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HomeServices

C. Dan Joyner,  
REALTORS®

**Commercial Division**

# OFFERING MEMORANDUM



**906 & 910 Pendleton St. Greenville, SC 29601**

# EXECUTIVE SUMMARY

Located near the lighted intersection on Academy St. (Hwy 123).

Highlights: For Sale / Lease

<b>906 Pendleton St</b> <b>1,600± SF</b> <b>\$1,800/m NNN(\$13.50/SF)</b>	<b>910 Pendleton St.</b> <b>6,000±SF</b> <b>\$3,800/m NNN (\$7.60/SF)</b>
<ul style="list-style-type: none"><li>• 2 commercial building on .73+/- acres</li><li>• Lease together or separately; or Purchase together.</li><li>• Currently used as a car wash and detailing. Equipment can remain.</li><li>• Tax Map#: 0078000200500</li><li>• Zoned RDV in City of Greenville</li><li>• Owner financing available; upfit dollars available</li></ul>	

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# EXECUTIVE SUMMARY – AREA MAP



Traffic Count:  
• 28,900± VPD

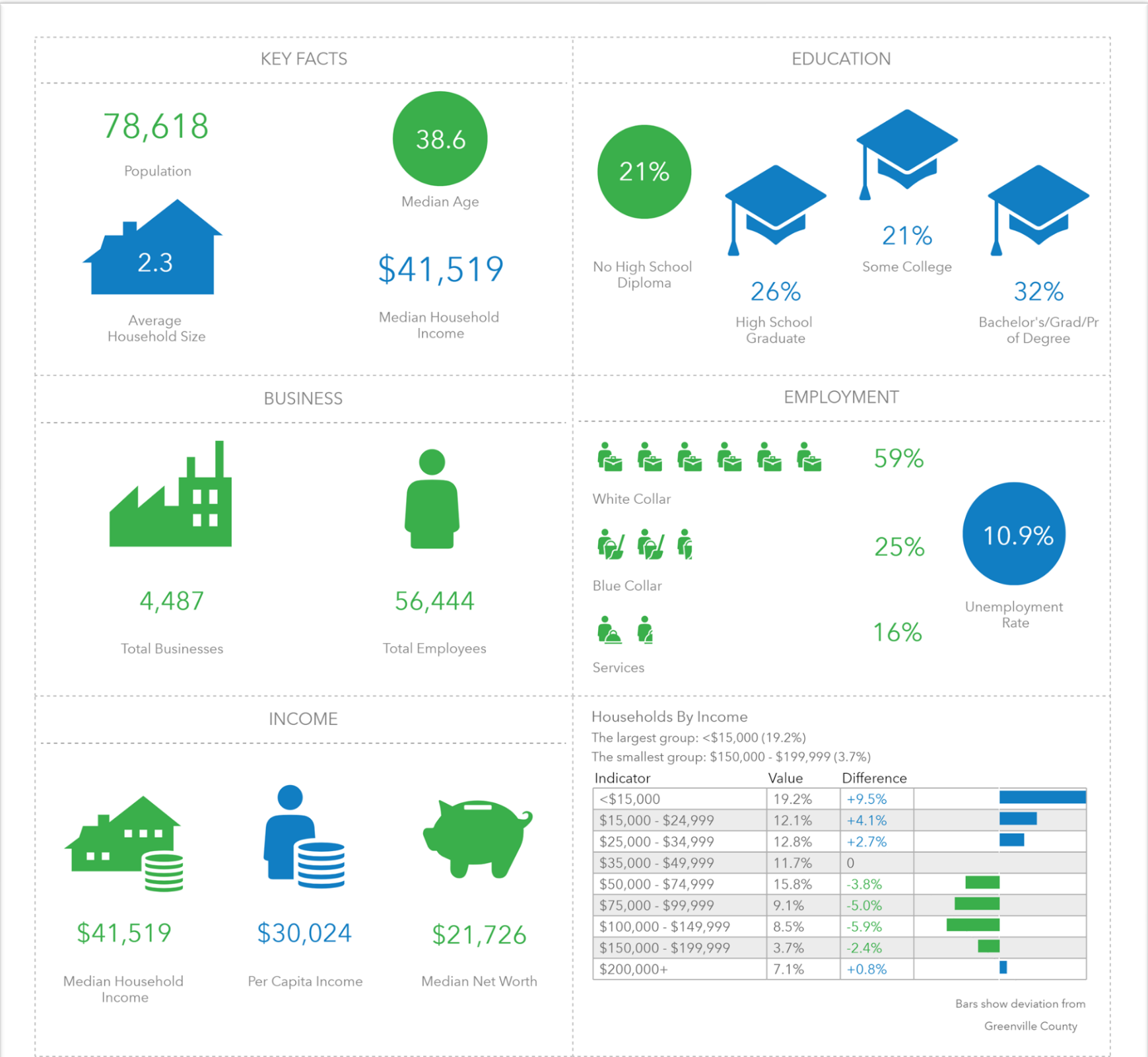
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# EXECUTIVE SUMMARY – AREA MAP



# EXECUTIVE SUMMARY – Property Key Facts



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

# EXECUTIVE SUMMARY – Demographics

## DEMOGRAPHIC SUMMARY

906 Pendleton St, Greenville, South Carolina, 29601

Ring of 3 miles

### KEY FACTS

78,618

Population



32,794

Households

38.6

Median Age

\$36,366

Median Disposable Income

### EDUCATION

21%

No High School Diploma



26%

High School Graduate



21%

Some College



32%

Bachelor's/Grad/Prof Degree

### INCOME



\$41,519

Median Household Income



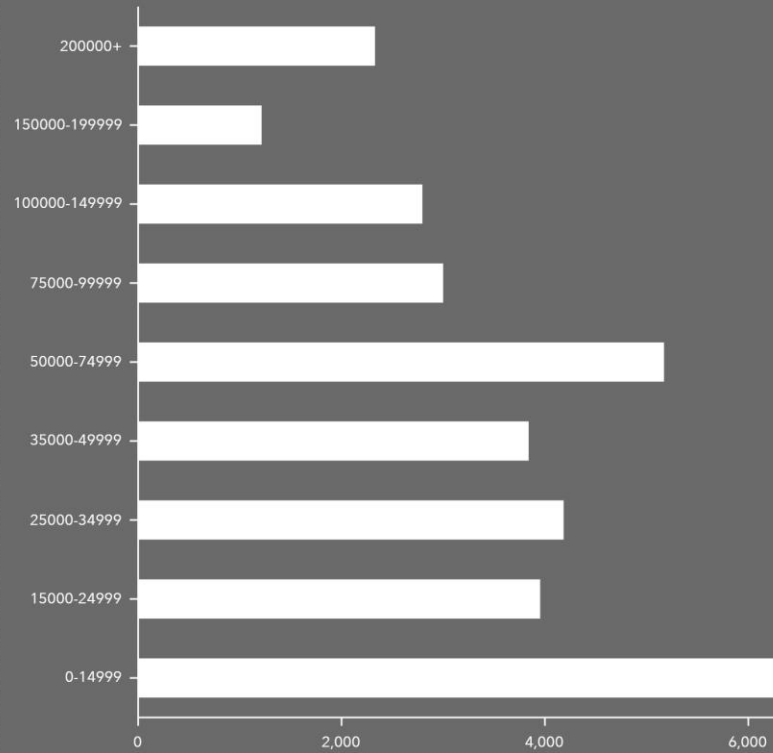
\$30,024

Per Capita Income

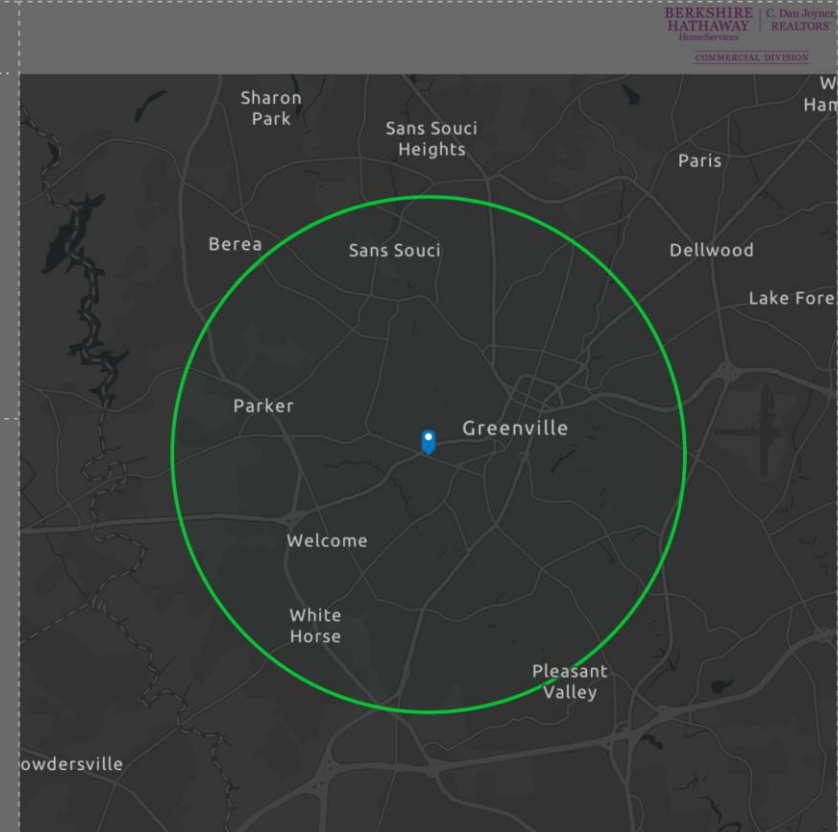


\$21,726

Median Net Worth



HOUSEHOLD INCOME



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COMMERCIAL DIVISION

### EMPLOYMENT



59%

White Collar



25%

Blue Collar



16%

Services

10.9%

Unemployment Rate

# MARKET OVERVIEW

## Greenville, South Carolina



### LOCATION

- The city of Greenville is the 4th among 15 of the fastest-growing large cities in the U.S. according to population estimates by the U.S. Census Bureau.
- Centrally located along the I-85 corridor directly between two of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Located 100 miles from the capital city of Columbia and only 200 miles from the Port of Charleston SC.

### INFRASTRUCTURE

- Greenville-Spartanburg International Airport is the 2nd busiest airport in the state with over 2.6 million passengers in 2019.
- 3 Interstate highways offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- Home to the Inland Port Greer connecting the Upstate to the Port of Charleston.

### HIGHER EDUCATION

- Clemson University, Furman University, Bob Jones University, North Greenville University and Limestone College-Greenville among others are all located in or around Greenville.

### ACCOLADES

- America's Best Small Cities (*BestCities.org*) March 2020
- The 50 Best U.S. Cities for Starting a Business in 2020 (*Inc.com*) December 2019
- US Travel: 25 Best Places to Visit in 2020 (*Forbes*) December 2019
- 10 Cities to Watch in 2020 (*Worth*) November 2019
- #36 Best Places to Live (*Money Magazine*) October 2019
- #22 Best Places to Live in the USA (*U.S News & World Report*) May 2019
- #10 2019 Top 100 Best Places to Live (*Livability*) March 2019
- #7 The South's Best Cities 2019 (*Southern Living*) March 2019
- Top 19 Must-See Destinations in 2019 (*Expedia*) January 2019
- Where to Go 2019 (*The Boston Globe*) January 2019
- America's 100 Best Places to Retire (*Where to Retire*) December 2018
- #35 Top Cities in the US with the Biggest Influx of People, The Most Work Opportunities, and the Hottest Business Growth (*Business Insider*) August 2018
- #39 Top 100 Best Places to Live (*Livability*) 2018



# DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at (“Property”). It has been prepared by Joyner Commercial (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.

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## PROFESSIONAL OVERVIEW / BIOGRAPHY



**Matt Carter**

864-313-9078 (Mobile)

[MCarter@JoynerCommercial.com](mailto:MCarter@JoynerCommercial.com)

**Matt Carter, SIOR, CCIM**

a top commercial and industrial real estate broker in the Upstate providing a wide variety of industry services since 1997.

The Broker with the highest overall transaction volume in the Greenville/Spartanburg Market - 2018 - per CoStar Group The Commercial Realtor of the Year - 2014 - awarded by the Greater Greenville Association of Realtors.

Matt earned the SIOR (Society of Industrial and Office Realtors) and CCIM (Certified Commercial Investment Member) designations after earning a BA in Business from Kennesaw University of Georgia, His interests include his wife, daughters, and church. He has served on boards such as Greenville Transit Authority, West End Association, Bank of Travelers Rest, Greenville Board of Realtors and its Commercial Steering Committee, and others. He is often a CoStar Power Broker and has earned numerous production awards



**Steve Greer**

864-444-0296 (Mobile)

[SGreer@JoynerCommercial.com](mailto:SGreer@JoynerCommercial.com)

**Steve Greer**

has been brokering commercial real estate since 2006. Steve came from a strong business background owning a medical supply company in North and South Carolina up until the sell of the company in 2005. He is able to provide expertise in a variety of real estate sectors including medical and medical supply facilities, office, retail and property management.

Steve began growing Joyner Commercial property management in January of 2015 and currently manages numerous properties ranging in size from 10,000 s/f to 25,000 s/f with a wide variety of services available.

Steve has earned several Real Estate production awards. Away from work Steve spends a lot of his time with his wife and 3 children that range in age from 17 to 9. He enjoys his family and friends very much and when possible likes to hit the links.