

# RETAIL FOR SALE



8 Metropolitan Drive, Greenville, SC 29609



## PROPERTY DESCRIPTION

Excellent redevelopment opportunity, owner user or investment property. The former dry cleaner is a +/-4600 SF structure with 141+/- feet of road frontage and excellent access to Pete Hollis Boulevard. There is also one +/-3.561 quadplex on the property along with an additional structure situated on +/-0.614 acres of property in a growing portion of Greenville.

## PROPERTY HIGHLIGHTS

- Great location in a growth area
- Road frontage with retail exposure
- Two intersections equidistant with one being at full mobility signal

## OFFERING SUMMARY

Sale Price:	\$949,000
Number of Units:	6
Lot Size:	0.614 Acres
Building Size:	7,161 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	296	1,190	4,692
Total Population	563	2,322	9,778
Average HH Income	\$62,814	\$62,909	\$65,112

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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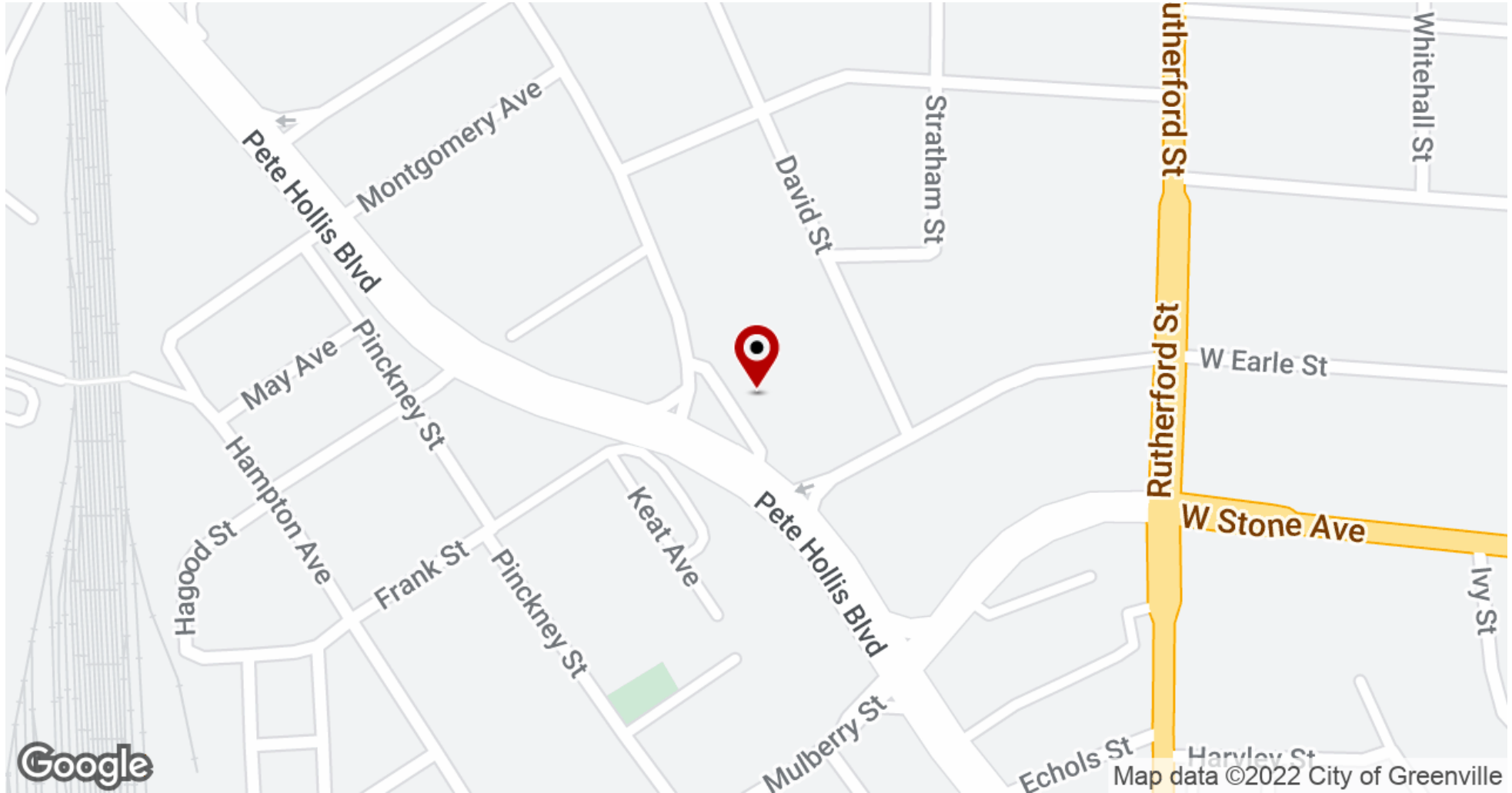
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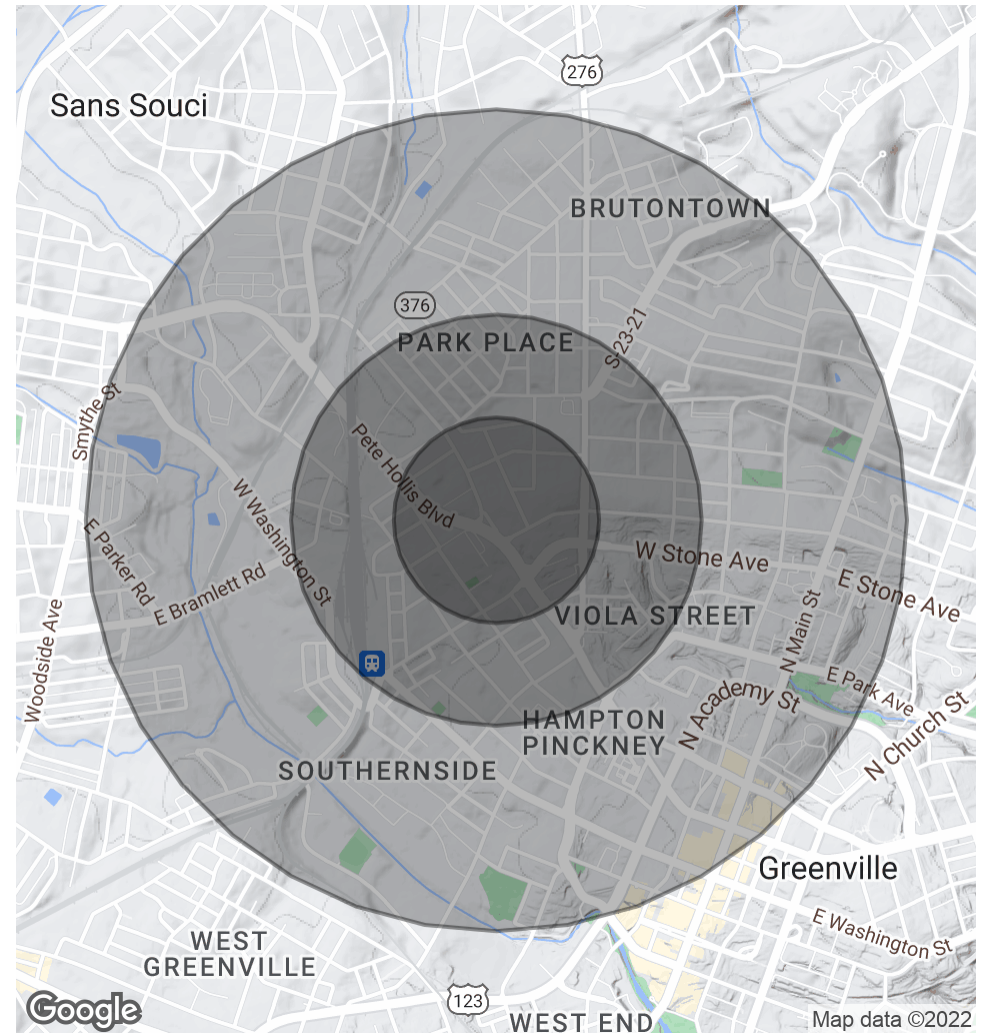
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	563	2,322	9,778
Average Age	36.5	34.1	34.3
Average Age (Male)	39.8	36.1	34.8
Average Age (Female)	33.8	33.7	35.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	296	1,190	4,692
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$62,814	\$62,909	\$65,112
Average House Value	\$243,266	\$312,289	\$282,359

\* Demographic data derived from 2020 ACS - US Census



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