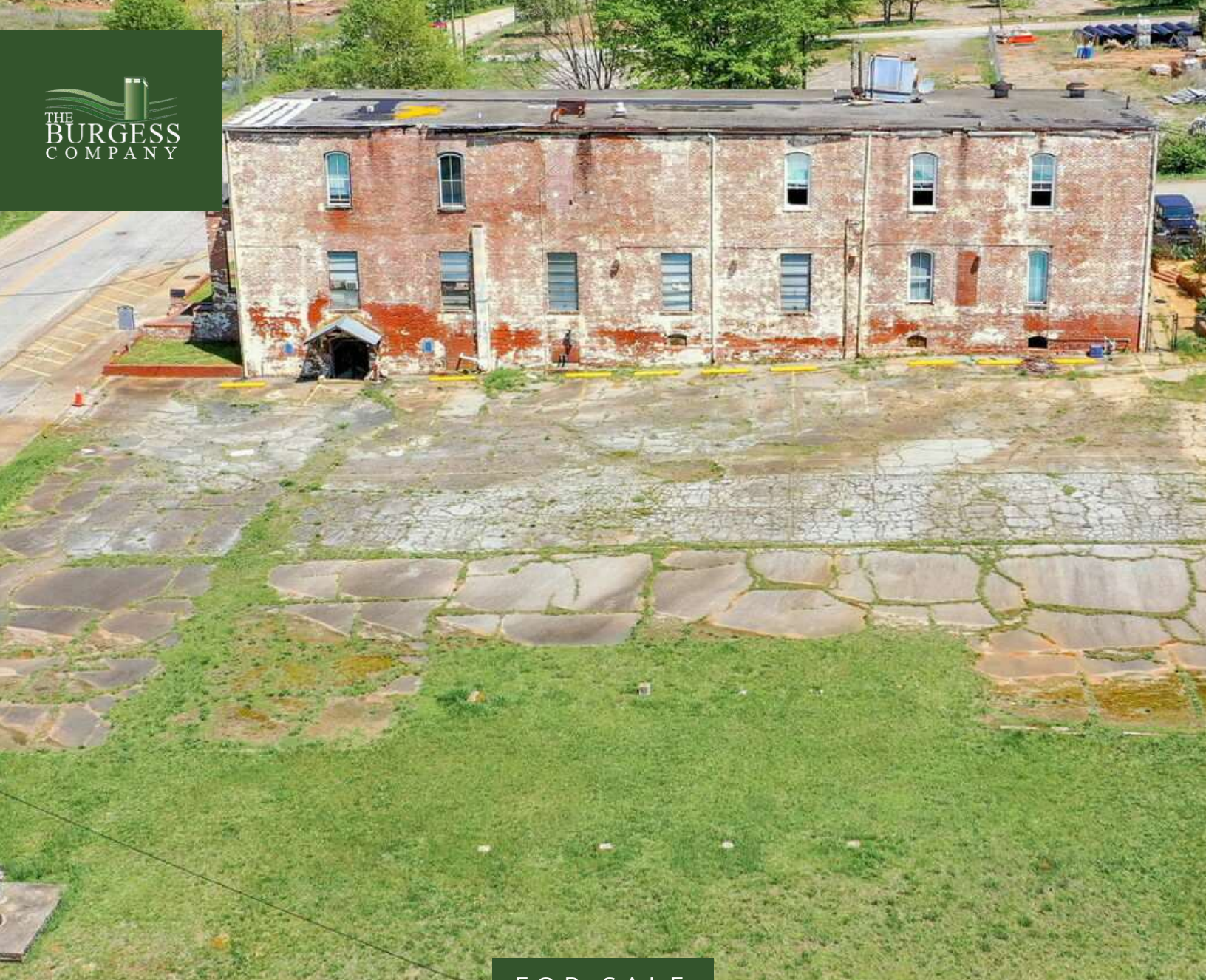




FOR SALE

255 A Street

Greenville , SC 29609

Trent Johnson
Associate Broker
980.939.5541
trent@tbccre.com

The Burgess Company
601 E McBee Avenue Suite 107
Greenville, SC 29601
864.672.6080
tbccre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Property Highlights

- Zoned NC- Neighborhood Commercial
- Strategic location in the near the heart of Greenville
- Versatile investment opportunity
- Ideal canvas for development
- Potential for commercial space
- Prime prospect for land investors
- Dynamic growth potential
- Attractive investment in Greenville's future
- ** Half Acre Highlighted in red**

Offering Summary

Sale Price:	\$350,000
Lot Size:	0.5 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,133	33,785	66,844
Total Population	10,069	80,539	159,112
Average HH Income	\$67,288	\$85,106	\$92,093

Trent Johnson
Associate Broker
980.939.5541
trent@tbccre.com





Trent Johnson
Associate Broker
980.939.5541
trent@tbccre.com



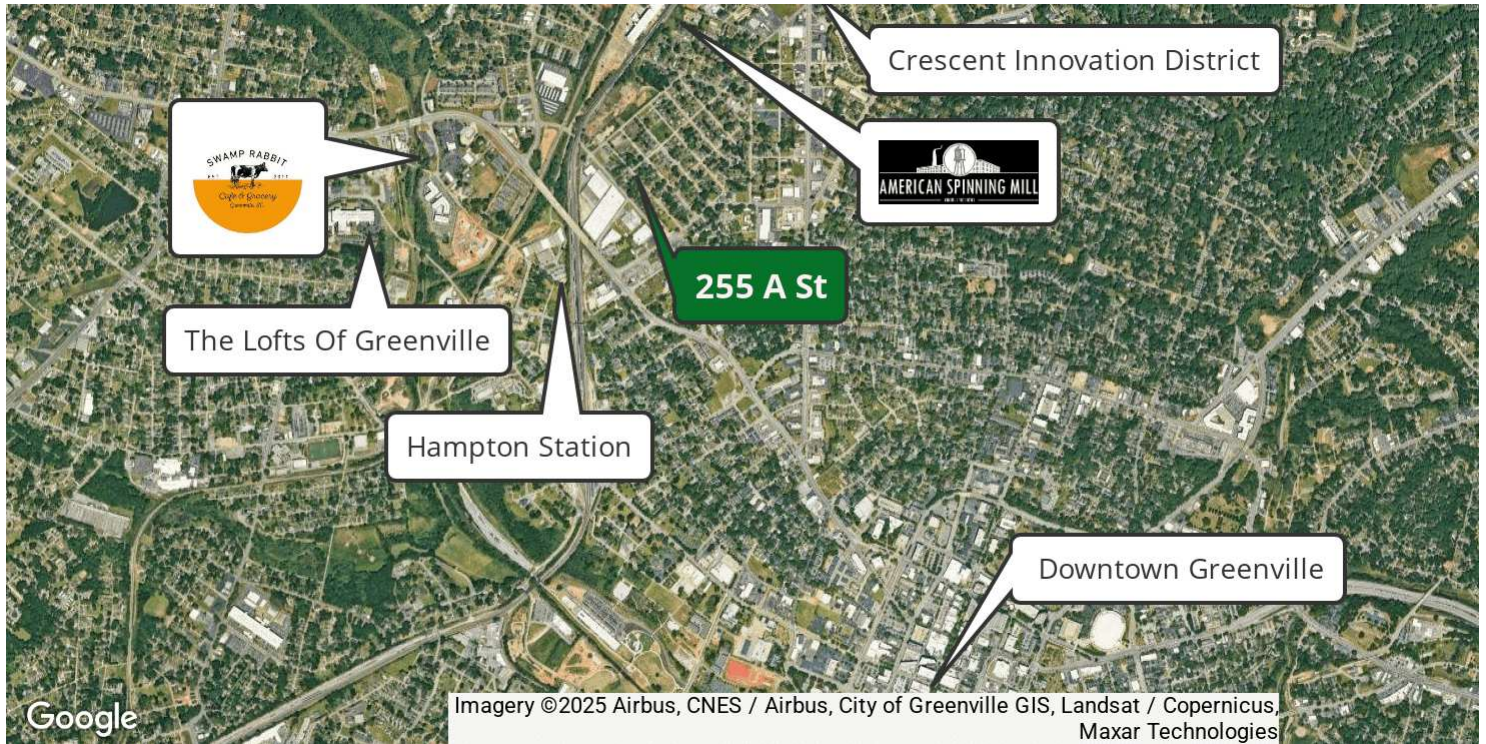
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Trent Johnson
Associate Broker
980.939.5541
trent@tbccre.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

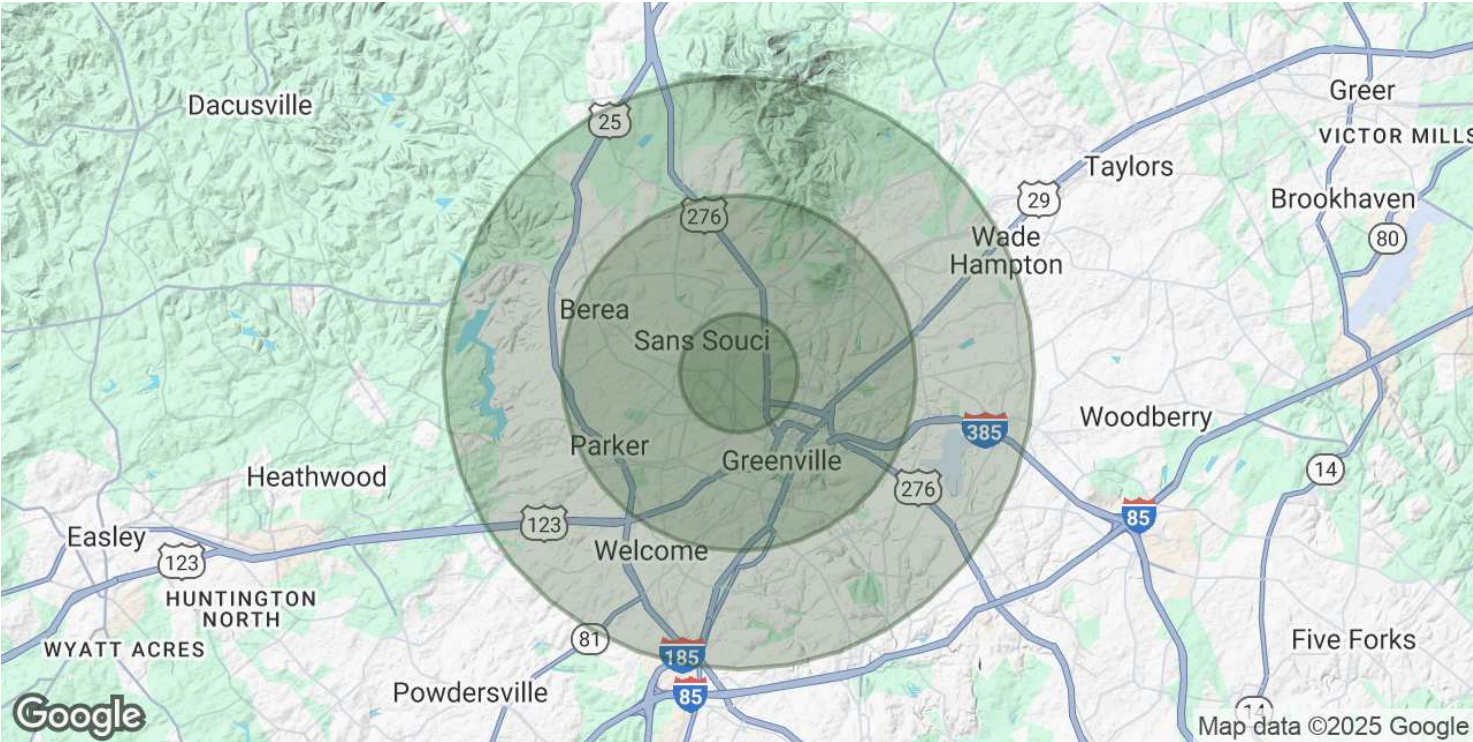


Surrounding Area

- American Spinning Mill Apartments: +/- 1.3 Miles, 254 Units, 30,000 SF Retail
- Crescent One Innovation District: +/- .7 Miles, 56,000 SF Office
- Swamp Rabbit Cafe: +/- .7 Miles, Local Grocer
- Hampton Station: +/- .7 Miles, 80,000 SF Office/Retail
- The Lofts Of Greenville: +/- .9 Miles, 194 Apartment Units
- Downtown Greenville: +/- 2 Miles, Iconic Downtown Greenville Home Of The Reedy River And A Wide Variety Of Dining Options, Shops, And Hotels

Trent Johnson
Associate Broker
980.939.5541
trent@tbcce.com





Population

	1 Mile	3 Miles	5 Miles
Total Population	10,069	80,539	159,112
Average Age	38	39	39
Average Age (Male)	37	37	38
Average Age (Female)	39	40	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,133	33,785	66,844
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$67,288	\$85,106	\$92,093
Average House Value	\$299,355	\$370,656	\$372,316

Demographics data derived from AlphaMap

Trent Johnson
Associate Broker
980.939.5541
trent@tbccre.com





Trent Johnson

Associate Broker

trent@tbccre.com

Direct: **980.939.5541**

Professional Background

Trent Johnson graduated from Furman University in 2015, where he was a 4-year member of the soccer team, majored in Business Administration, and most importantly met his wife. His family has called Greenville home since graduation and continues to plant their roots in the Upstate.

After 8+ years in B2B sales, Trent found a perfect blend for his interest in Greater Greenville Development and passion for building local relationships and joined the team at The Burgess Company. His family enjoys staying involved at their church, getting outside, and traveling. Trent is a South Carolina licensed real estate broker and is specialized in commercial properties in and around the Greater Greenville area.

Education

Furman University - 2011-2015

Memberships

ICSC Member

The Burgess Company

601 E McBee Avenue Suite 107
Greenville, SC 29601
864.672.6080

Trent Johnson

Associate Broker

980.939.5541

trent@tbccre.com

