

LAND FOR SALE



CORNER RETAIL - SUBER ROAD S HWY 14

Greer, SC 29650



PROPERTY DESCRIPTION

Parcel is located at the lighted intersection of S Hwy 14 and Suber Road . Excellent location with convenient access to I-85, GSP Airport, Riverside Schools and Downtown Greer. 0.8 to 1.63 +/- acres with multiple points of ingress/egress. The corner property is adjacent to a DR Horton brand 400 +/- home residential development in on of the Upstate SC premier school districts. Available for sale, BTS or Ground Lease

PROPERTY HIGHLIGHTS

- Will accommodate 12,000+/- SF Building
- Signalized Corner
- Approximately 30,000 VPD, SCDOT on 7-lane gateway
- Multiple points of ingress/egress
- Adjacent to a 400 unit Residential Development
- Direct access to I-85, Inland Port and GSP Airport
- Located near the new Greer Sports Complex

OFFERING SUMMARY

Lot Size: .8 to 1.63 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,620	42,283	142,471
Total Population	4,333	107,188	355,500
Average HH Income	\$123,804	\$106,962	\$110,748

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

LAND FOR SALE

CORNER RETAIL - SUBER ROAD S HWY 14

Greer, SC 29650



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

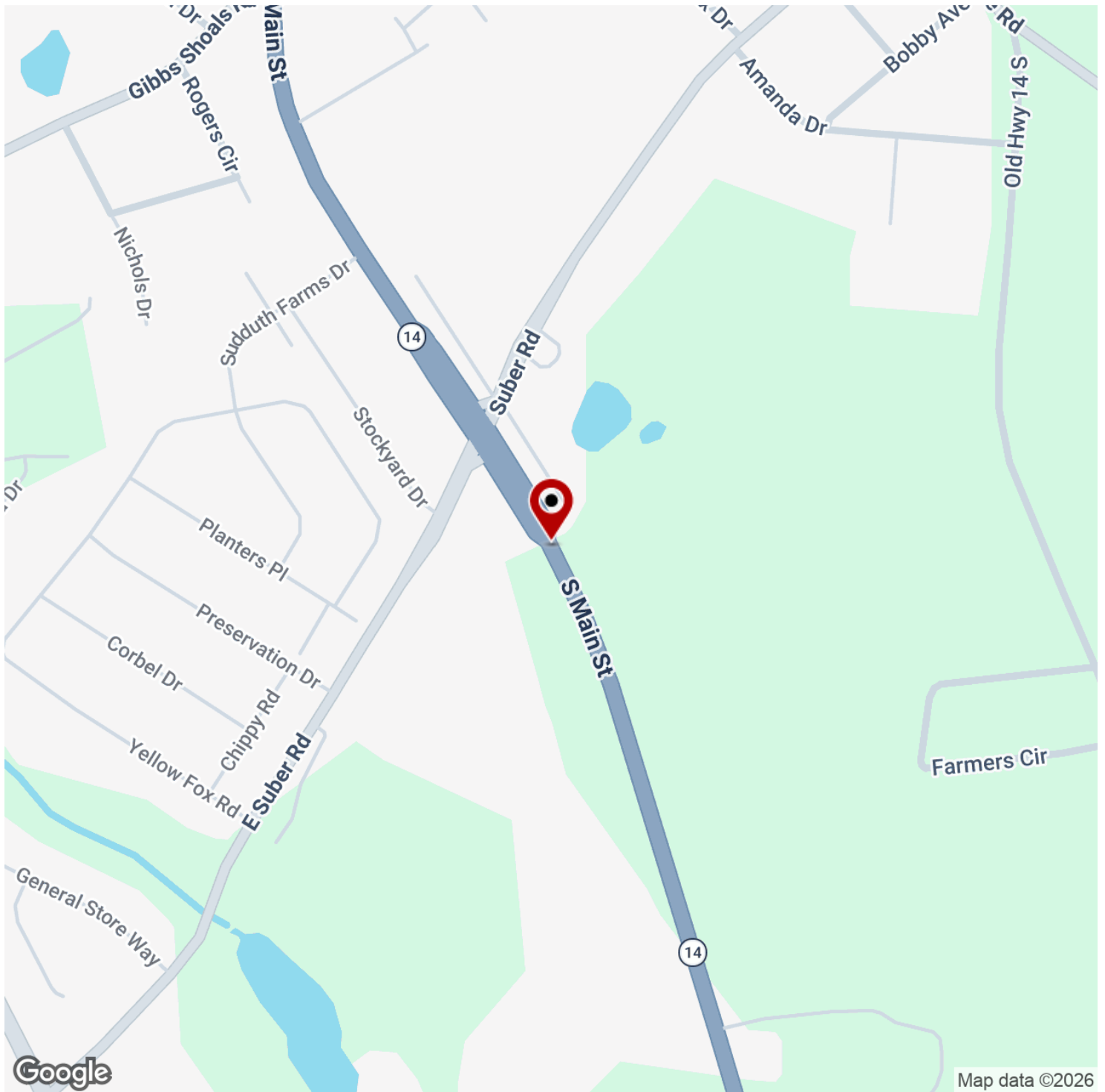
KW COMMERCIAL
301 Augusta Road
Suite 100
Greenville, SC 29601

Each Office Independently Owned and Operated kwcommercialupstate.com

LAND FOR SALE

CORNER RETAIL - SUBER ROAD S HWY 14

Greer, SC 29650



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.

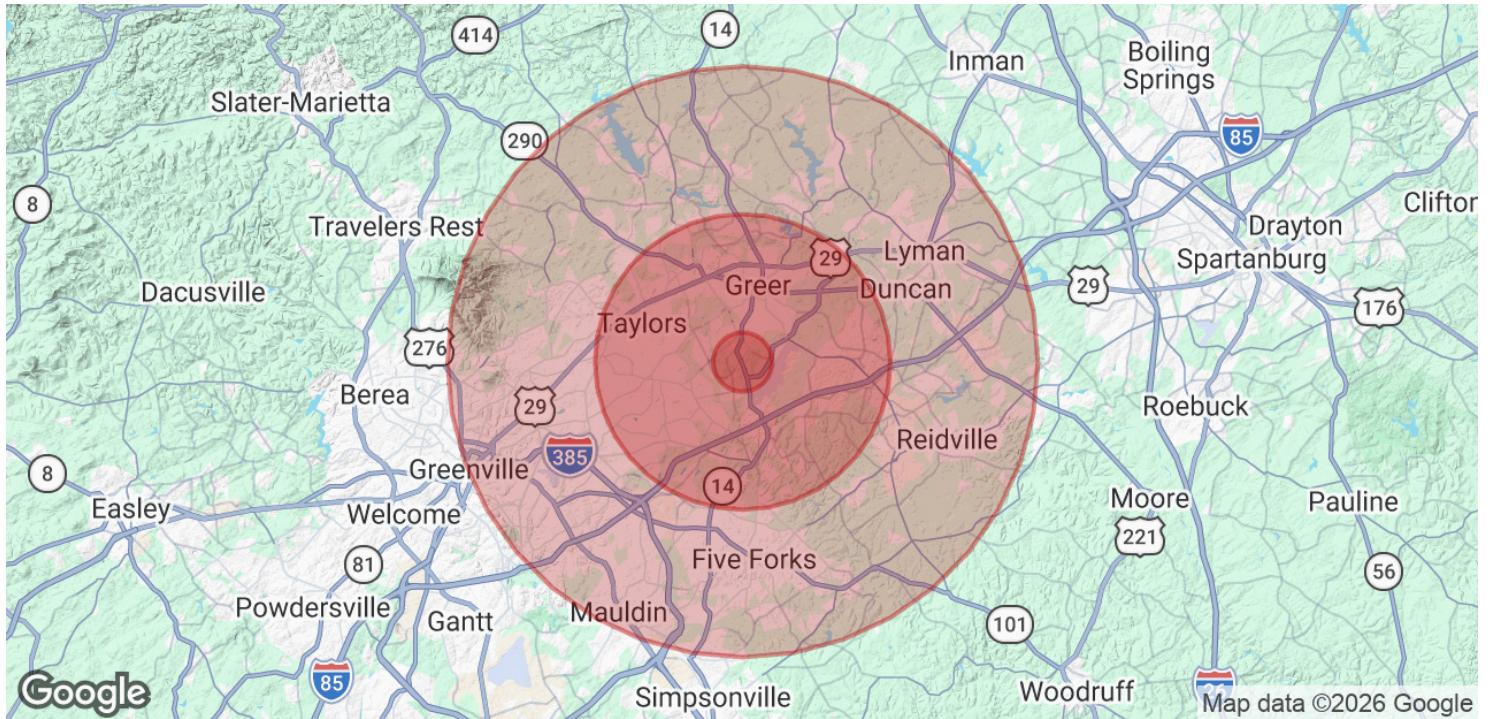
BRENT EDGERTON
Managing Director
O: 864.422.9510
C: 864.979.0335
brente@kw.com

KW COMMERCIAL
301 Augusta Road
Suite 100
Greenville, SC 29601

LAND FOR SALE

CORNER RETAIL - SUBER ROAD S HWY 14

Greer, SC 29650



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,333	107,188	355,500
Average Age	42.7	39.7	39.5
Average Age (Male)	41.4	38.2	38.7
Average Age (Female)	43.8	41.0	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,620	42,283	142,471
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$123,804	\$106,962	\$110,748
Average House Value	\$318,674	\$325,320	\$342,139

2023 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