



For Sale

Prime Development Opportunity On Wade Hampton Blvd

5215 Wade Hampton Boulevard, Taylors, SC 29687



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to purchase this 10.2 AC tract on Wade Hampton Blvd in Taylors, SC.

In addition to raw land, this assemblage includes two rental houses. Lastly, ownership is under contract on the corner parcel (old Tuffy Auto) and set to close this Fall.

This would be a great opportunity for a developer of retail or medical, with access to a light with the secondary road, Fairview Street.

Seller plans to remove dirt from site prior to closing.

PROPERTY HIGHLIGHTS

- Large parcel available for development on Wade Hampton Blvd in Greer, SC, a highly desirable retail and medical corridor.
- Major thoroughfare into Greenville, SC with daily traffic counts above $\pm 42,000$ per day.
- All utilities accessible to site with current ownership prepared to haul off majority of dirt prior to delivery for a more "rough graded" site.
- Nearby Tenants on Wade Hampton include Chick-fil-A, Target, Hobby

Asking Price

Contact Broker

Site Size

± 10.2 Acres

Zoning

CC & CG

Utilities

At Site

Municipality

City of Greer

Lighted Access

Fairview Steet

Traffic Count

$\pm 44,200$ VPD



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Additional Images

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Retailer Map

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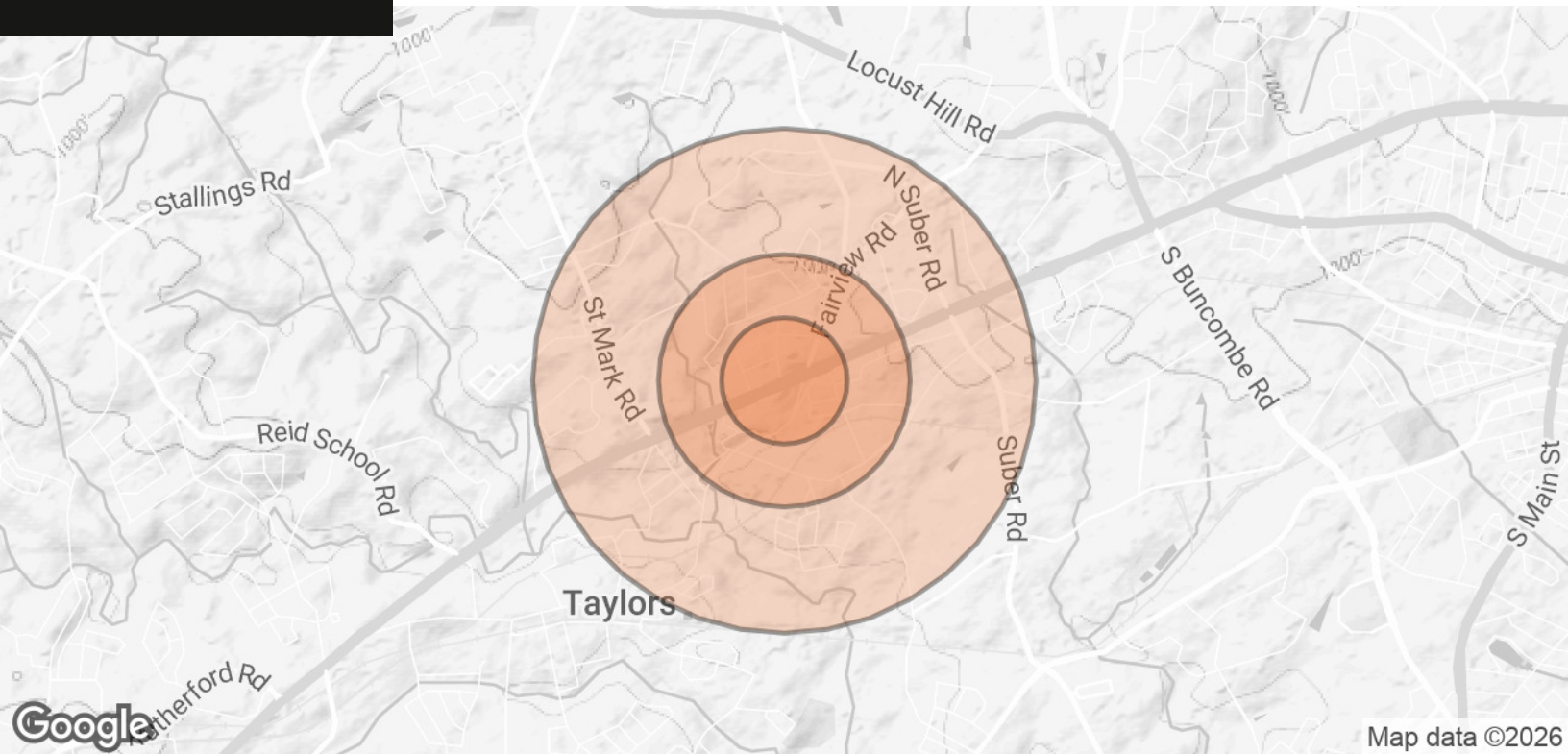




Demographic Information

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	±4,281	±49,491	±128,774
PROJECTED GROWTH	+1.6%	+2.5%	+2.7%
AVERAGE AGE	40.8	40.8	41.3
AVERAGE HH INCOME	\$95,459	\$104,958	\$109,955
MEDIAN HOME VALUE	\$331,113	\$379,489	\$394,181
DAYTIME POPULATION	±1,171	±11,346	±38,788



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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



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