



**SALE**

## 3 Rangeview Circle

**3 RANGEVIEW CIRCLE**

Greenville, SC 29617

**PRESENTED BY:**

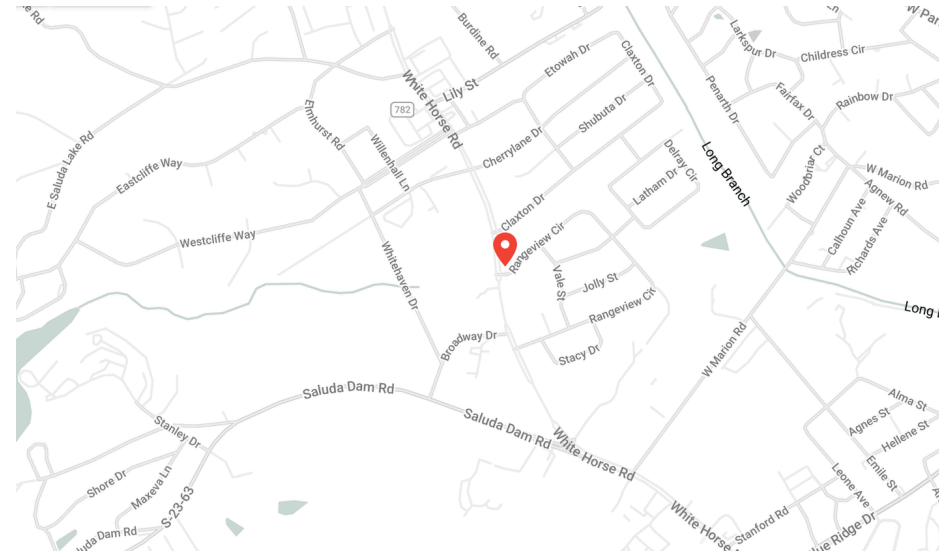
**ROD SUAREZ**

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COMMERCIAL REAL ESTATE

# PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                |
|-----------------------|----------------|
| <b>SALE PRICE:</b>    | \$350,000      |
| <b>LOT SIZE:</b>      | ± 0.5 Acres    |
| <b>BUILDING SIZE:</b> | ± 2,192 SQFT   |
| <b>ZONING:</b>        | C-3 Commercial |

## PROPERTY OVERVIEW

Discover a versatile asset in one of Greenville's high-growth corridors. Currently configured as a duplex with immediate income potential, this property boasts flexible C-3 Commercial Zoning, allowing for a wide range of professional uses including retail, office, boutique medical, or multi-family development.

- Building Size: ±2,192 SF (Two Levels)
- Lot Size: ±0.38 Acres (Corner Lot)
- Zoning: C-3 Commercial (Greenville County)
- Condition: Recently updated; new HVAC and water heater (2025/2026).
- Layout: 3-bedroom upper level; 1-bedroom lower level (renovated).

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## PROPERTY DETAILS & HIGHLIGHTS

|                         |                                |
|-------------------------|--------------------------------|
| <b>PROPERTY TYPE</b>    | Investment                     |
| <b>PROPERTY SUBTYPE</b> | Multi-Family / Office / Retail |
| <b>TAX ID</b>           | B013.03-01-059.00              |
| <b>BUILDING SIZE</b>    | ± 2,192 SQFT                   |
| <b>LOT SIZE</b>         | ± 0.5 Acres                    |
| <b>ZONING</b>           | C-3 Commercial                 |

### INVESTMENT HIGHLIGHTS

- **Turnkey Income:** Move-in ready as a professional office or continue utilizing the residential rental income while planning future development.
- **Strategic Corner Lot:** Level topography with dual access points possible.
- **High Growth Area:** Greenville continues to lead the Upstate in population growth and commercial expansion.



### LOCATION & ACCESSIBILITY

Positioned just off White Horse Road (Hwy 25), this site benefits from significant daily traffic counts and excellent visibility.

#### Proximity to Points of Interest

- Furman University: ±3.5 Miles
- Downtown Greenville: ±4.5 Miles
- Cherrydale Point Shopping Center: ±3.0 Miles (Regal Cinemas, Dining, Big Box Retail)
- Swamp Rabbit Trail: Access within 3 miles for recreation and commuting.
- Westcliffe Elementary: Immediate proximity (0.2 miles).

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## LOCATION & DEMOGRAPHIC DETAILS

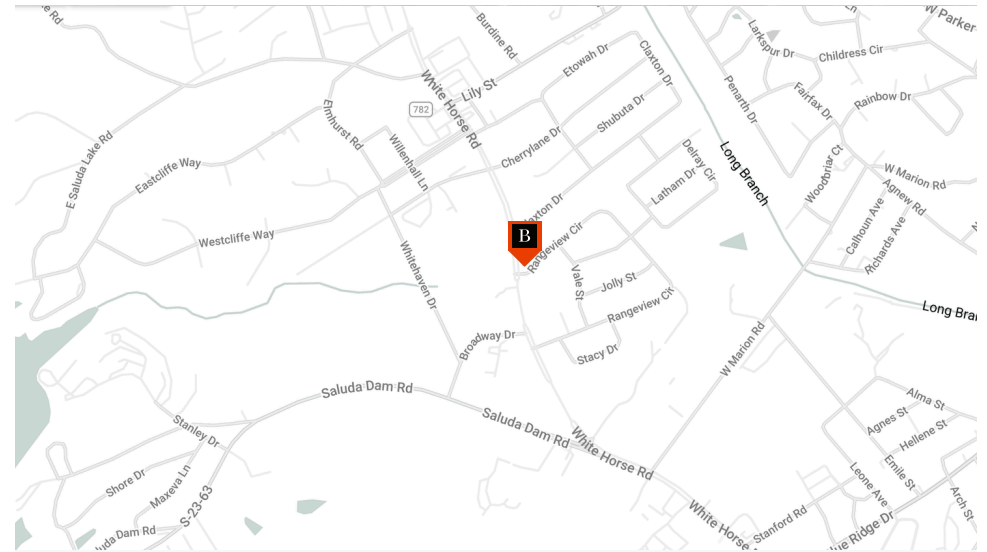
| POPULATION         | 1 MILE     | 3 MILES  | 5 MILES   |
|--------------------|------------|----------|-----------|
| TOTAL POPULATION   | ≈ 6,800    | ≈ 48,500 | ≈ 112,000 |
| DAYTIME POPULATION | ≈ 4,200    | ≈ 35,000 | ≈ 95,000  |
| MEDIAN HH INCOME   | ≈ \$52,400 | ≈ 58,900 | ≈ 64,200  |
| MEDIAN AGE         | 36.2       | 35.8     | 36.5      |

## TRAFFIC EXPOSURE

- **White Horse Road (Hwy 25):** High visibility with consistent commuter flow between Travelers Rest and West Greenville.

## MARKET & DEMOGRAPHIC HIGHLIGHTS

- **Growing Consumer Base:** Access to a 5-mile radius population exceeding 112,000 residents.
- **Strong Daytime Traffic:** Significant daytime population of approximately 95,000 within 5 miles, driven by local business and proximity to the West Greenville industrial sector.
- **Target Demographics:** A youthful market with a median age of 36, representing a prime workforce and consumer demographic for the Upstate.
- **Turnkey Flexibility:** Immediate income potential as a residential rental or an easy conversion into a professional business suite.



## PROPERTY & LOCATION HIGHLIGHTS

- **Versatile C-3 Zoning:** Flexible Greenville County commercial zoning suitable for retail, professional office, medical, or multi-family redevelopment.
- **Prime Corner Lot:** Situated on a level 0.38-acre lot with excellent visibility just off the high-traffic White Horse Road (Hwy 25) corridor.
- **Recent Capital Improvements:** Building features a renovated lower level and updated systems, including a new HVAC and water heater.
- **Strategic Proximity:** Located within minutes of key Upstate hubs, including Downtown Greenville (4.5 miles), Furman University (3.5 miles), and the Cherrydale Point retail district (3 miles).

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# ADDITIONAL PHOTOS - INTERIOR



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**ADDITIONAL PHOTOS - INTERIOR**



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**ADDITIONAL PHOTOS - EXTERIOR**



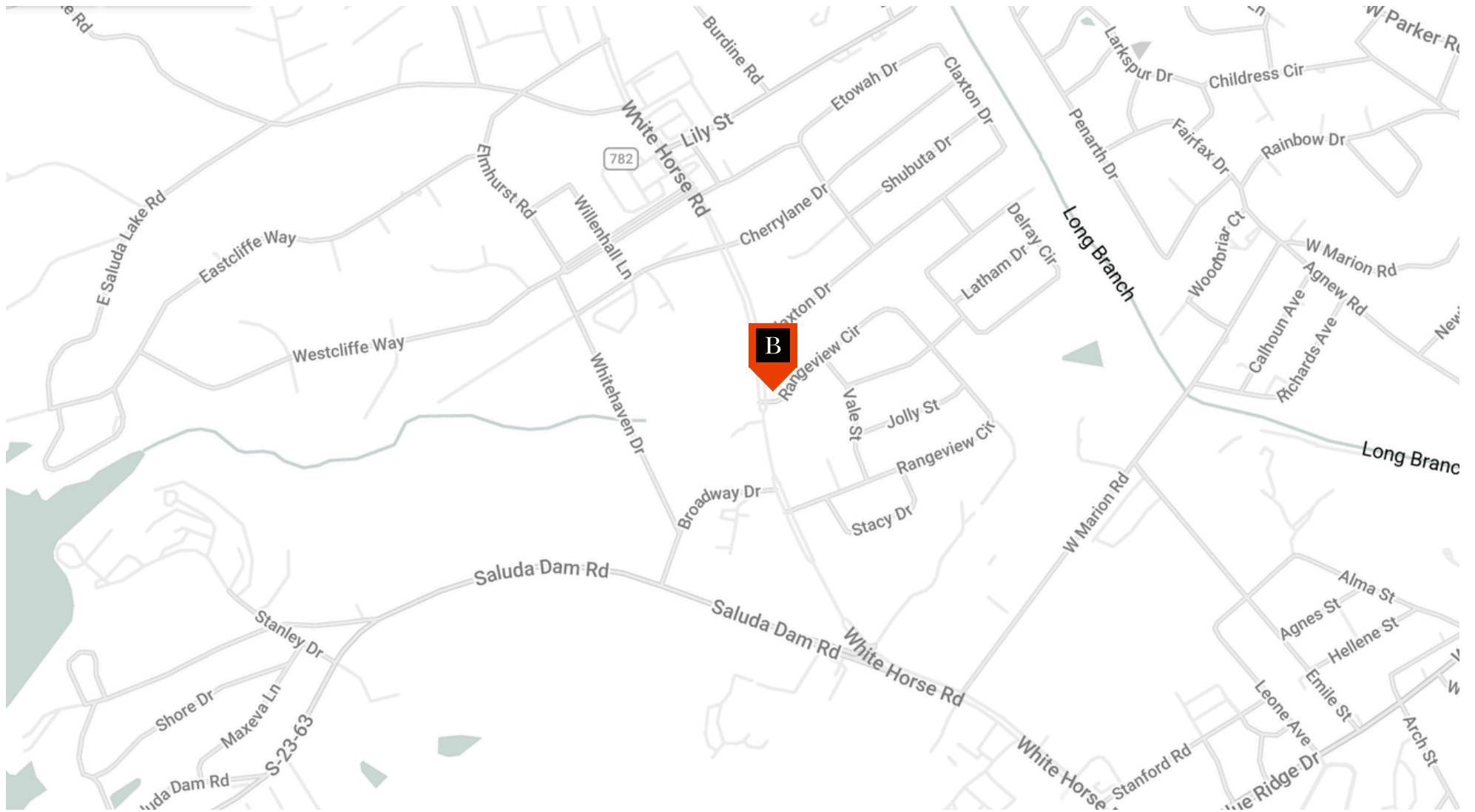
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# LOCATION MAP

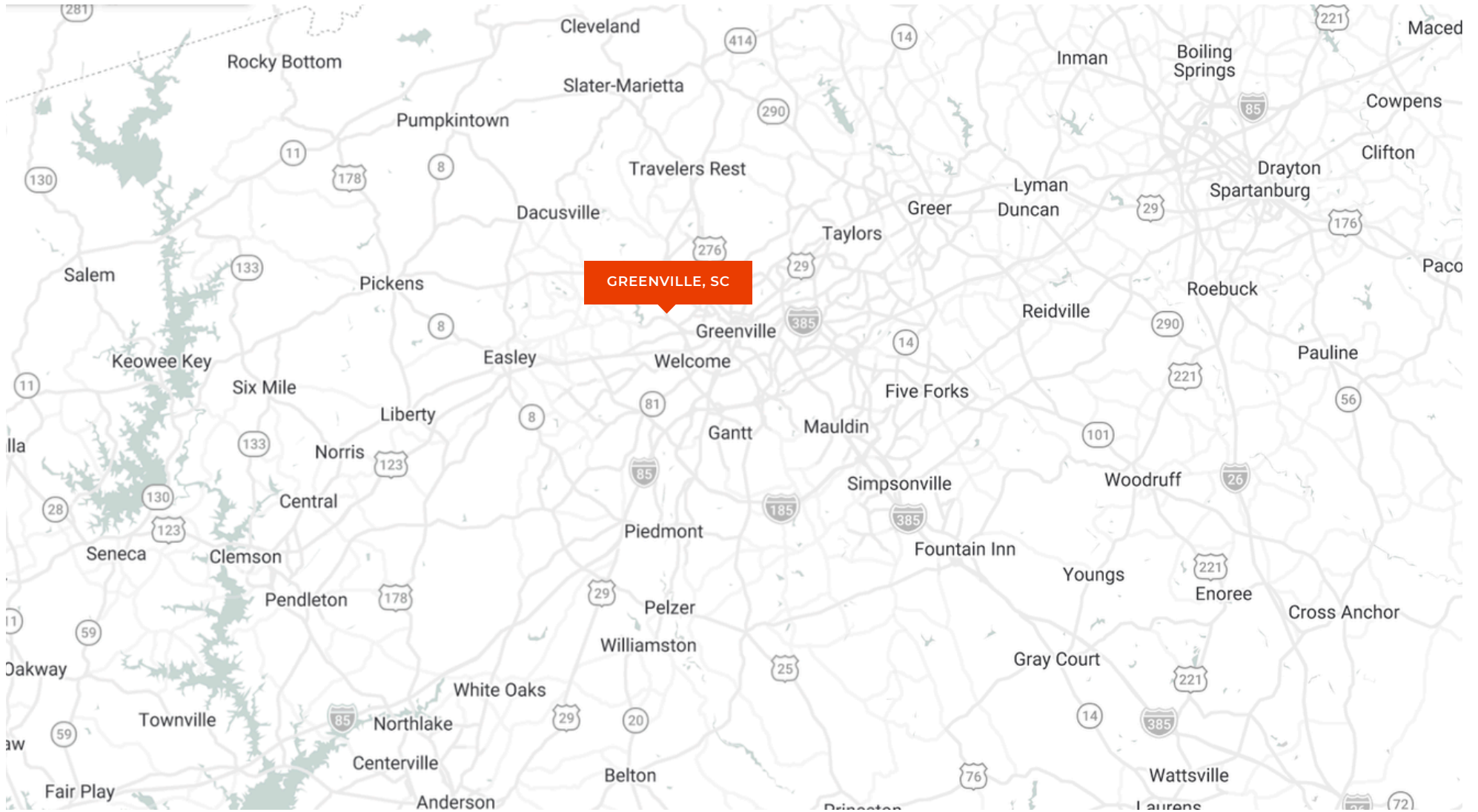


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# REGIONAL MAP



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## ADVISOR BIO



### ROD SUAREZ

Associate Advisor

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## PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

## BLACKSTREAM<sup>®</sup>

COMMERCIAL REAL ESTATE

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