

AVAILABLE FOR SALE | \$385,000



# 304 & 304A SULLIVAN ST

Greenville, South Carolina 29605



## Property Details

- 📍 +/- 0.19 AC Total Available
- 🔍 Tax #: 0086000801001  
Tax #: 0086000801000
- 📍 Infill Development opportunity in City of Greenville
- 🚶 Located 1 mile to Downtown Greenville
- ✓ Zoning  
304: RNX-B | 304A: RH-D



BROADSTREET  
PARTNERS

GREER LAYNE | [greer@broadstreetcre.com](mailto:greer@broadstreetcre.com) | 803.673.9682

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

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



Downtown  
Greenville

Greenville  
High School

TROTTER ST

304A

304



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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 (2024)



**78,637**  
**POPULATION**  
3-Mile Radius



**\$102,902**  
**AVG HH INCOME**  
3-Mile Radius



**34,095**  
**HOUSEHOLDS**  
3-Mile Radius

