



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
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



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Available for Sale (\$1,450,000.00)

Positioned in the heart of Williamston's premier commercial corridor, 900 Greenville Drive presents an outstanding investment and owner-user opportunity. Offering a total of 15,022 square feet, this well-located commercial property features a versatile mix of medical, retail, warehouse, and income-producing space.

The property is occupied by Family Vision Eye Care, occupying 1,612 square feet on the right side of the building. This fully operational, turn-key medical office is secured by a fresh lease with substantial term remaining, providing immediate and stable rental income.

The center portion of the building offers 8,570 square feet of beautifully designed, turn-key medical office space, making it an ideal fit for medical, professional, or office users seeking a move-in-ready facility in a highly visible location.

On the left side of the building is an additional 1,612 square feet of retail space. While not completely finished, this area provides an excellent opportunity for a retail or service-oriented business looking to complement the existing tenant mix and customize the space to their needs.

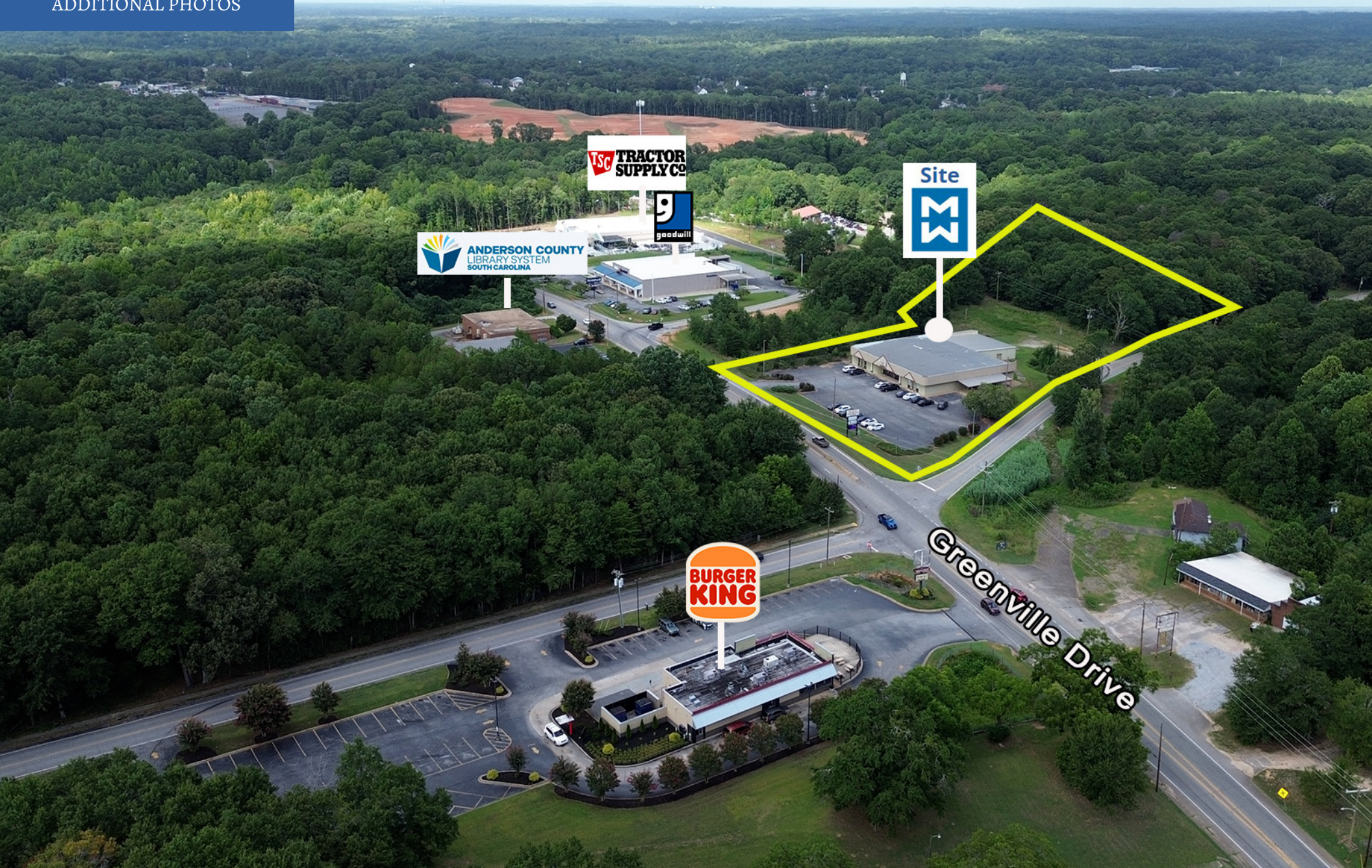
Completing the property is 3,228 square feet of warehouse space located at the rear of the building. Featuring two roll-up doors and a loading dock, this area is ideal for storage, distribution, or operational support.

Whether you're an investor seeking dependable income with upside potential or an owner-user looking to occupy a premier commercial property while benefiting from existing rental income, 900 Greenville Drive offers exceptional flexibility, visibility, and long-term value in one of Williamston's most desirable commercial locations.

Contact Listing Broker for Details.

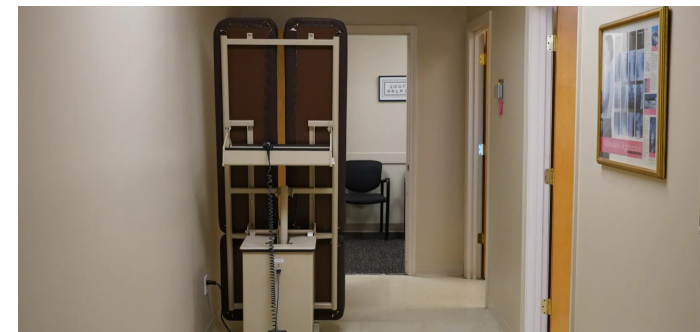


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ADDITIONAL PHOTOS



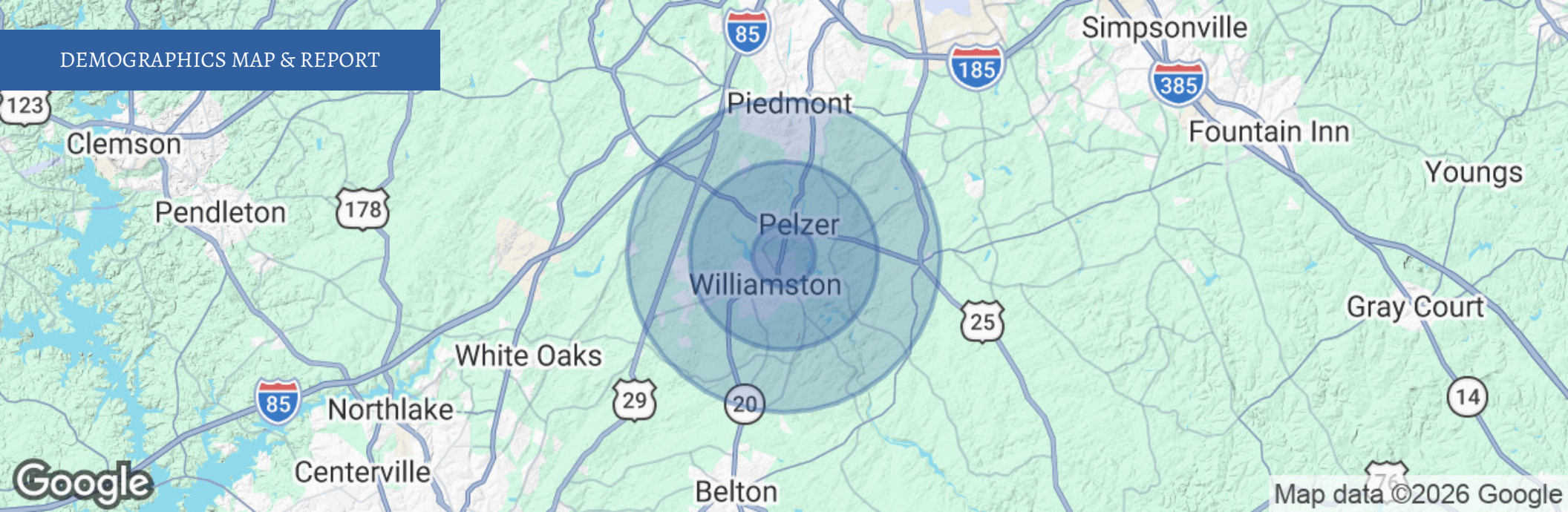
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DEMOGRAPHICS MAP & REPORT



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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