

+/- 1.65 AC FOR SALE | \$599,000





INFILL DEVELOPMENT SITE

**2 CLUB ROAD**

Greenville, South Carolina 29609



## Property Details

-  +/- 1.65 AC Undeveloped Land
-  Zoned S-1 (Services) Greenville County  
(S-1 Zoning is established to provide a transition between commercial and industrial districts by allowing commercial uses which are service related and uses which involve light industry having a minimal effect of adjoining properties.)
-  Tax #: 0171000401700
-  +/- 38,700 VPD on Poinsett Hwy
-  Generally Flat Topography
-  Located in an Opportunity Zone
-  Owner is open to a Built-to-Suit



**BROADSTREET**  
PARTNERS

148 River Street, Suite 205 | Greenville, SC 29601  
864.640.6440 | [www.broadstreetcre.com](http://www.broadstreetcre.com)

**JOHN PARKER**

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**MILLER JONES**

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**DISCLAIMER** | This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.





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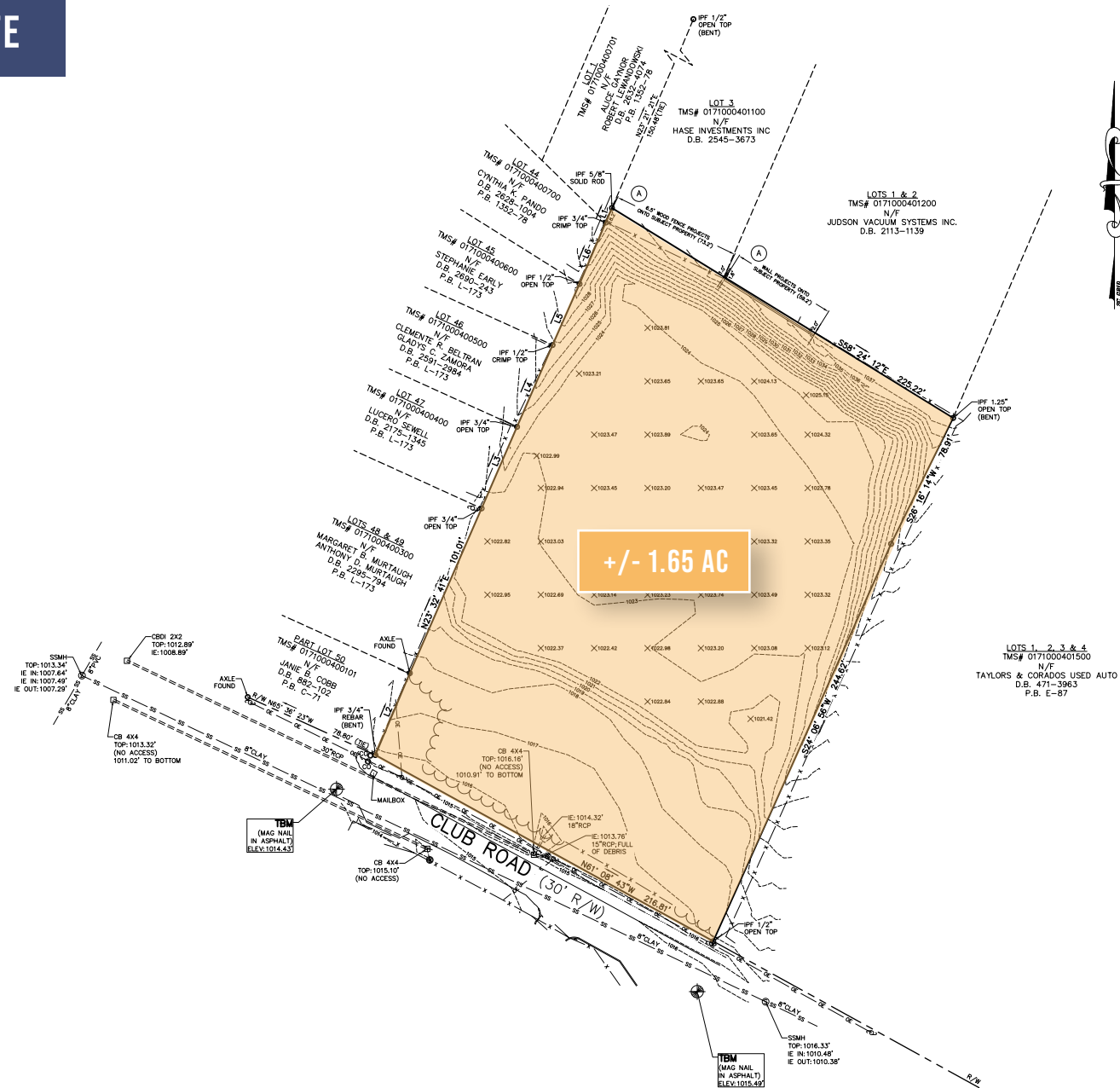
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# Survey



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# Market Overview

Greenville, South Carolina | Downtown

Greenville, SC is a thriving city nestled in the foothills of the Blue Ridge Mountains, known for its vibrant downtown, diverse culinary scene, and strong community atmosphere. Popular attractions include Falls Park on the Reedy with its iconic Liberty Bridge, the 28-mile Swamp Rabbit Trail, and a wide variety of restaurants and entertainment options. The city also prioritizes accessibility with public transportation, mobility-friendly spaces, and a welcoming atmosphere for all visitors.

Strategically located along the I-85 corridor, Greenville offers easy access to major cities like Atlanta and Charlotte and is served by the Greenville–Spartanburg International Airport. The area has seen consistent economic growth, attracting major companies and capital investments while maintaining its charm and livability. With its mix of outdoor recreation, cultural amenities, and a business-friendly environment, Greenville continues to grow as one of the Southeast's most dynamic cities.





# Demographic Snapshot (2025)



**70,274**  
**POPULATION**  
3-Mile Radius



**\$103,625**  
**AVG HH INCOME**  
3-Mile Radius



**48,743**  
**DAYTIME POPULATION**  
3-Mile Radius



**29,931**  
**HOUSEHOLDS**  
3-Mile Radius



**38,700**  
**VEHICLES PER DAY**  
Poinsett Hwy

