

GREENWOOD, SC

# 1405 BY-PASS 72 NE

1.67 ACRES AVAILABLE FOR LEASE





## PROJECT DETAILS

1405 BY-PASS 72 NE • 1.67 ACRES AVAILABLE FOR LEASE • LAND

### AVAILABLE SPACE

1.67 AC | 72,776 SF

### TRAFFIC COUNTS

23,200 ADT on By-Pass 72 NE

### PROPERTY HIGHLIGHTS

- 1.67 acre parcel available next to new SudStop Car Wash and directly across from Arby's and McDonalds
- 23,200 VPD directly in front of the site
- Full access from SC- 72
- Nearby employers include Eaton (1,275 employees) Velux (350 employees) Lonza (600 employees), and Cardinal Health (500 employees)
- Proximity to Lander University (3,562 students) and Piedmont Technical College (4,491 students)

### LEASE RATE

Call to discuss

### COUNTY

Greenwood

### MARKET

Greenwood



#### DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

#### TOTAL HOUSEHOLDS

2,598

12,286

18,782



#### TOTAL POPULATION

5,753

30,057

46,237

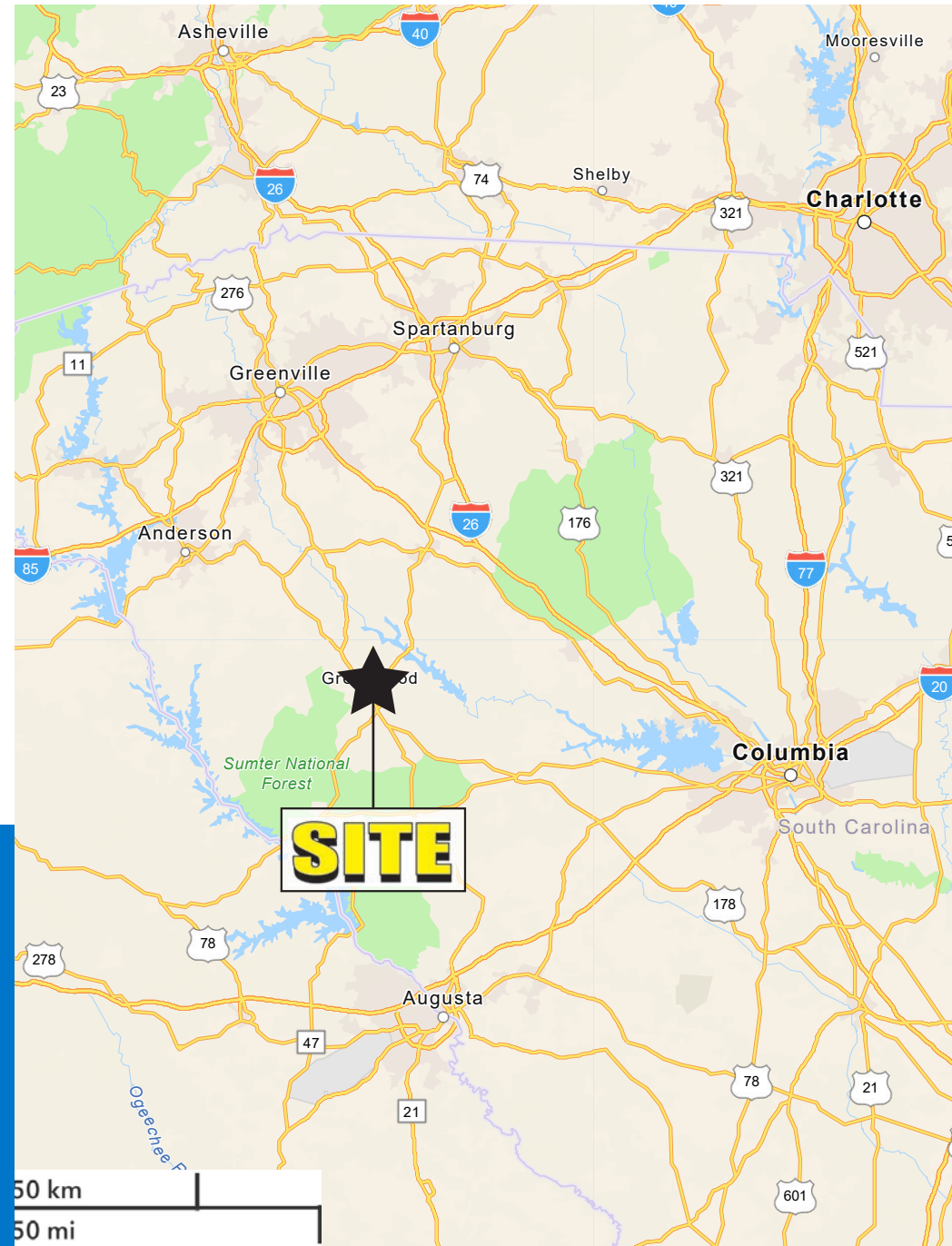


#### MEDIAN HH INCOME

\$46,664

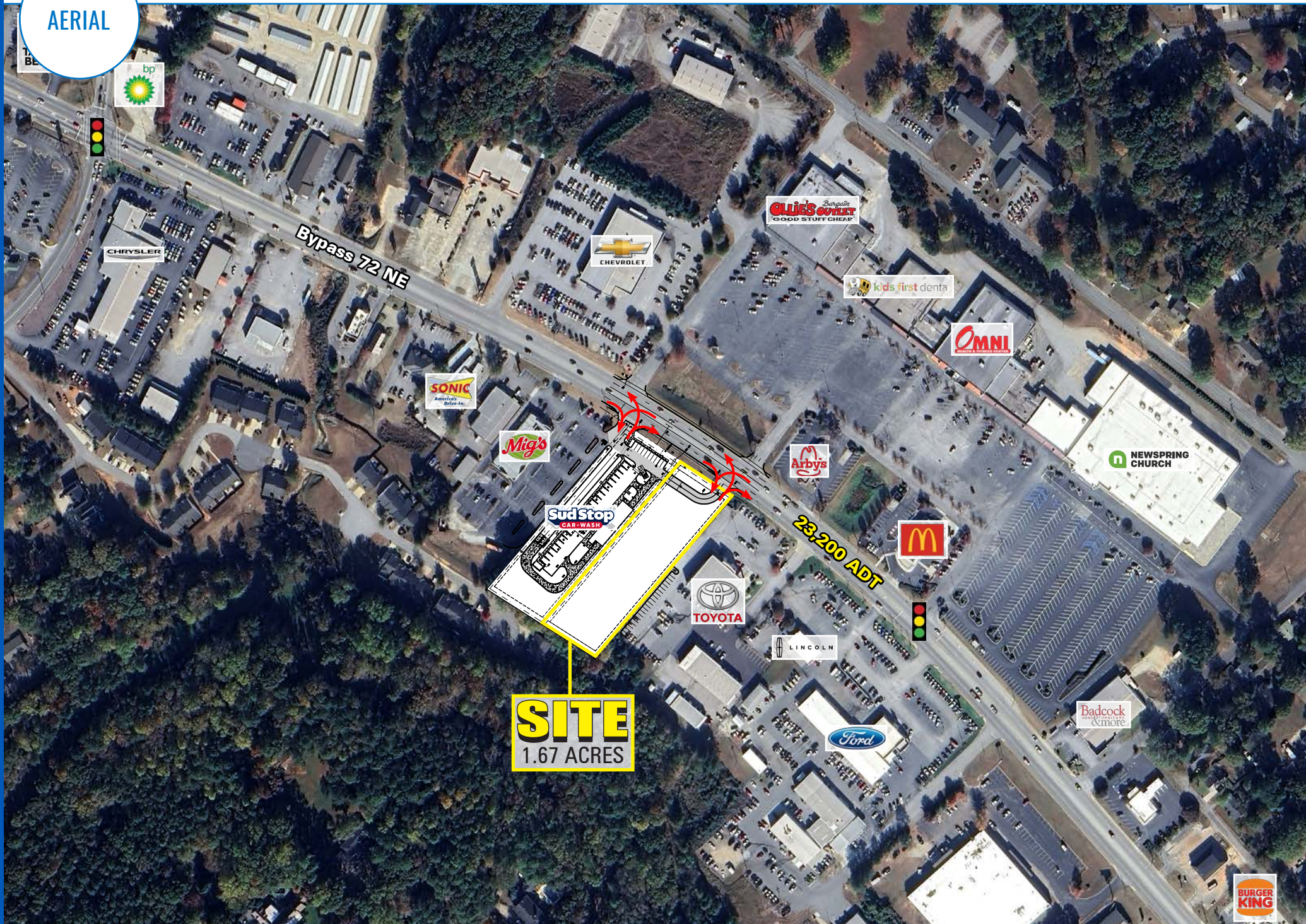
\$49,225

\$51,446

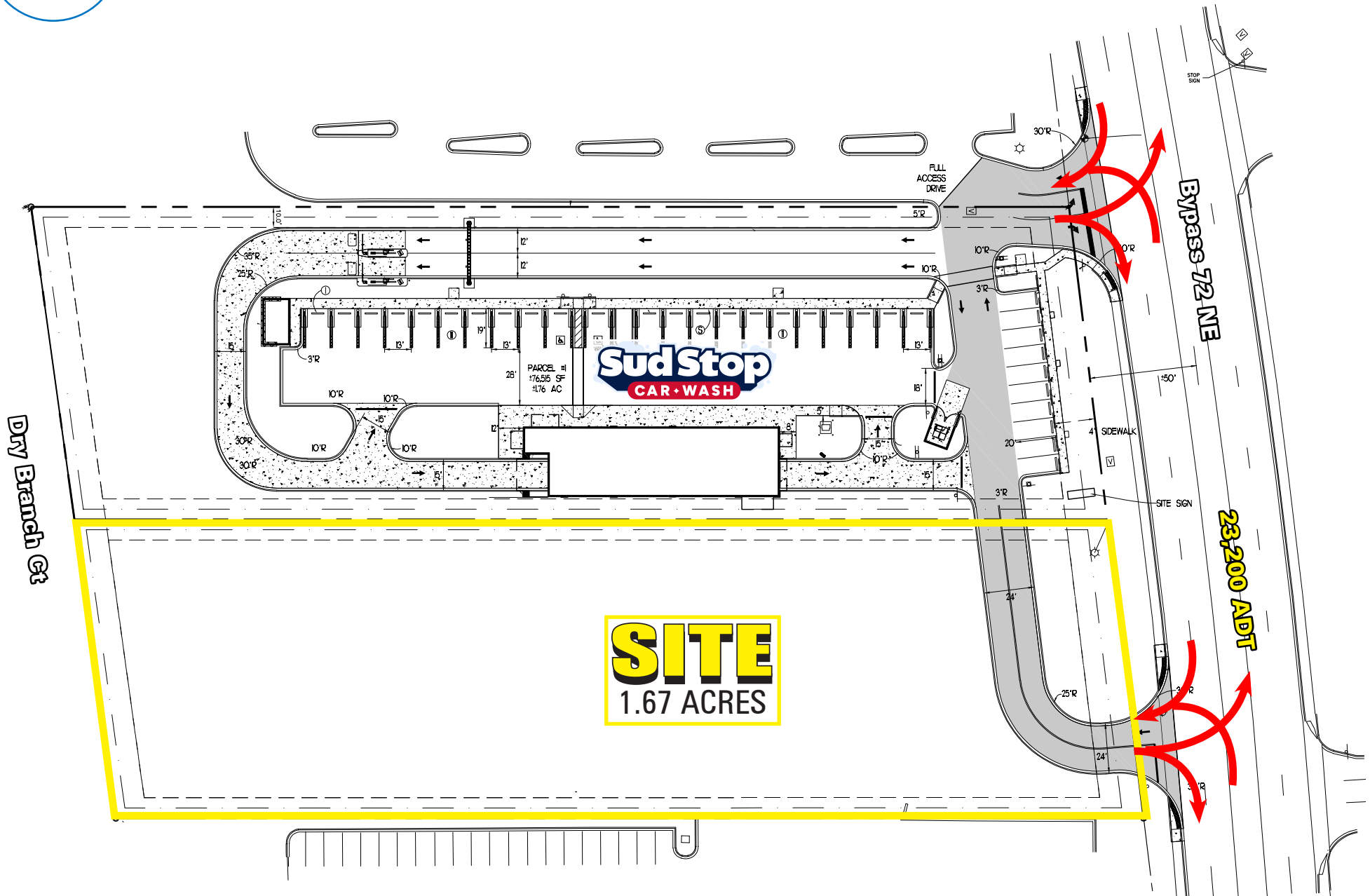




AERIAL









SOUTH CAROLINA

# GREENWOOD

Greenwood, South Carolina, is a vibrant city nestled in the picturesque Upstate region. Known for its rich history, Greenwood offers a blend of small-town charm and modern amenities. The city boasts a thriving downtown area, characterized by its historic architecture, quaint shops, and inviting eateries. Visitors can stroll along Main Street, lined with beautifully preserved buildings that showcase the city's heritage. Greenwood is also home to several cultural attractions, including the Greenwood Museum and Railroad Historical Center, which chronicles the city's past through exhibits and artifacts.

Nature enthusiasts will find plenty to explore in Greenwood's surrounding natural beauty. Lying in the heart of the Piedmont region, the area is dotted with lush green spaces and serene lakes. Lake Greenwood, a popular spot for fishing, boating, and water sports, offers endless opportunities for outdoor recreation. Additionally, nearby parks and trails provide scenic vistas and opportunities for hiking, biking, and birdwatching. Whether immersing oneself in the city's history or soaking in its natural splendor, Greenwood offers a charming escape for visitors and residents alike.





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