

# GREENWOOD PLAZA

RETAIL SPACE FOR LEASE  
254 BY-PASS 72 NW, GREENWOOD SC 29649



# THE PROPERTY

Location	254 By-Pass 72 NW Greenwood, SC 29649
Traffic Count	23,000

## HIGHLIGHTS

- This shopping center is located at the corner of two major roadways: Hwy 72 Bypass & Hwy 25
- Traffic counts at this corner are 23,000 VPD
- The co-tenants include U-haul, Harbor Freight Tools, Farmer's Home Furniture.
- This is a popular site with easy access.
- Located in close proximity to Lander University



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,228	30,284	45,869

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,806	\$67,263	\$65,150

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,532	12,675	18,562

Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
220-B	N/A	5,400	\$12	NNN	\$1.32 TICAM
246	N/A	3,200	\$12	NNN	\$1.32 TICAM

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## PROPERTY FEATURES

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GLA (SF)	166,883
LAND ACRES	12
YEAR BUILT	1975
ZONING TYPE	C2
NUMBER OF PARKING SPACES	760

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## TENANT INFORMATION

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MAJOR TENANT/S	U-haul, Harbor Freight Tools, Farmer's Home Furniture
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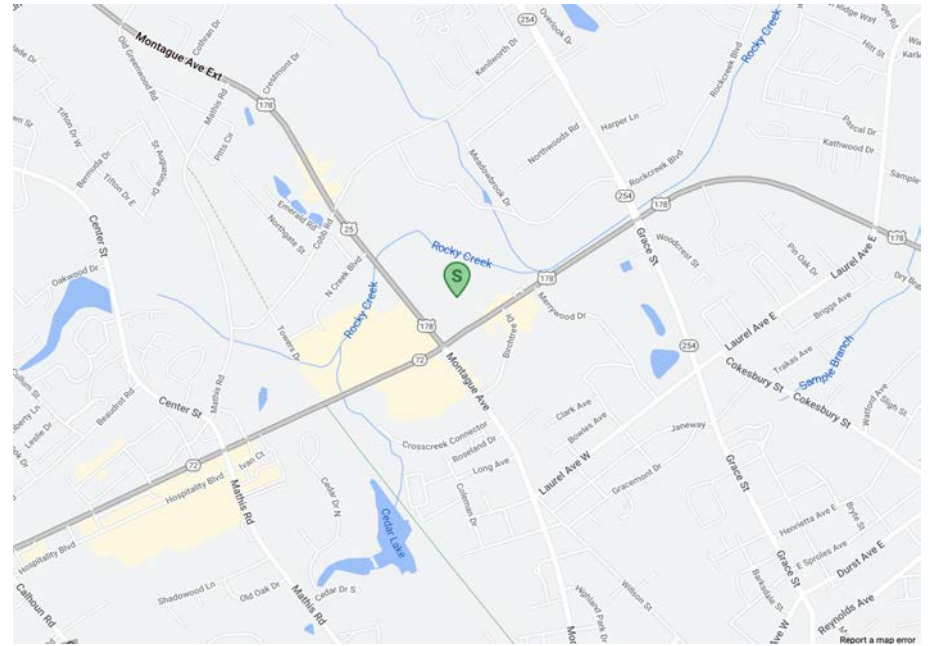




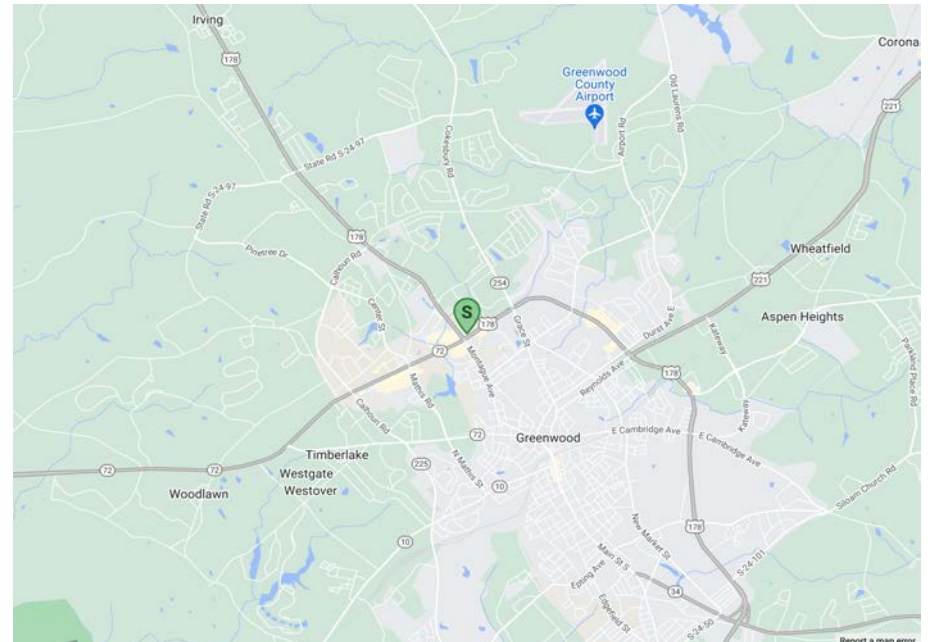
## About Greenwood, SC

- Greenwood is located in the upper region of Upstate South Carolina.
- Greenwood is one hour south of Greenville, SC, and one hour north of Augusta, GA, with proximity to Columbia, SC. Greenwood provides a friendly, small-town setting along with the progressive and active environment of a larger city.
- Greenwood County possesses a modern and diverse economic base, from Fujifilm's North American manufacturing, distribution, and research and development headquarters to nationally recognized genetics research at the Greenwood Genetic Center.
- Greenwood County is ranked number 2 in the nation among Top US Rural and Micropolitan Counties for ACT WorkKeys National Career Readiness Certificates.

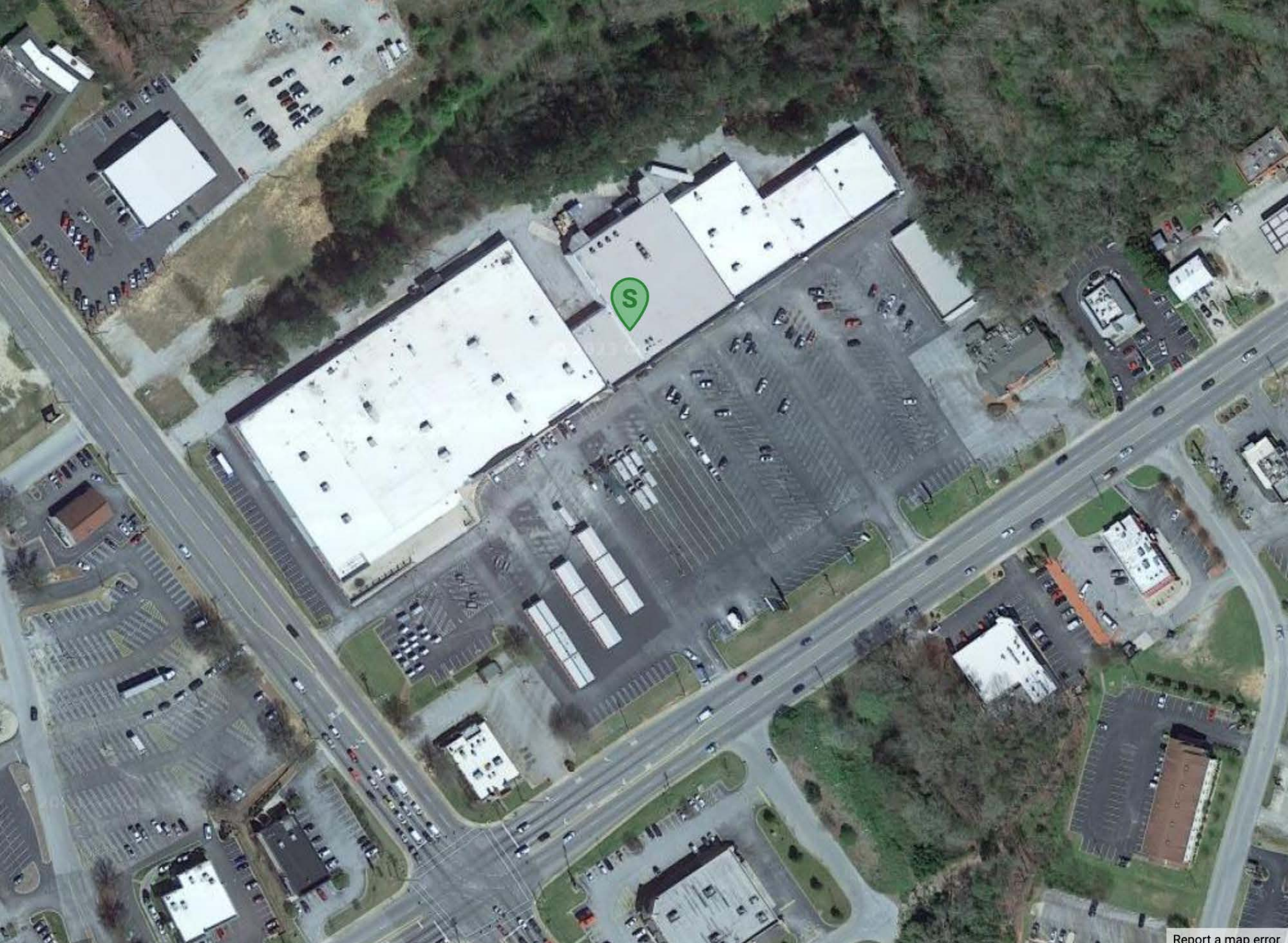
Locator Map



Regional Map













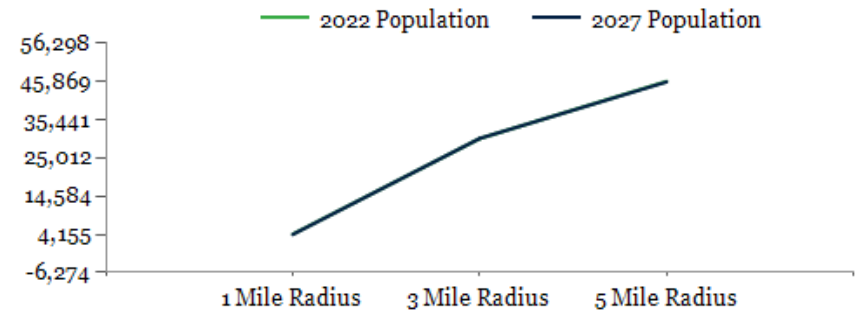




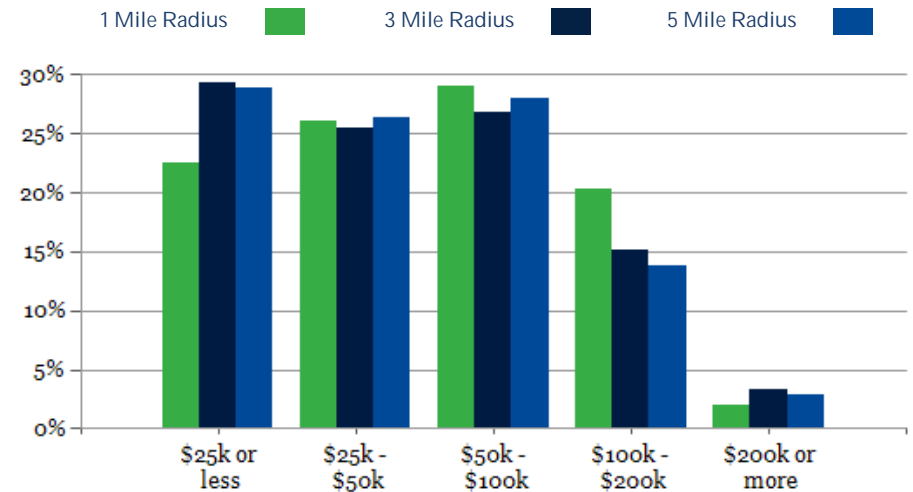
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,489	28,626	43,790
2010 Population	3,973	29,979	45,997
2022 Population	4,228	30,284	45,869
2027 Population	4,155	30,323	45,732
2022-2027: Population: Growth Rate	-1.75%	0.15%	-0.30%

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	162	1,915	2,773
\$15,000-\$24,999	183	1,800	2,583
\$25,000-\$34,999	183	1,244	2,026
\$35,000-\$49,999	217	1,983	2,867
\$50,000-\$74,999	274	2,035	3,167
\$75,000-\$99,999	171	1,370	2,039
\$100,000-\$149,999	215	1,368	1,883
\$150,000-\$199,999	95	549	690
\$200,000 or greater	31	411	534
Median HH Income	\$51,266	\$44,330	\$43,791
Average HH Income	\$70,806	\$67,263	\$65,150

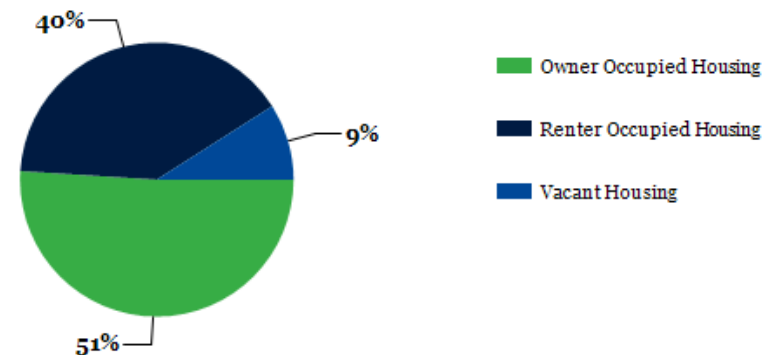
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,617	12,494	18,303
2010 Total Households	1,611	12,214	18,119
2022 Total Households	1,532	12,675	18,562
2027 Total Households	1,506	12,766	18,616
2022 Average Household Size	2.05	2.23	2.33
2022-2027: Households: Growth Rate	-1.70%	0.70%	0.30%



2022 Household Income



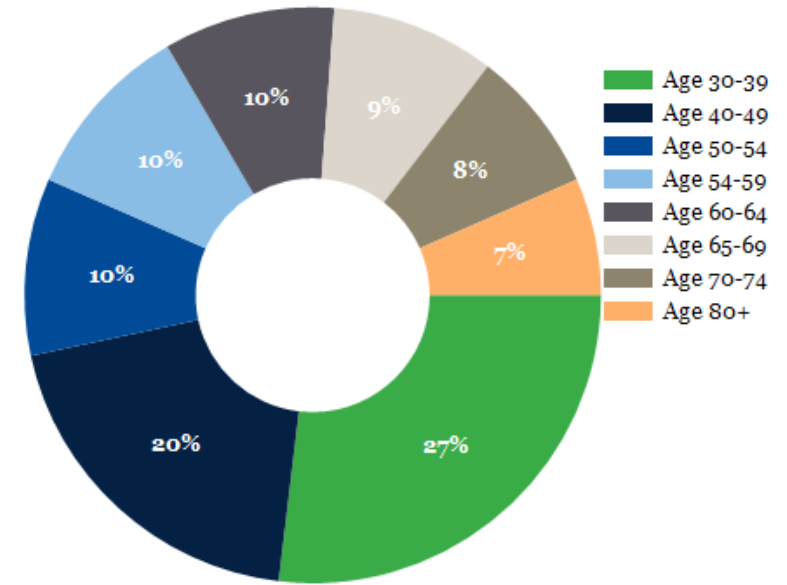
2022 Own vs. Rent - 1 Mile Radius



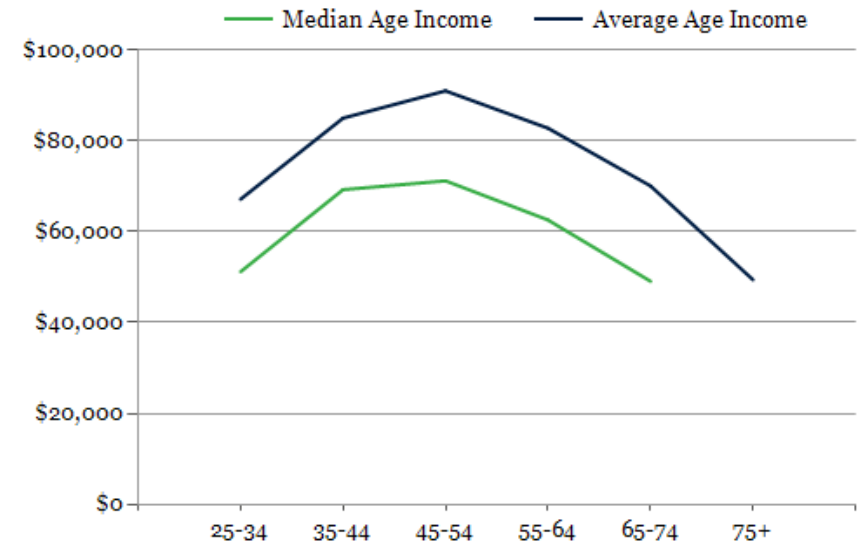
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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	282	2,230	3,261
2022 Population Age 35-39	180	1,836	2,806
2022 Population Age 40-44	170	1,665	2,592
2022 Population Age 45-49	169	1,594	2,481
2022 Population Age 50-54	171	1,643	2,583
2022 Population Age 55-59	172	1,668	2,605
2022 Population Age 60-64	165	1,600	2,516
2022 Population Age 65-69	158	1,562	2,486
2022 Population Age 70-74	138	1,334	2,061
2022 Population Age 75-79	113	1,017	1,561
2022 Population Age 80-84	82	696	1,097
2022 Population Age 85+	111	825	1,257
2022 Population Age 18+	3,528	23,732	35,562
2022 Median Age	27	36	37
2027 Median Age	27	37	38



2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,207	\$44,962	\$43,990
Average Household Income 25-34	\$67,162	\$63,692	\$61,310
Median Household Income 35-44	\$69,277	\$55,476	\$54,382
Average Household Income 35-44	\$85,031	\$78,921	\$75,063
Median Household Income 45-54	\$71,223	\$54,825	\$53,621
Average Household Income 45-54	\$91,034	\$79,917	\$76,704
Median Household Income 55-64	\$62,583	\$50,965	\$50,932
Average Household Income 55-64	\$82,820	\$74,088	\$72,448
Median Household Income 65-74	\$49,101	\$41,253	\$41,017
Average Household Income 65-74	\$70,096	\$66,205	\$64,050
Average Household Income 75+	\$49,419	\$50,069	\$49,138





# Greenwood Plaza

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