

Retail/
Commercial
FOR SALE



568 Bypass 72 NW
Greenwood, SC

0.63 Acres · Prime Retail Corridor · Full Access · 18,700 VPD

Craig Clark

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568 Bypass 72 NW

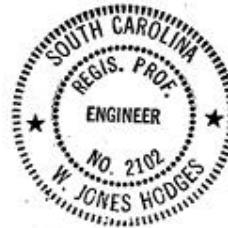
Greenwood, SC

PRICE	\$775,000 (AS IS)
BUILDING SIZE	6,000 SF
LOT SIZE	0.63 Acres
YEAR BUILT	1977
PIN	6836-795-460
MUNICIPALITY	Greenwood County
ZONING	C-2 (General Commercial) Link to zoning
POWER	3 Phase Power (Duke)
SEWER	Sewer connection available on site
GAS	CPW
FRONTAGE	100 Feet (Bypass 72)
TRAFFIC COUNT	18,700 VPD
ACCESS	Full Access
VISIBILITY	Excellent (3 Tiered Sign with reader board in place)

The 0.63 acre site conveys a 6,000 +/- SF building equipped with three phase power. The building layout has showroom/office space in the front with warehouse space in the rear. The site is located on Bypass 72, a main corridor for those traveling to and from Abbeville as well as the main retail corridor for local residents. Retailers in the immediate area include: Bojangles, Little Ceasars, Lowes, Walmart, Publix, Ulta, Old Navy, Hobby Lobby, Chick-Fil-A, Wendy's, Outback Steakhouse, Cracker Barrell, and many others.



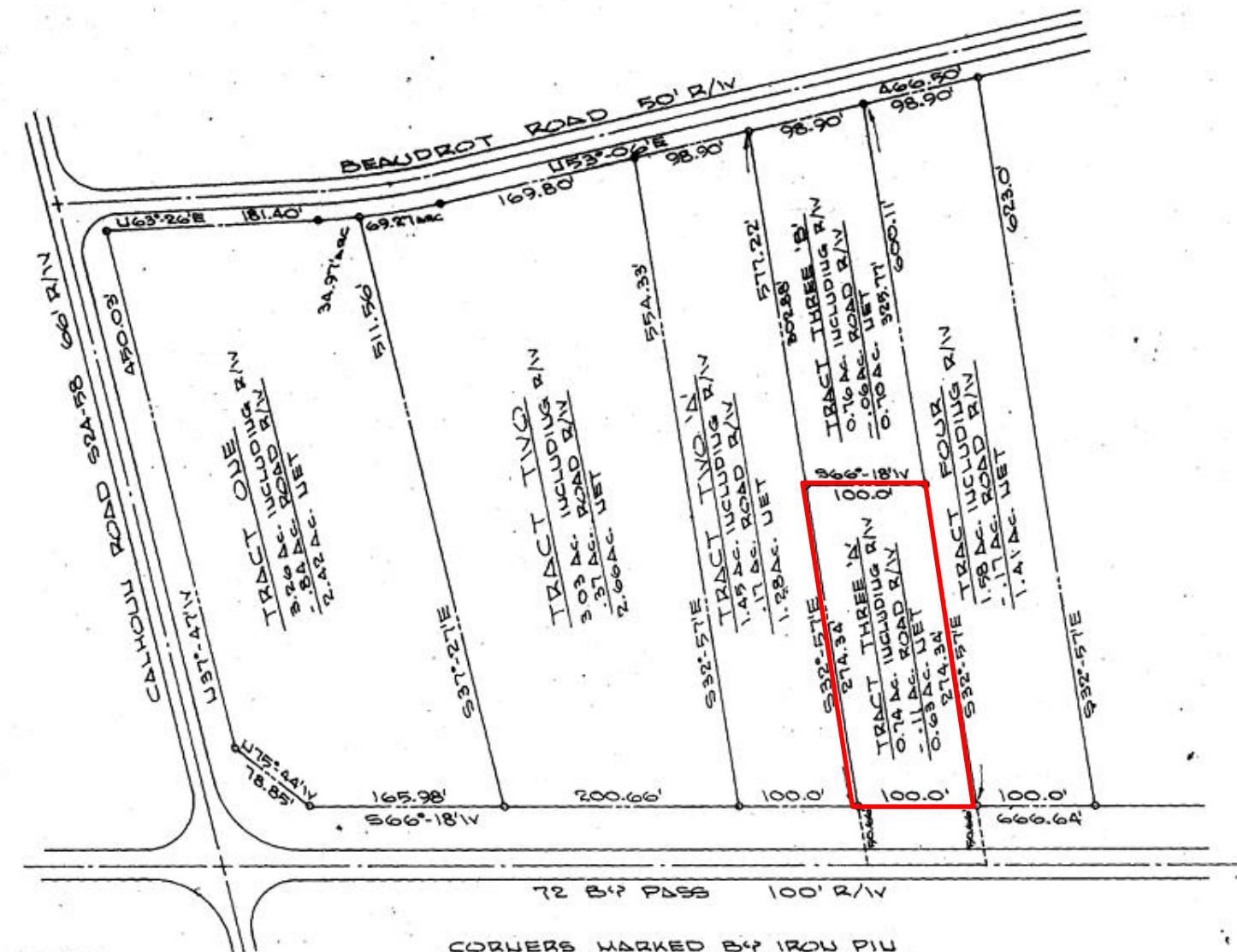
PLAT



I certify that I have made percolation tests on Tract Three in accordance with the procedures outlined by the Greenwood County Health Department and found the results to be as follows:

Perc. Test #1 40 min./inch
 Perc. Test #2 48 min./inch

W. Jones Hedges, P. E.
 W. Jones Hedges, P. E.
 S.C. # 2102



CORNERS MARKED BY IRON PILOTS

REVISED 1/10/77 TO SHOW TRACT TWO 'A'
 REVISED 5/11/77 TO SHOW TRACTS THREE 'A' & 'B'

GREENWOOD COUNTY
 SOUTH CAROLINA

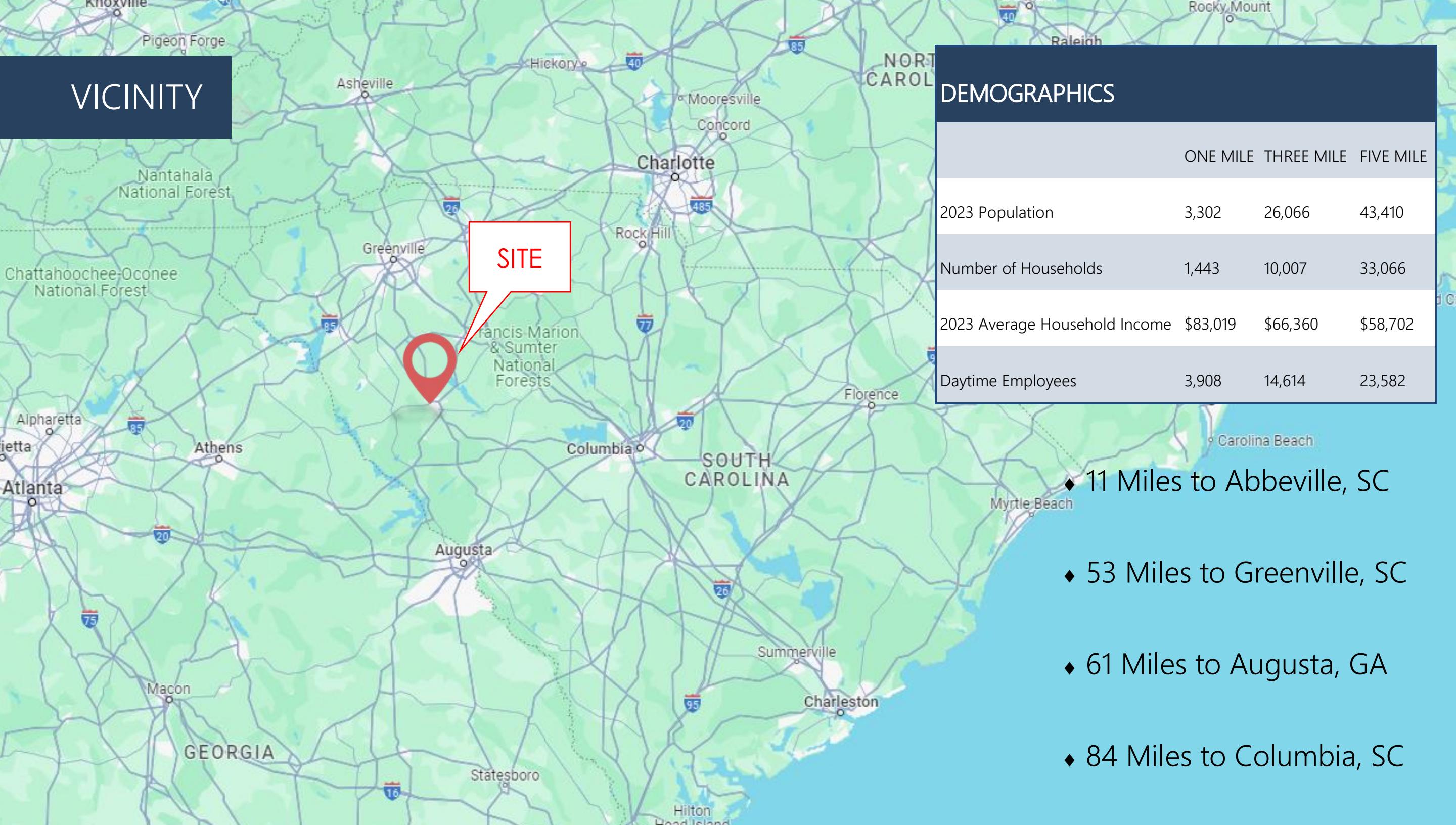
DATE: 12/20/76
 SCALE: 1" = 100'

Filed this 16 day of May 1977
 and recorded in Vol. 28 page 52
 13 noon T. R. Dyer
 C.C.P. AND C.C.G.S.

PLAT SHOWING PROPERTY AS SURVEYED
 AT THE REQUEST OF THE DAUTZLER AGENCY

HEARST COLEMAN & ASSOC.
 COLUMBIA

VICINITY



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	3,302	26,066	43,410
Number of Households	1,443	10,007	33,066
2023 Average Household Income	\$83,019	\$66,360	\$58,702
Daytime Employees	3,908	14,614	23,582

- ◆ 11 Miles to Abbeville, SC
- ◆ 53 Miles to Greenville, SC
- ◆ 61 Miles to Augusta, GA
- ◆ 84 Miles to Columbia, SC

Greenwood "The Emerald City"

Greenwood provides a friendly, small-town setting along with the progressive and active environment of a larger city. Greenwood is the home to numerous community assets including Lake Greenwood, Lander University, Piedmont Technical College, Self Regional Healthcare, Connie Maxwell Children's Home, Wesley Commons Retirement Community, Greenwood Mall, Uptown Greenwood, excellent schools, churches, cultural opportunities, and much, much more.

The unique mix of events, attractions and charm make this a one-of-a-kind place to visit. Enjoy a wide variety of outdoor activities and memorable experiences in history, food, art, shopping and fun. Find all kinds of fun at our legendary local festivals. Explore the boutiques, galleries and events of Uptown. Dive into Lake Greenwood or paddle the blueways. Brush up your golf game on our beautiful courses. Dig into great local flavors. Let the arts lift you up. Immerse yourself in our unique history, from the American Revolution to the Civil Rights Movement. Visit soon to write your own Greenwood story!

Greenwood Largest Employers (#of Employees)

Self Regional Healthcare (2,284)

Greenwood County School District (1,940)

Eaton Corporation (1,275)

Carolina Pride (925)

Lonza (600)

Lander University (558)

Piedmont Technical College (525)

Cardinal Health (500)

Ascend Performance Materials (485)

Velux, Inc. (350)

Greenwood Mills (320)

Colgate-Palmolive (300)

Wesley Commons (290)

Mayville Engineering (202)

Park Seed (200)

Greenwood Genetic Center (125)



ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth

You won't find a more hospitable or business-friendly climate than South Carolina.



Call For Details

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