

LAND FOR SALE

S CHURCH, DOWNTOWN GREENVILLE, SC

Greenville, SC 29601



PROPERTY DESCRIPTION

This prime property is located on Church Street at University Ridge, with one of the best views in owtown Greenville. ExceptionalDowntown Greenville, SC location in the heart of the next major planned redevelopment corridor. with convenient proximity Greenville's thriving Main Street, Greenville Drive stadium, beautiful Greenville City Parks, shopping and many more popular attractions. This 0.52 acre parcel, situated on one of Downtown's highest points boasts dynamic sunset views. Adjacent and approximate to RocaPoint is the master developer of the \$1.1 billion redevelopment project spanning 37 acres along University Ridge in downtown Greenville. This initiative is a joint venture with Greenville County and, upon completion, will encompass a total of 3 million square feet of new Class A office, retail, hotel, residential, and public space, including the new Greenville County Administrative Building and notable retailers including Whole Foods, Fleming's Prime Steakhouse, Pottery Barn and many others. BocaPoint will also be home to up to 1,500 luxury lifestyle apartments, a rooftop theater and dog park and beautifully landscaped greenspaces and a centralized destination water feature fountain. Contact us for additional information

LOCATION DESCRIPTION

Located on Church Street at University Ridge. Prime Downtown Greenville, SC location in the heart of the next major planned redevelopment corridor, with convenient proximity Greenville's thriving Main Street, Greenville Drive stadium, beautiful Greenville City Parks, shopping and many more popular attractions. Adjacent and approximate to current Downtown development / redevelopment projects including \$1.1 Billion planned RocaPoint with notable retailers including Whole Foods, Fleming's Prime Steakhouse, Pottery Barn and many others. RocaPoint will also be home to up to 1,500 luxury lifestyle apartments, a rooftop theater and dog park and beautifully landscaped greenspaces and a centralized destination water feature fountain.

PROPERTY HIGHLIGHTS

- Excellent location with heavy traffic count
- Corner property, Zoned PD
- Due Diligence Package available for mixed-use development
- See attached package for 40+/- acre redevelopment

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

LAND FOR SALE

S CHURCH, DOWNTOWN GREENVILLE, SC

Greenville, SC 29601



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

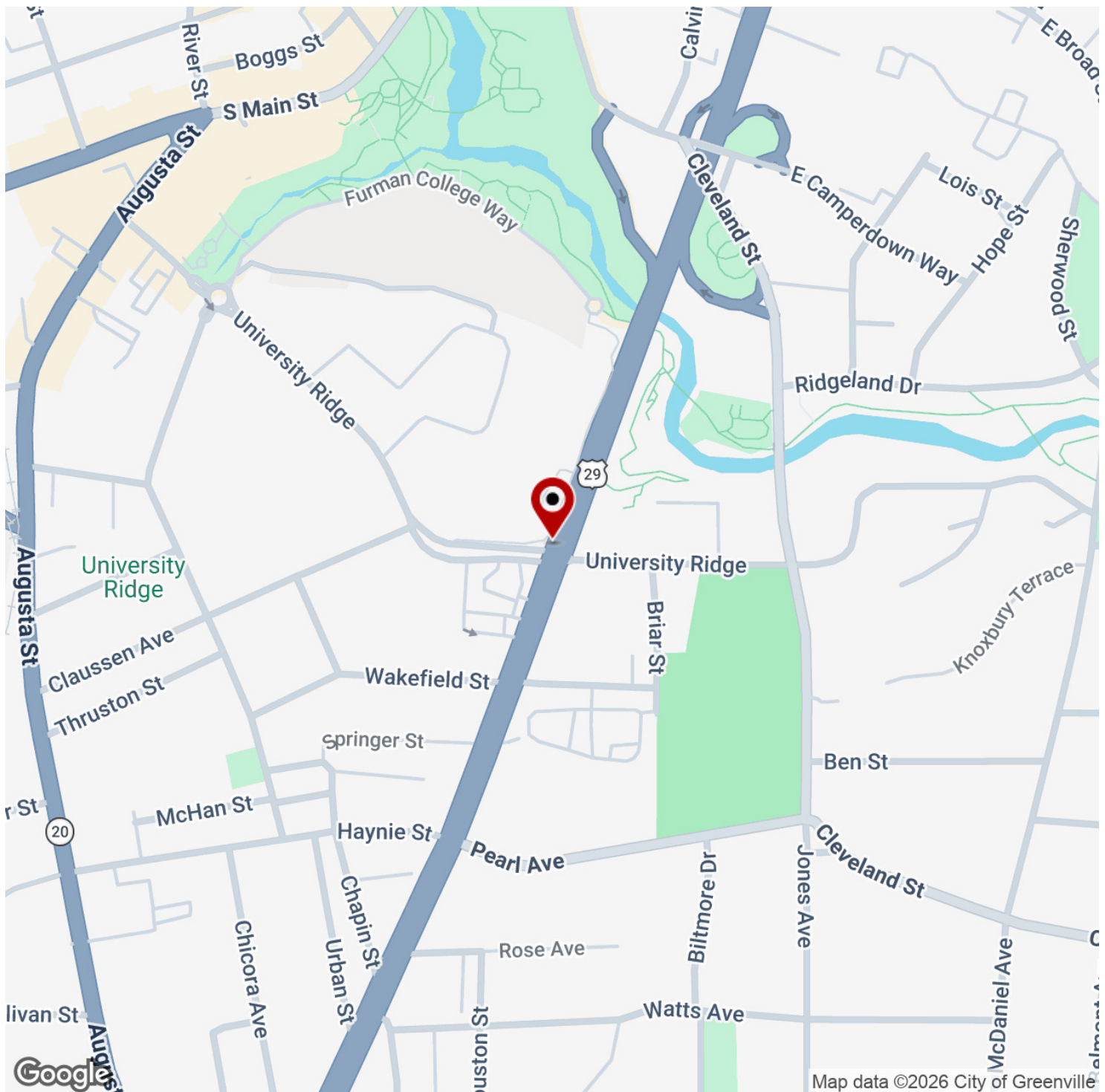
Greenville, SC 29601

Each Office Independently Owned and Operated kwcommercialupstate.com

LAND FOR SALE

S CHURCH, DOWNTOWN GREENVILLE, SC

Greenville, SC 29601



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

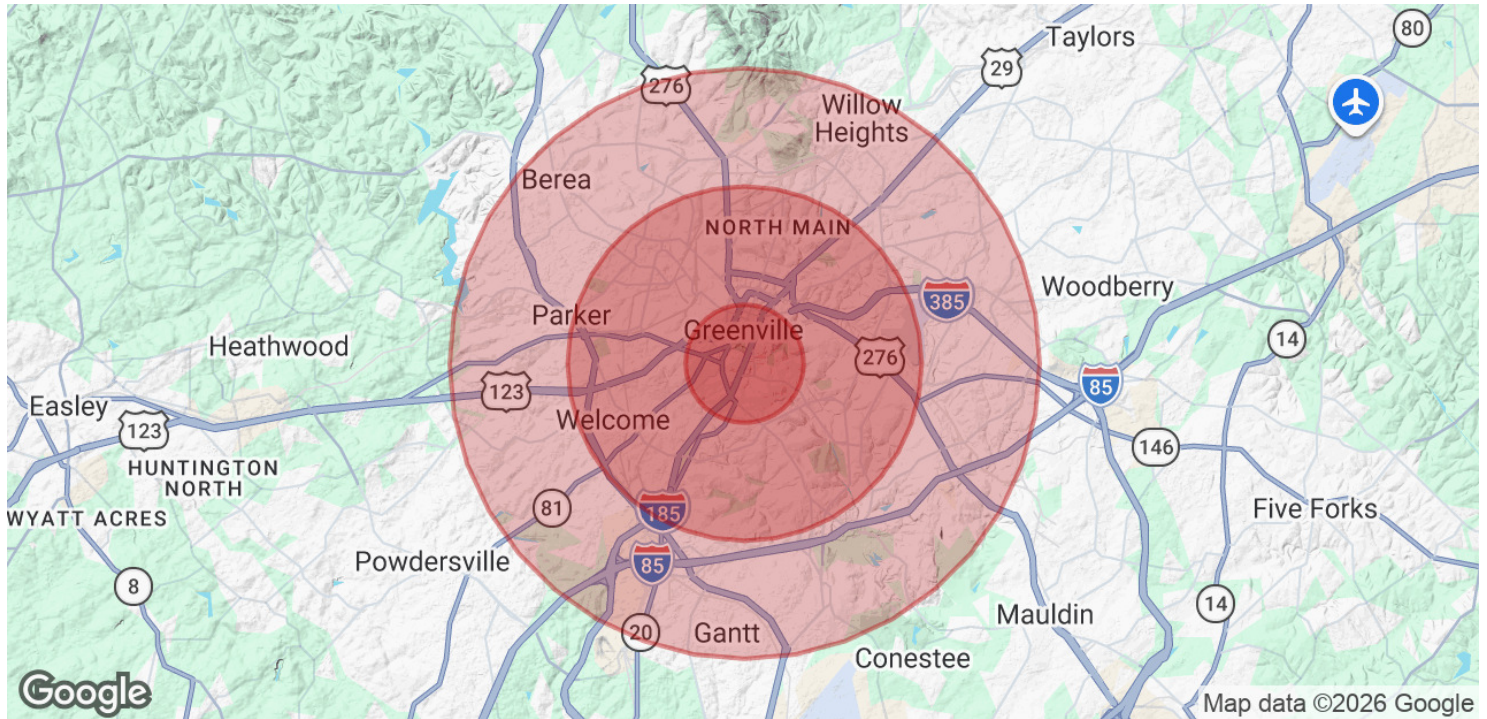
KW COMMERCIAL
301 Augusta Road
Suite 100
Greenville, SC 29601

Each Office Independently Owned and Operated kwcommercialupstate.com

LAND FOR SALE

S CHURCH, DOWNTOWN GREENVILLE, SC

Greenville, SC 29601



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,505	80,553	166,653
Average Age	42	39	39
Average Age (Male)	42	38	38
Average Age (Female)	43	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,606	35,133	71,407
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$133,673	\$99,519	\$90,501
Average House Value	\$710,106	\$447,028	\$371,972

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

Each Office Independently Owned and Operated kwcommercialupstate.com