



Offered for sale at \$949,000

MIXED USE REDEVELOPMENT OPPORTUNITY

PRIME LOCATION NEAR DOWNTOWN GREENVILLE, SC

±0.61 Acres with ±8,161 SF Commercial & Multifamily Buildings

KLUE

REAL ESTATE ADVISORS

BROKERAGE · DEVELOPMENT CONSULTING · INVESTMENT SALES

PROPERTY HIGHLIGHTS

- Premium location only one mile from downtown Greenville and Unity Park!
- One commercial building and two multifamily buildings on the property
 - Vacant dry cleaners building (±4,400 SF)
 - Two-story quadplex building (±3,761 SF) with two tenants (\$1,820/month in rent)
 - One single family home (±250 SF) with one tenant (\$1,000/month in rent)
- Flexible zoning of RNX-B in the City of Greenville allows for a variety of uses
 - Potential uses: medical and traditional office, personal services, multifamily, and more
 - See enclosed AI-generated architectural renderings
- Strong and growing demographics support new commercial and residential development
- Clean Phase II – no environmental issues!

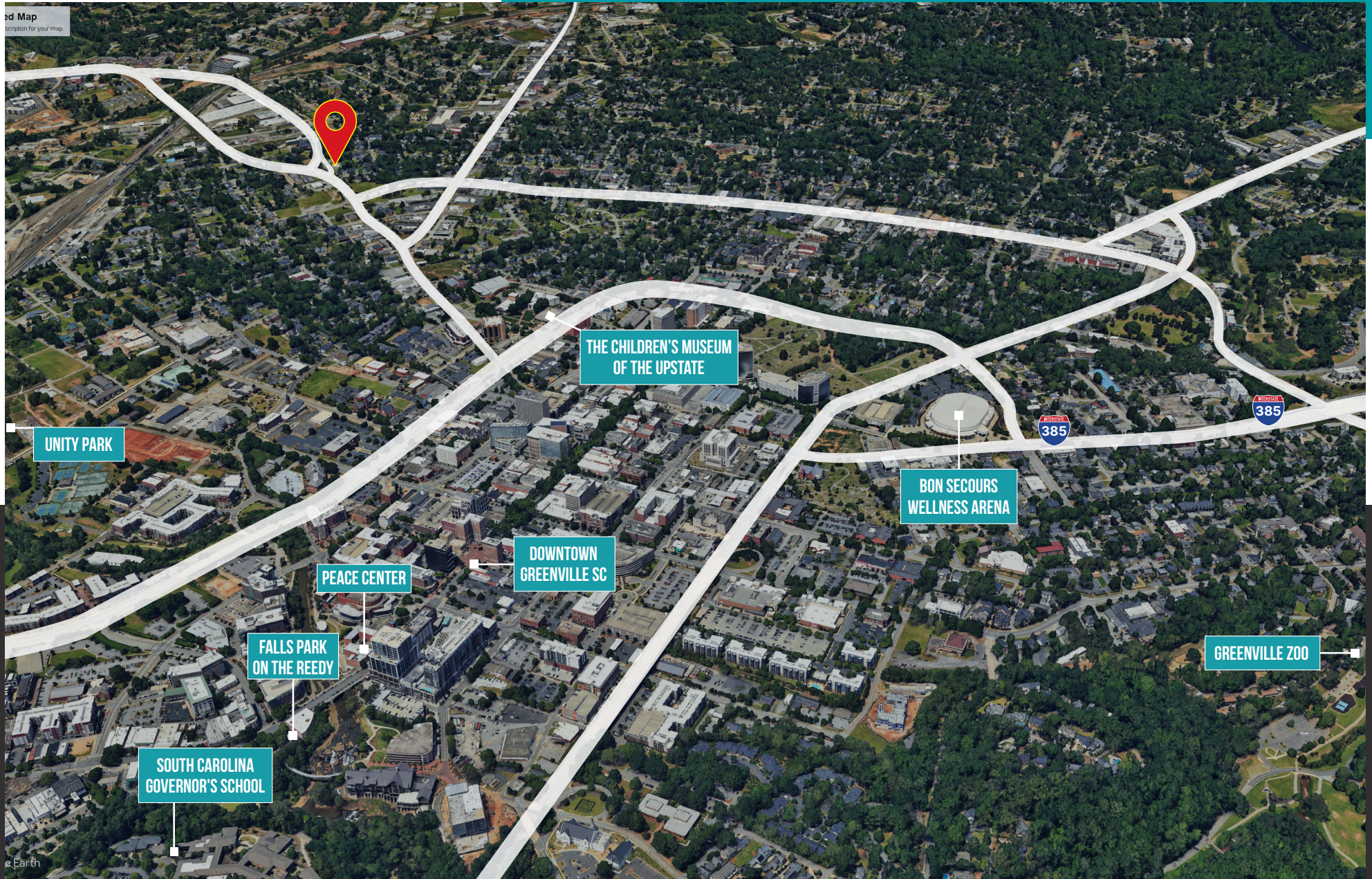


Downtown Greenville



Unity Park

LOCATION OVERVIEW



PROPERTY PICTURES



THE PROPERTY LIES WITHIN A GROWING AREA NEAR DOWNTOWN GREENVILLE, WITH NUMEROUS DEVELOPMENT PROJECTS UNDERWAY

Demographic Summary

8 Metropolitan Dr, Greenville, South Carolina, 29609 (5 miles)
 8 Metropolitan Dr, Greenville, South Carolina, 29609
 Ring of 5 miles

Prepared by Esri
 Latitude: 34.86334
 Longitude: -82.40815

DEMOGRAPHIC SUMMARY

8 Metropolitan Dr, Greenville, South Carolina, 29609
 Ring of 5 miles

KEY FACTS

168,104

Population



73,374

Households

36.8

Median Age

\$54,496

Median Disposable Income

EDUCATION

11.4%

No High School Diploma



22.9%
High School Graduate



22.7%
Some College/
Associate's Degree



43.0%
Bachelor's/Grad/
Prof Degree

INCOME



\$66,426
Median Household Income

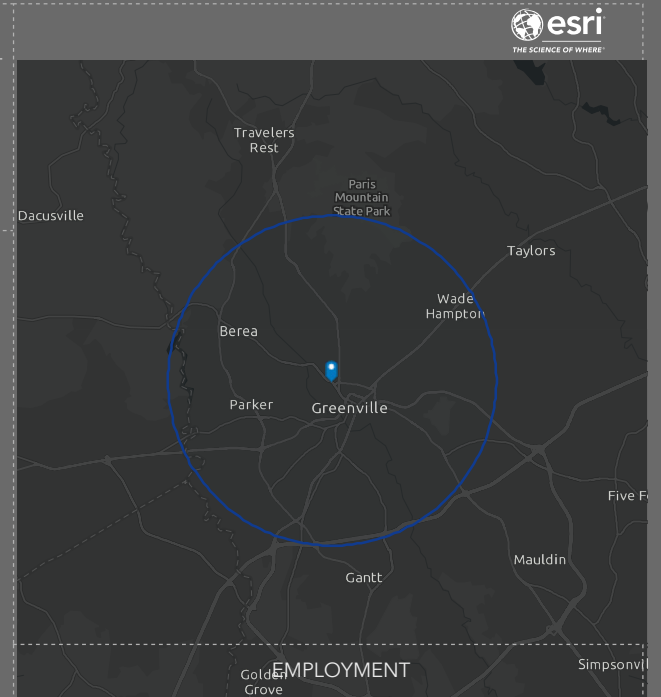
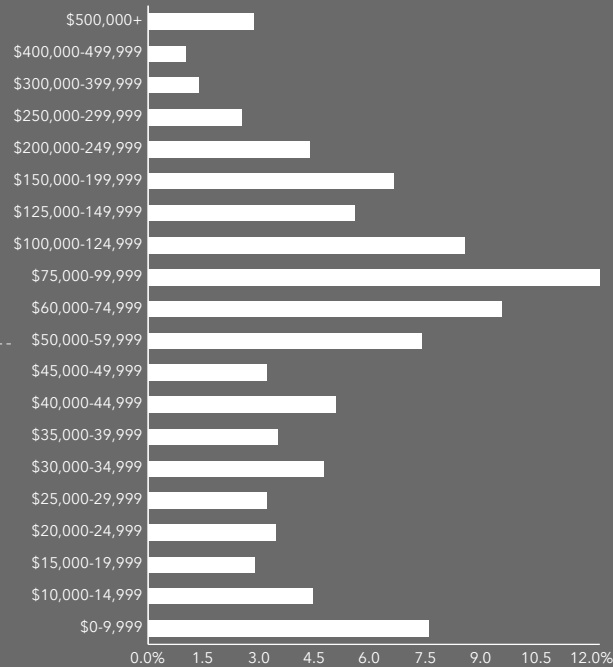


\$48,446
Per Capita Income



\$107,354
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

65.6%

White Collar



Blue Collar



Services

21.3%

16.1%

4.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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CONCEPTUAL SITE RENDERING



METROPOLITAN DRIVE

CANEBRAKE
CIVIL

202 W MAIN STREET, CLINTON, SC 29325
864-833-4757 WWW.CANEBRAKECIVIL.COM

AI-GENERATED ARCHITECTURAL RENDERINGS

The redevelopment of the vacant dry cleaners building offers a unique opportunity to create a functional, even iconic building at the gateway to downtown Greenville.

Below are two renderings of potential options: a high-end nail salon and day spa, and a medical office building.



A renovated quadplex at the back of the property will garner much higher rents.

ABOUT GREENVILLE, SC



Greenville, South Carolina is one of the top ranked places to live and work in the United States, a nationally recognized market known for its strong job growth, affordability, and exceptional quality of life. Greenville ranked among the Top 5 Best Places to Live in the U.S. by U.S. News & World Report and is a repeat honoree on Livability's Top 100 Best Places to Live list, reflecting its balanced economy and business friendly environment. With an award winning downtown, a diverse employment base, and consistent national recognition from organizations such as Bloomberg, Money Magazine, and The New York Times, Greenville continues to attract talent, investment, and long term corporate growth.



#4 2024 to 2025 Best Places to Live in the Nation

(US News and World Report)

#3 Top 10 Cities: 2025 Moving Trends Report: Where are Americans moving right now?

(moveBuddha)

#1 Best County to Live In, South Carolina, 2024

(Niche)

#3 10 Most Beautiful and Affordable Places to Live in the U.S., 2023

(Travel + Leisure)

DISCLAIMER

This Marketing Brochure has been prepared to provide summary, unverified information to prospective buyers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Klue Real Estate Advisors have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with any federal or state laws, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Klue Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor did we conduct any investigation regarding these matters and make no warranty or representation regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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