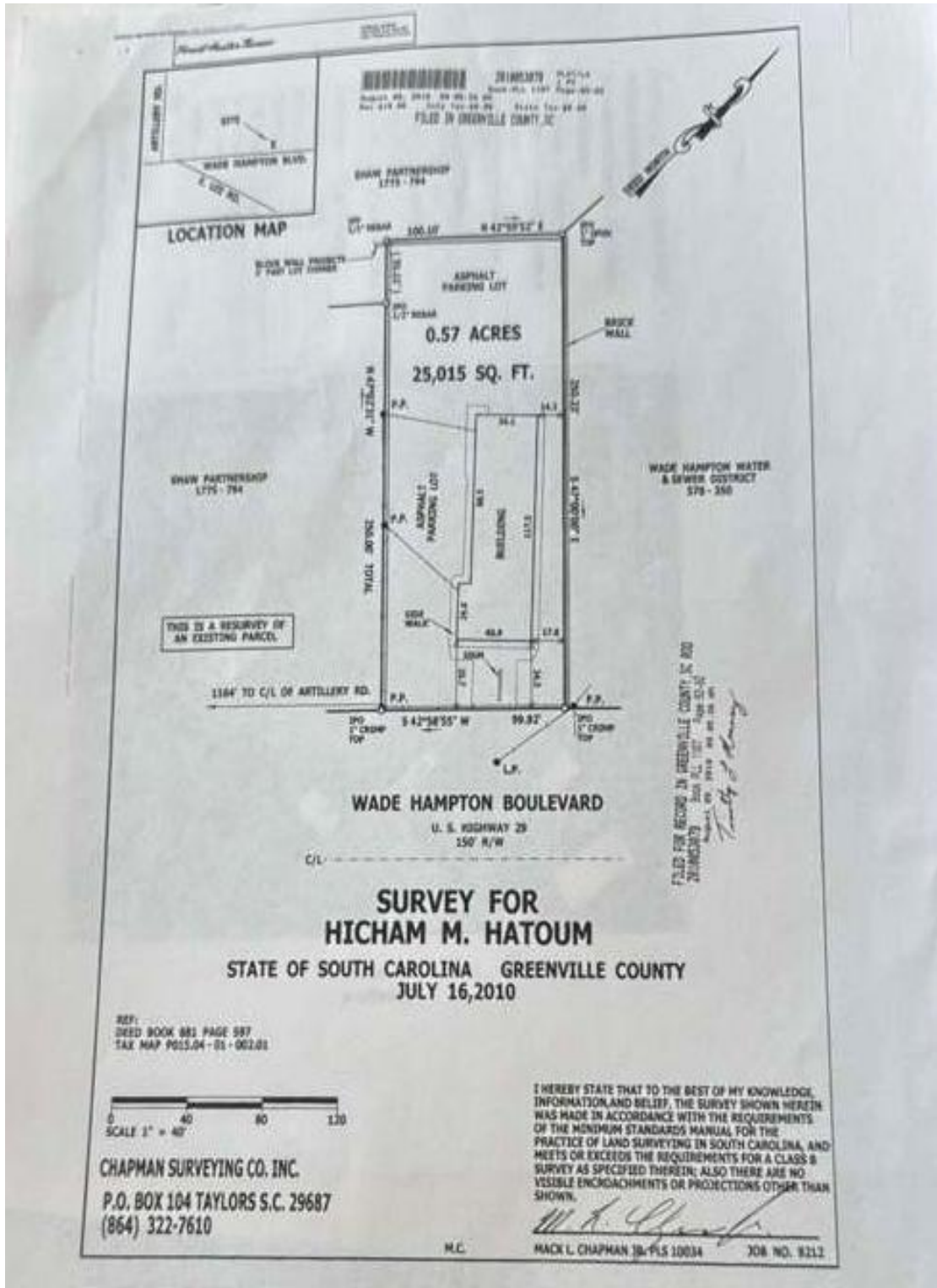


SPENCER/HINES
P R O P E R T I E S

BUILDING FOR SALE

2813 WADE HAMPTON BLVD.
TAYLORS, SC 29687

LAND SURVEY



BRIAN GRAYBILL | (864) 430-1260
BRIAN@SPENCERHINES.COM

RETAILER MAP



AERIAL MAP



DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	27,130	142,502	398,557
2025 Population	27,888	152,738	437,501
2030 Population Projection	29,764	164,295	473,166
Annual Growth 2020-2025	0.6%	1.4%	2.0%
Annual Growth 2025-2030	1.3%	1.5%	1.6%
Median Age	39.9	38.4	38.8
Bachelor's Degree or Higher	36%	42%	37%
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$95,439	\$102,099	\$102,592
Median Household Income	\$74,429	\$77,542	\$75,873
< \$25,000	1,013	8,419	25,832
\$25,000 - 50,000	2,285	10,965	31,200
\$50,000 - 75,000	2,457	11,803	31,381
\$75,000 - 100,000	1,664	8,674	23,674
\$100,000 - 125,000	1,114	7,187	17,687
\$125,000 - 150,000	978	4,720	12,482
\$150,000 - 200,000	1,150	5,618	15,860
\$200,000+	744	6,752	20,364