



# 1301 MONTAGUE AVE. EXT.

1301 Montague Avenue Ext, Greenwood, SC 29649

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**PROPERTY DESCRIPTION**

Available for sale 1301 Montague Ave Ext, Greenwood, SC 29649. This automotive facility is +/- 3,850 SF & sits on a +/- 0.43 acre outparcel at the North Creek Shopping Center in the heart of Greenwood off main highway 178/25. This facility has six (6) bay doors & an approximately +/- 730 SF of office/reception space with two (2) restrooms – one restroom for the waiting/office area & one restroom for the shop. Floor drains are located in the shop space & compressor system & racking at the facility will transfer with sale. The shop area has LED lighting & an approximately +/- 350 SF mezzanine area. This property has ample parking & signage opportunities & would accommodate any national automotive user looking to locate on a major corridor in Greenwood, SC. A drawing of the floor plan is included in the marketing material. Asking price for this property is \$299,999. Please reach out to listing agent with any questions or to set up a showing (864-993-1441).

**PROPERTY HIGHLIGHTS**

- Automotive facility on outparcel at the North Creek Shopping Center in the heart of Greenwood off main highway 178/25.
- This facility has six (6) bay doors & an approximately +/- 730 SF of office/reception space with two (2) restrooms – one restroom for the waiting/office area & one restroom for the shop.
- Floor drains are located in the shop space & compressor system & racking at the facility will transfer with sale. The shop area has LED lighting & +/- 350 SF mezzanine area.
- This property has ample parking & signage opportunities & would accommodate any national automotive user looking to locate on a major corridor in Greenwood, SC.

**OFFERING SUMMARY**

Sale Price:	\$299,999
Building Size:	3,850 SF

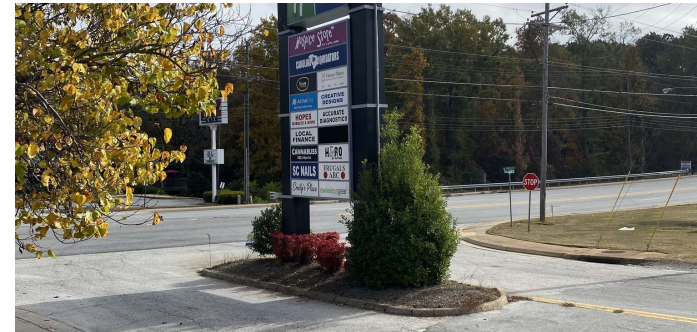
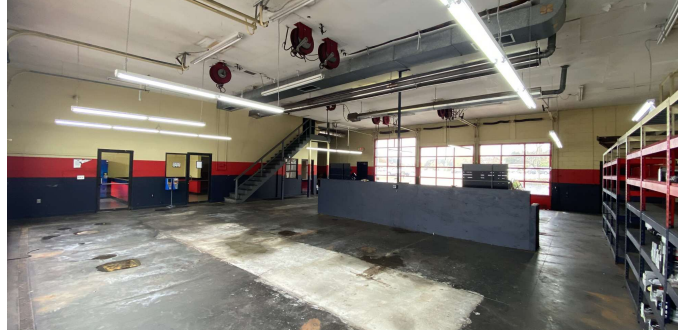
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,475	13,034	19,220
Total Population	3,722	28,411	43,277
Average HH Income	\$98,730	\$61,664	\$59,534



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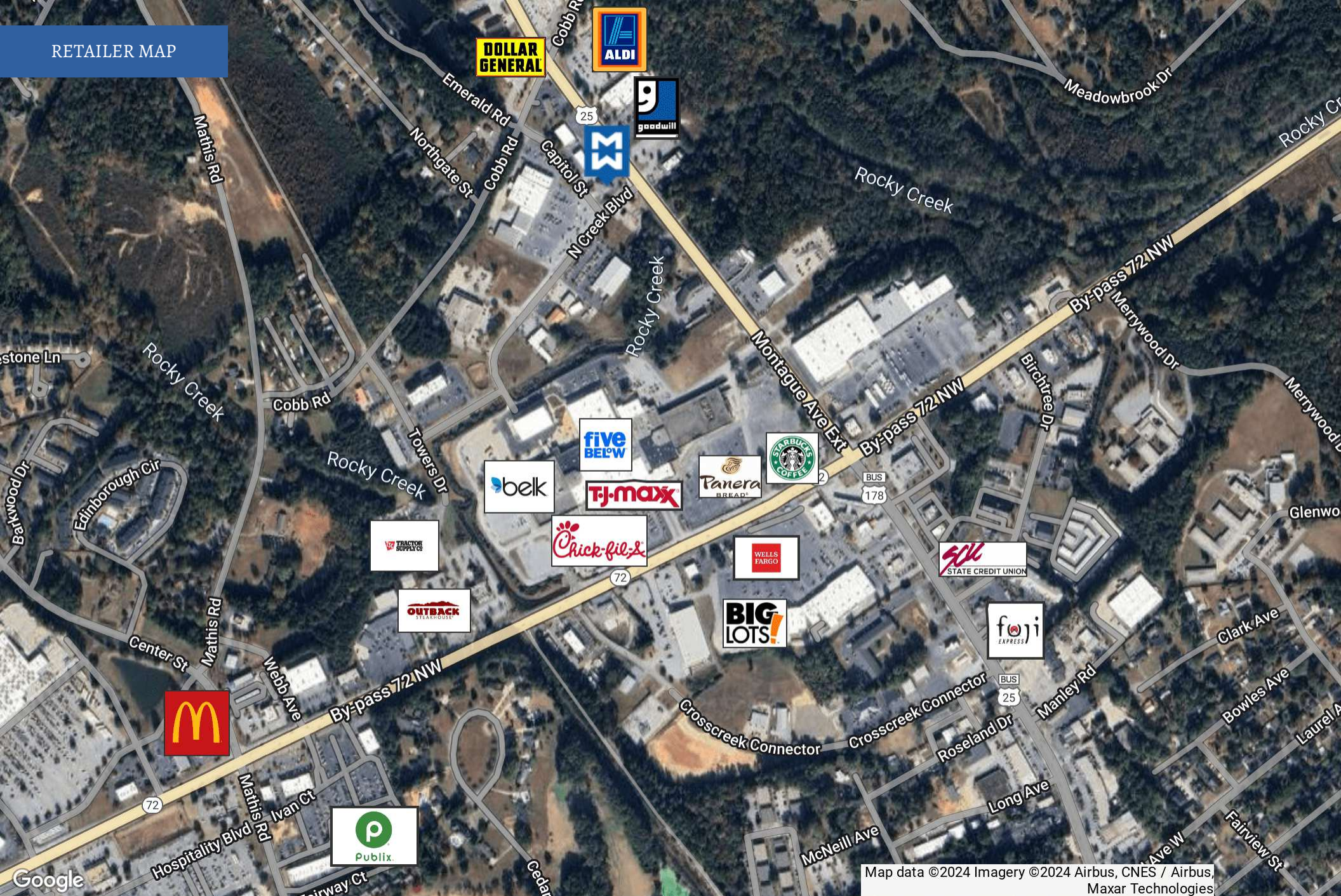
ADDITIONAL PHOTOS



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RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



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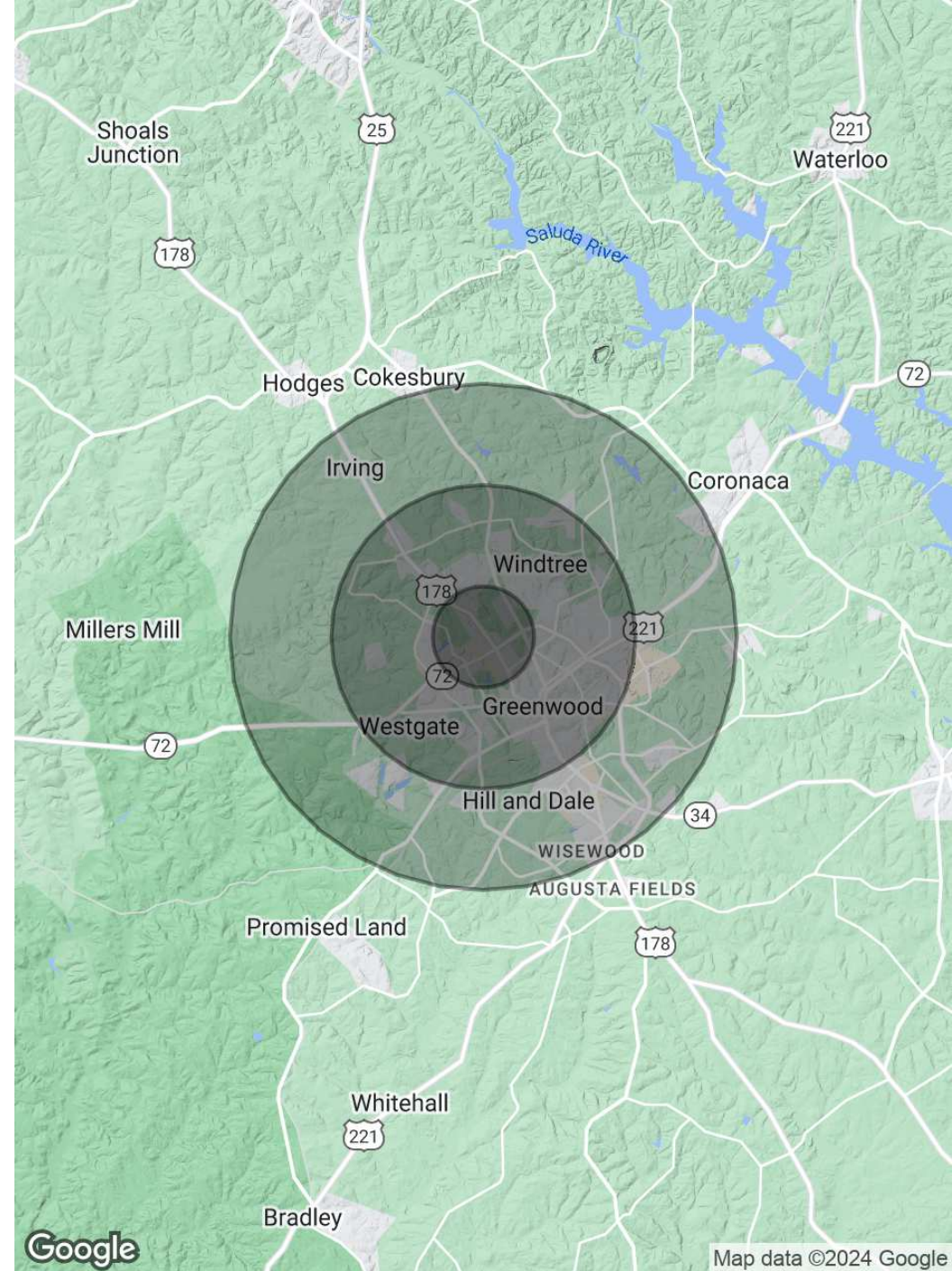
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,722	28,411	43,277
Average Age	36.3	38.1	38.5
Average Age (Male)	39.8	36.9	37.3
Average Age (Female)	36.9	39.7	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,475	13,034	19,220
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$98,730	\$61,664	\$59,534
Average House Value	\$156,574	\$130,735	\$133,265

2020 American Community Survey (ACS)



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