



900 GREENVILLE DR.

900 Greenville Drive, Williamston, SC 29697

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- List Price: \$1,450,000
- Total Building Size: 15,022 SF
- Prime location in Williamston's premier commercial corridor
- Potential Sale-Leaseback Opportunity
- Income-producing tenant: Family Vision Eye Care (1,612 SF) with a new long-term lease
- 8,570 SF of turnkey medical/professional office space
- 1,612 SF retail suite ready for tenant improvements
- 3,228 SF warehouse with two roll-up doors and loading dock
- Excellent opportunity for investors and owner-users alike

OFFERING SUMMARY

Sale Price:	\$1,450,000
Lease Rate:	\$10 - 12 SF/yr (NNN)
Available SF:	1,612SF - 8,570 SF
Lot Size:	3.32 Acres
Building Size:	15,022 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,444	4,828	9,910
Total Population	3,047	11,660	24,913
Average HH Income	\$64,904	\$70,270	\$75,012



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PROPERTY DESCRIPTION

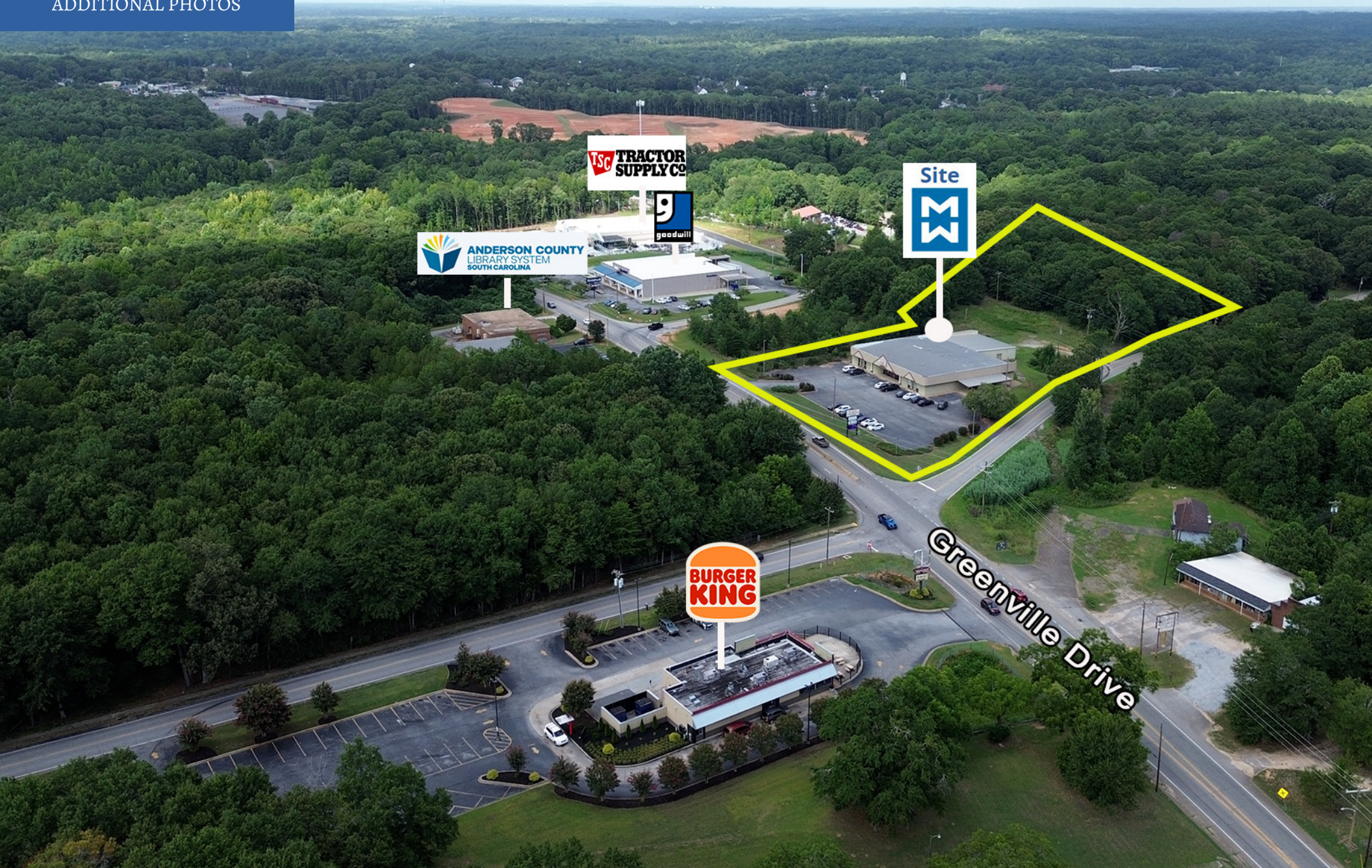
Available for Lease (\$10-\$12/SF NNN)

900 Greenville Drive offers two versatile commercial spaces in the heart of Williamston. Ideally suited for a variety of retail uses, this property provides an excellent opportunity for businesses seeking a strong location in an established market. Its central setting, flexible layout, and convenient accessibility make it well positioned to attract customers and support long-term growth.

Contact Listing Broker for Details!

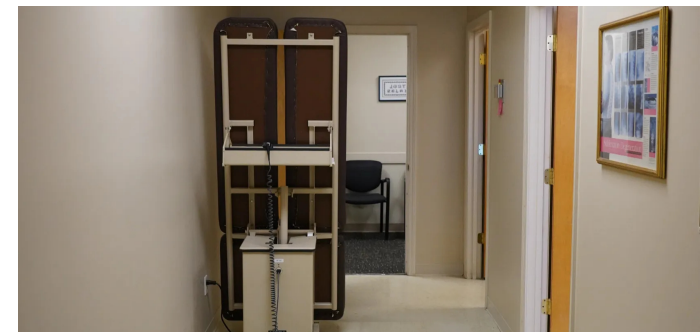


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ADDITIONAL PHOTOS



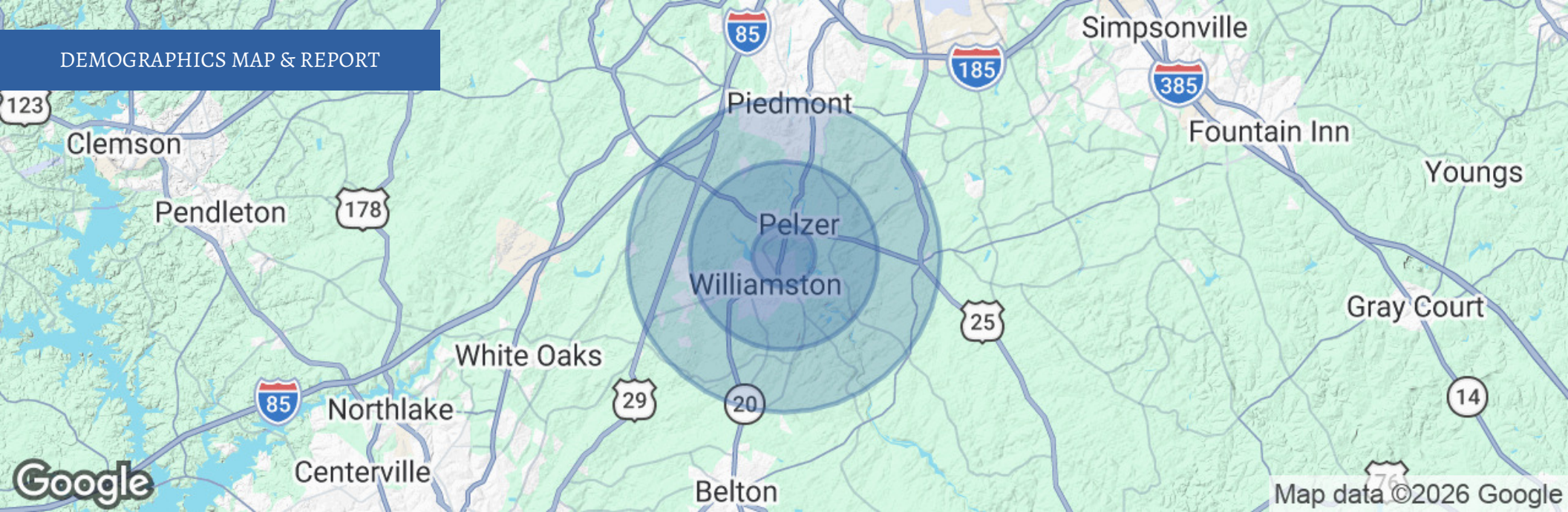
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,047	11,660	24,913
Average Age	49.2	42.6	41.2
Average Age (Male)	50.4	43.3	41.3
Average Age (Female)	48.5	42.1	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,444	4,828	9,910
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$64,904	\$70,270	\$75,012
Average House Value	\$169,869	\$162,811	\$164,971

2023 American Community Survey (ACS)



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