



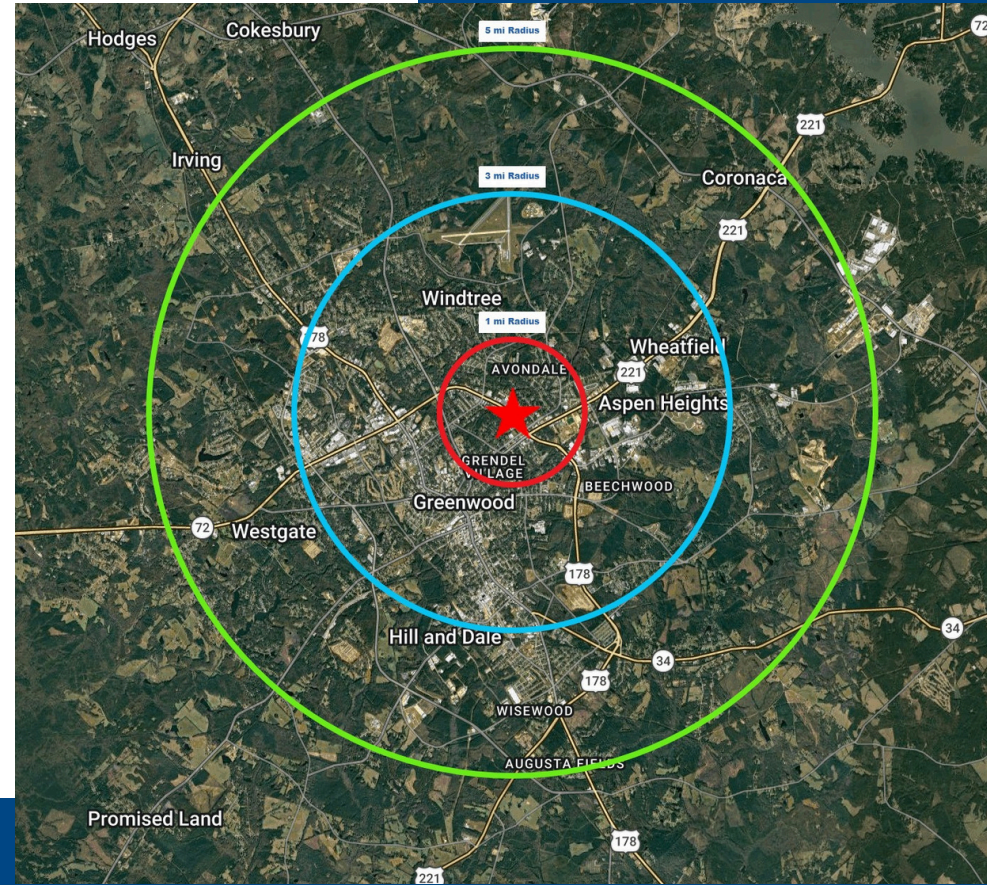
New Restaurant Building w/ drive-thru

U.S. & Highway 25 & 72 By-Pass

Greenwood, SC

PROPERTY DETAILS

AVAILABLE SF	<ul style="list-style-type: none"> • ± 2,500 SF • Freestanding restaurant building w/drive-thru • Call for Lease Rate
LOT SIZE	<ul style="list-style-type: none"> • ± 1.13 acres
FOR SALE PRICE	<ul style="list-style-type: none"> • Call for pricing
HIGHLIGHTS	<ul style="list-style-type: none"> • New construction • Drive-thru • Excellent opportunity for restaurant • Outparcel fronting Hwy 72 Bypass at traffic signal • Exceptional high volume peer sales within Greenwood market



DEMOGRAPHICS	01 MILES	03 MILES	05 MILES
TOTAL HOUSEHOLDS	6,2,707	12,201	19,219
TOTAL PPOPULATION	6,059	29,863	46,869
TOTAL EMPLOYEES	1,551	19,509	24,910



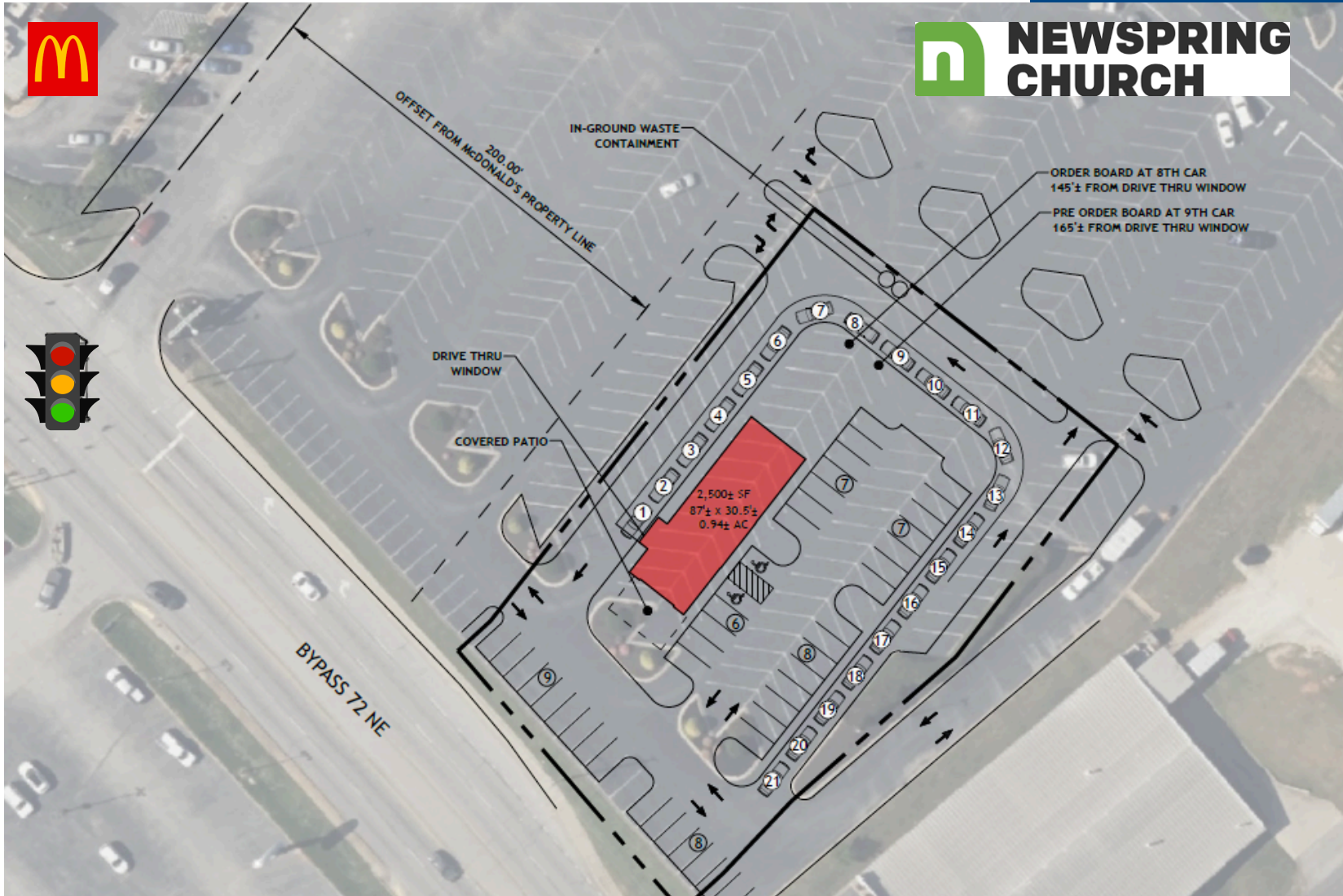
TRAFFIC COUNT

Bypass 72	26,000 VPD
Durst Ave. E	6,225 VPD

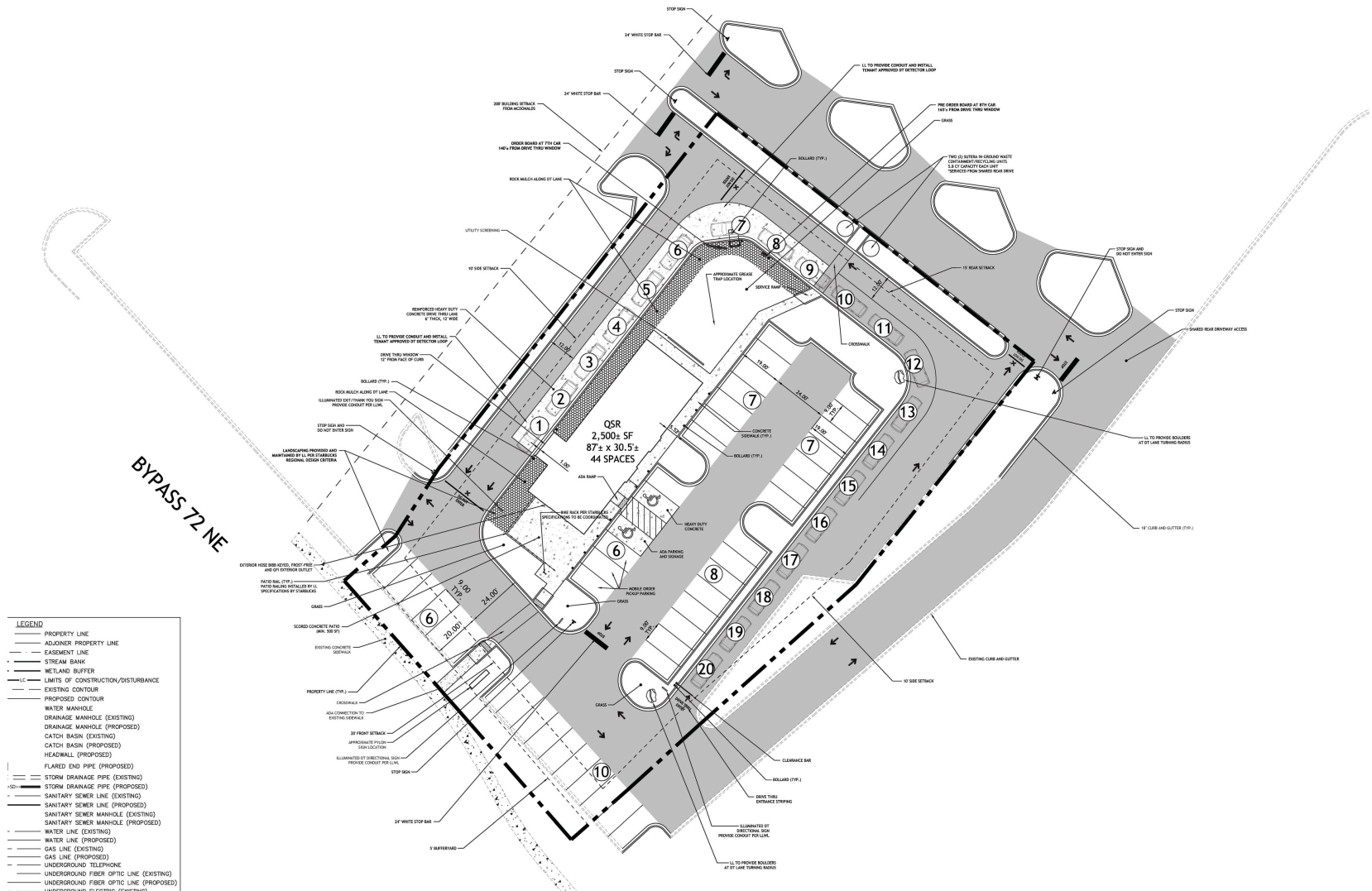
AERIAL



SITE PLAN



SITE PLAN



LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- STREAM BANK
- WETLAND BUFFER
- - - LIMITS OF CONSTRUCTION/DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WATER MANHOLE
- DRAINAGE MANHOLE (EXISTING)
- DRAINAGE MANHOLE (PROPOSED)
- CATCH BASIN (EXISTING)
- CATCH BASIN (PROPOSED)
- HEADWALL (PROPOSED)
- FLARED END PIPE (PROPOSED)
- STORM DRAINAGE PIPE (EXISTING)
- STORM DRAINAGE PIPE (PROPOSED)
- SANITARY SEWER LINE (EXISTING)
- SANITARY SEWER LINE (PROPOSED)
- SANITARY SEWER MANHOLE (EXISTING)
- SANITARY SEWER MANHOLE (PROPOSED)
- WATER LINE (EXISTING)
- WATER LINE (PROPOSED)
- GAS LINE (EXISTING)
- GAS LINE (PROPOSED)
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC LINE (EXISTING)
- UNDERGROUND FIBER OPTIC LINE (PROPOSED)

Greenwood, SC




Positioned at one of Greenwood's most traveled intersections, this high-visibility retail building offers exceptional exposure along the U.S. 25 / SC-72 Bypass corridor. The property is positioned along Greenwood's dominant retail trade area, surrounded by national brands, strong traffic counts, and steady commercial growth. With a modern build-out, excellent accessibility, drive-thru, and a proven location that has supported strong retail performance, this asset is ideal for an owner-user, tenant, or investor seeking a versatile, high-demand site. Greenwood continues to experience meaningful economic and population growth, making this a rare opportunity to secure a well-located property in one of South Carolina's most resilient and expanding markets.

U.S. & Highway 25 & 72 By-Pass

CONTACT COLLETT GREENVILLE


 wrunge@collettre.com

 (864) 752-0303


 www.collettre.com

 217-A E. Washington St
Greenville, SC 29601

 gcarter@collettre.com

 (864) 752-0300

 www.collettre.com

 217-A E. Washington St
Greenville, SC 29601