

31

Calhoun Ave

Greenville, South Carolina

A Campus Designed For Worship, Athletics, Community & Impact

FOR SALE

\$2.5 Million

±19,870 SF Multi-Building Church
Campus Situated on ±1.38 AC

Flexible Financing Options
Available

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Executive Summary

Lee & Associates Greenville / Spartanburg is pleased to present the opportunity to acquire 31 Calhoun Avenue, a well-maintained, multi-building church campus located in the heart of Greenville, South Carolina. The property encompasses approximately **19,870 square feet** across multiple connected structures situated on **±2.16 total acres (±1.38 acre campus plus ±0.78 acre dedicated parking lot)**.

The campus offers a highly functional layout designed to accommodate a variety of assembly, educational, and community-oriented uses. A prominent feature of the property is its **expansive gymnasium**, which includes a **full basketball court**, **collapsible bleachers**, **concessions area**, **restrooms**, **private office space**, and a **kitchen** equipped for food preparation. **The kitchen features gas utility connections and a vent hood system**, providing added functionality for events, gatherings, and community activities. **The connected sanctuary building provides a spacious environment suitable for worship services, assemblies, conferences, and community gatherings.**

Supporting the campus is an **educational wing** featuring **multiple classrooms**, **administrative offices**, a **kitchen**, and **additional restroom facilities**. This flexible configuration presents opportunities for continued religious use as well as **adaptation for schools, nonprofit organizations, community centers, or other institutional users**. The property's size, layout, and central location may also present **future redevelopment potential**.

Strategically positioned at **31 Calhoun Avenue**, the property benefits from **convenient access to Downtown Greenville** and the surrounding residential neighborhoods, offering excellent connectivity and visibility within one of the Upstate's most dynamic and rapidly growing markets.

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Property Highlights



1 ±19,870 SF multi-building church campus situated on ±1.38 AC with an additional ±0.78 AC dedicated parking lot

2 Expansive gymnasium featuring full **basketball court**, **concessions area**, **restrooms**, and **private office space**

3 Connected sanctuary building ideal for **worship services**, **assemblies**, **conferences**, or **community gatherings**

4 Additional connected educational wing with multiple **classrooms**, **administrative offices**, **kitchen**, and **restrooms**

5 Flexible campus layout suitable for **religious organizations**, **schools**, **community centers**, **nonprofit users**, or **redevelopment opportunities**

6 Conveniently located in the heart of Greenville at 31 Calhoun Avenue with excellent access to **Downtown Greenville** and surrounding neighborhood

Aerial Overview



Westside Park

- Playground
- Shelter
- Athletic Fields
- Restrooms



Greenville County Aquatic Complex

- Aquatic Complex
- Swimming Pool



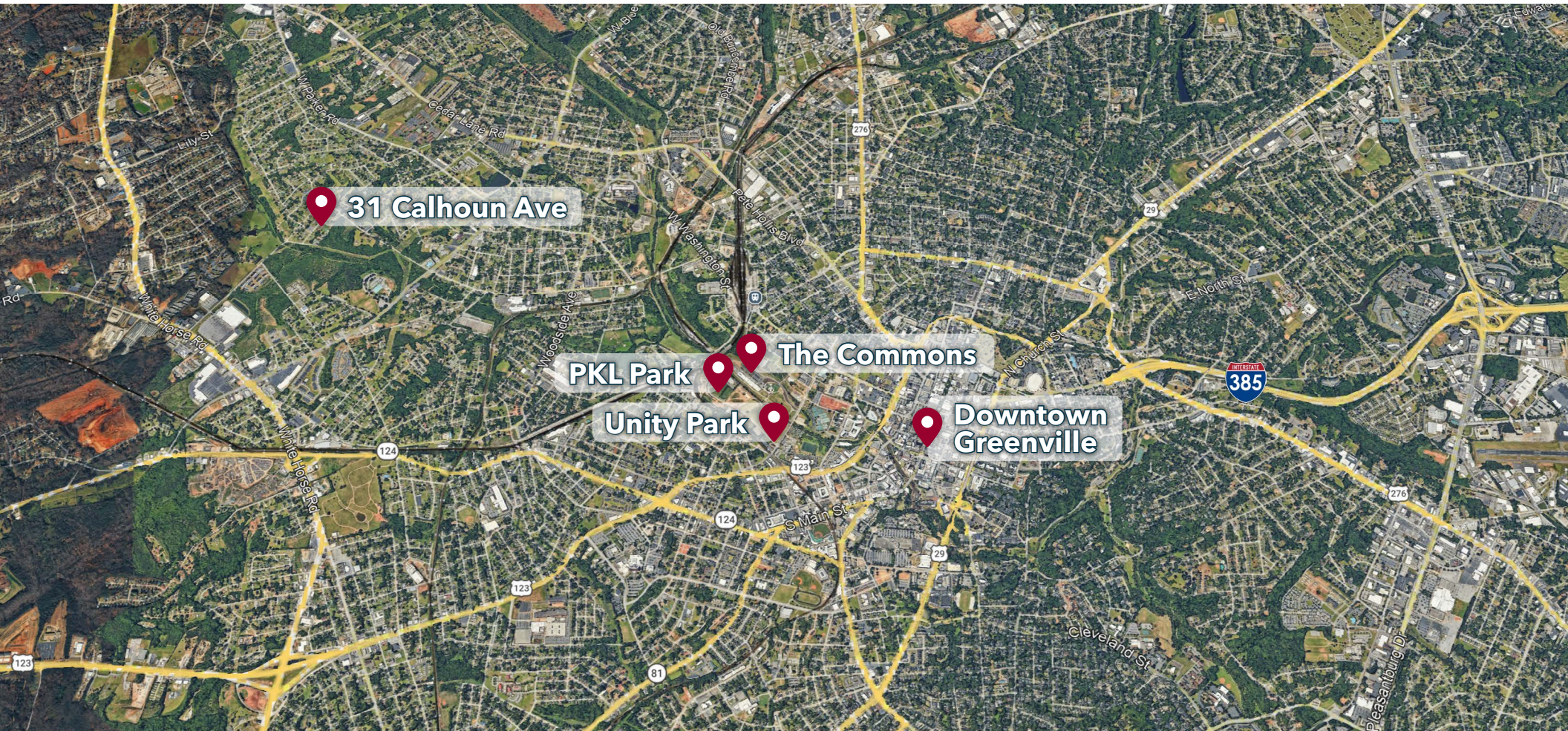
Marion Square Neighborhood

- 148+ Townhomes Under Construction



Proposed Future Neighborhood Development

Regional Overview



2.7
MILES

To PKL Park

- Pickleball Courts
- Restaurants
- Playground
- Lawn Games

3.4
MILES

To Unity Park

- Playground
- Splash Pad
- Basketball Courts
- Swamp Rabbit Trail Access

3.7
MILES

To The Commons

- Restaurants
- Retail Shops
- Offices

3.7
MILES

To Downtown Greenville

- 200+ Restaurants
- 100+ Shops
- Greenville Zoo
- Children's Museum

Interior

The property's flexible interior layout accommodates a wide range of uses, including religious facilities, schools, community centers, nonprofit organizations, and redevelopment or adaptive reuse projects.

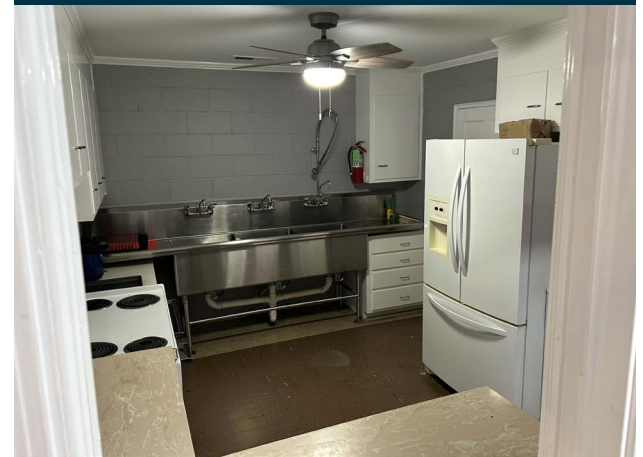
Sanctuary



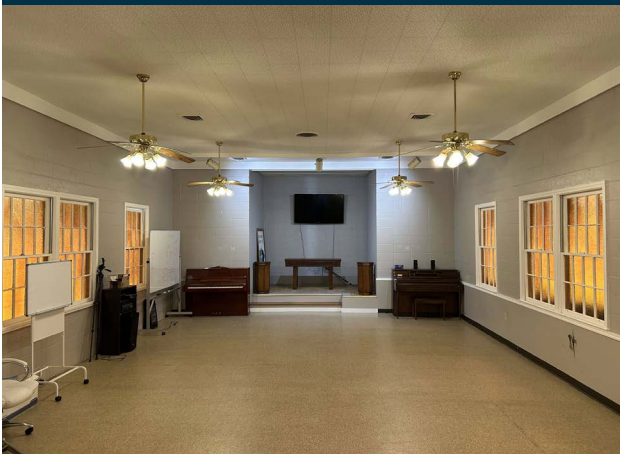
Gymnasium



Kitchen



Classroom



Meeting Room

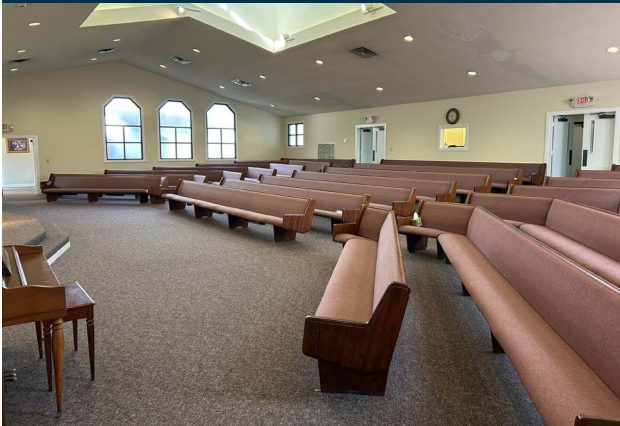


Private Office



Interior *A Closer Look*

Sanctuary



A spacious and thoughtfully designed worship space perfect for services, performances, or presentations

Seating for 200+ attendees

Elevated stage and pulpit for worship and presentations

Vaulted ceiling with central clerestory windows

Integrated audiovisual capabilities

Private office adjacent to stage

Storage area

Convenient on-site restrooms

Gymnasium



A versatile, fully equipped multi-purpose facility designed to support recreation, events, and community gatherings

Full-size gymnasium with hardwood basketball court

Retractable bleacher seating

Dedicated concessions area

Commercial kitchen with gas utilities and vent hood system

Convenient on-site restrooms

Office or Daycare



Adaptable support spaces to accommodate a variety of operational, educational, and community needs

Seven (7) private administrative and staff offices

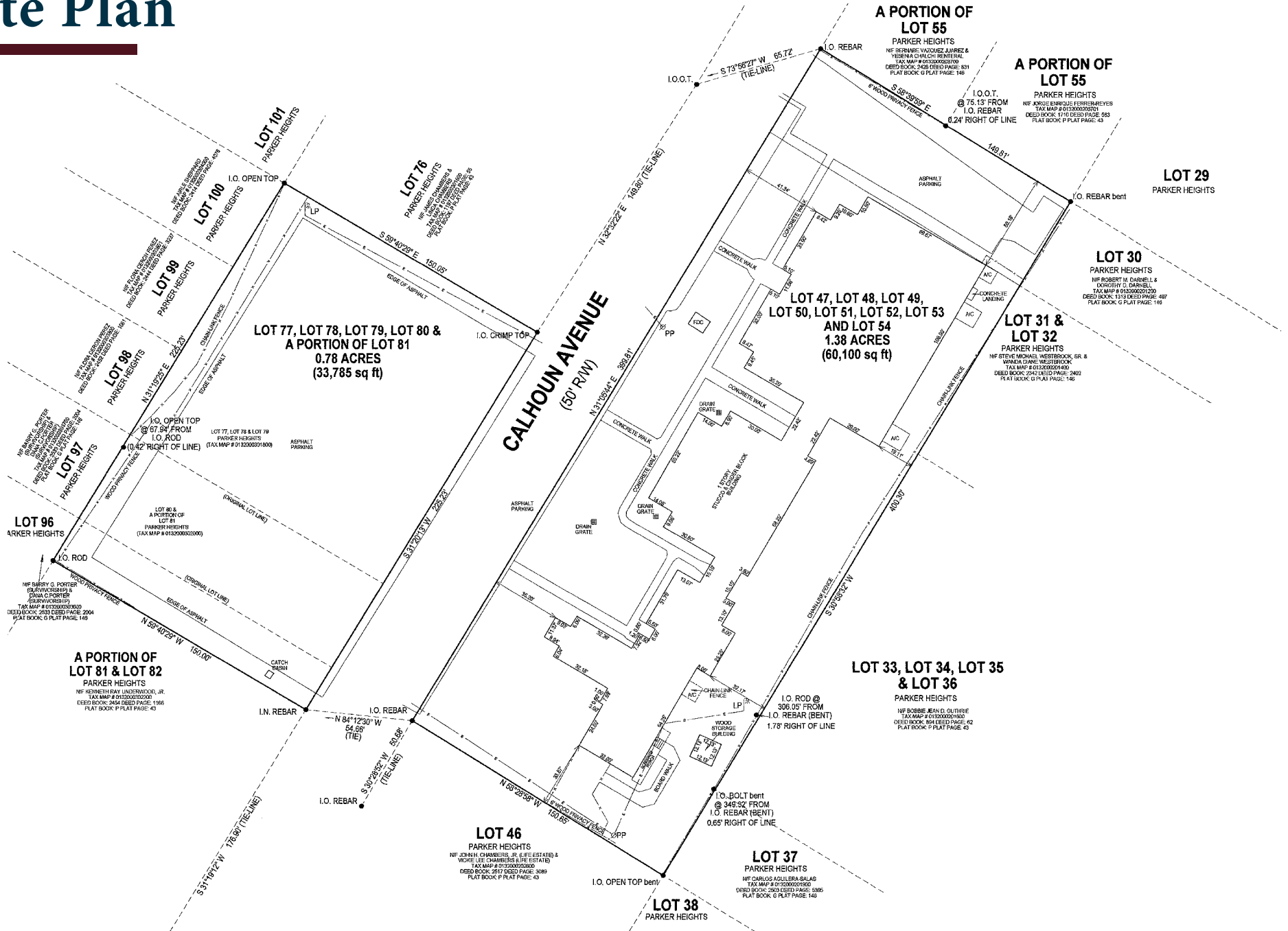
Additional full kitchen for support and event use

Dedicated youth ministry or activity space

Children's playroom

Convenient on-site restrooms

Site Plan



Demographics

Key Facts

Radius	0-1 Miles	1-3 Miles	3-5 Miles
Population	9,322	54,847	70,768
Median Age	34.1	37.6	36.8
Average Household Size	2.6	2.3	2.2
Median Household Income	\$42,048	\$55,548	\$74,062

Education

Radius	0-1 Miles	1-3 Miles	3-5 Miles
No High School Diploma	26.8%	17.5%	9.7%
High School Graduate	36.0%	32.1%	20.0%
Some College/Associate's Degree	23.0%	21.7%	23.4%
Bachelor's/Grad/Prof Degree	14.2%	28.6%	46.9%

Business

Radius	0-1 Miles	1-3 Miles	3-5 Miles
Total Businesses	231	2,569	3,655
Total Employees	1,762	29,456	40,980

Income

Radius	0-1 Miles	1-3 Miles	3-5 Miles
Median Household Income	\$42,048	\$55,548	\$74,062
Per Capita Income	\$25,647	\$35,765	\$51,539
Median Net Worth	\$28,087	\$62,961	\$189,237

Employment

Radius	0-1 Miles	1-3 Miles	3-5 Miles
White Collar	32.5%	51.8%	67.2%
Blue Collar	48.1%	30.3%	17.6%
Services	19.4%	17.9%	15.2%
Unemployment Rate	5.2%	6.3%	4.2%

2025 Households by Income

Indicator	Value	Diff
0-1 Miles		
<\$15,000	14.4%	+6.5%
\$15,000 - \$24,999	11.8%	+7.2%
\$25,000 - \$34,999	15.2%	+9.4%
\$35,000 - \$49,999	16.3%	+6.6%
\$50,000 - \$74,999	15.6%	-2.0%
\$75,000 - \$99,999	7.6%	-6.3%
\$100,000 - \$149,999	10.9%	-7.0%
\$150,000 - \$199,999	4.7%	-5.2%
\$200,000+	3.5%	-9.1%
1-3 Miles		
<\$15,000	15.9%	+8.0%
\$15,000 - \$24,999	7.7%	+3.1%
\$25,000 - \$34,999	9.1%	+3.3%
\$35,000 - \$49,999	13.0%	+3.3%
\$50,000 - \$74,999	16.9%	-0.7%
\$75,000 - \$99,999	11.2%	-2.7%
\$100,000 - \$149,999	13.8%	-4.1%
\$150,000 - \$199,999	5.3%	-4.6%
\$200,000+	7.1%	-5.5%
3-5 Miles		
<\$15,000	11.1%	+3.2%
\$15,000 - \$24,999	5.4%	+0.8%
\$25,000 - \$34,999	6.9%	+1.1%
\$35,000 - \$49,999	9.9%	+0.2%
\$50,000 - \$74,999	17.1%	-0.5%
\$75,000 - \$99,999	12.3%	-1.6%
\$100,000 - \$149,999	13.9%	-4.0%
\$150,000 - \$199,999	7.5%	-2.4%
\$200,000+	15.9%	+3.3%

Community Stats

Enjoyment

Restaurants

Nearby choices for on premise and take-out dining

45

0-1 miles

238

1-3 miles

218

3-5 miles

Entertainment

Performance and amusement destinations

8

0-1 miles

113

1-3 miles

74

3-5 miles

Lifestyle

Food & Beverage

A variety of grocery outlets and sources

9

0-1 miles

34

1-3 miles

36

3-5 miles

Healthcare

Local hospitals and healthcare facilities

6

0-1 miles

134

1-3 miles

833

3-5 miles

Learning

Education

Schools and places for education and skills transfer

3

0-1 miles

39

1-3 miles

161

3-5 miles

Libraries

Lifelong learning opportunities

0

0-1 miles

2

1-3 miles

4

3-5 miles

Access

Public Transport

Local transport and connectivity

2

0-1 miles

12

1-3 miles

11

3-5 miles

Spiritual Centers

Gateways to life enrichment and growth

17

0-1 miles

153

1-3 miles

130

3-5 miles

Recreation

Playgrounds

Proximity to play and fun

1

0-1 miles

5

1-3 miles

5

3-5 miles

Parks and Gardens

Access to green space

2

0-1 miles

19

1-3 miles

29

3-5 miles

Community

Government

Civic engagement and neighborhood hubs

4

0-1 miles

25

1-3 miles

43

3-5 miles

Sports

Places to play alone or in community groups

1

0-1 miles

50

1-3 miles

71

3-5 miles



Contact Our Team to Learn More



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We are offering this property through the Good Works Accelerator (GWA) Program and we offer optional financing (often when others will not do so). The Good Works Accelerator (GWA) program helps bridge the financial gap so qualified organizations doing good work can own properties years earlier than they might otherwise be able to access/purchase due to the traditional underwriting restrictions of lenders/landlords - avoiding the common concern/fear

of having their buildings sold to someone else while they are expanding their mission, getting grounded and growing in their new "home". In essence, GWA uses real estate as an "accelerator" to help spread and multiply good works throughout served communities. Learn more about the Good Works Accelerator (GWA) at www.goodworksaccelerator.com