

LAND FOR SALE

CORNER RETAIL - SUBER ROAD AND S HWY 14

Greer, SC 29650



PROPERTY DESCRIPTION

Parcel is located at the lighted intersection of S Hwy 14 and Suber Road . Excellent location with convenient access to I-85, GSP Airport, Riverside Schools and Downtown Greer. 0.8 to 1.63 +/- acres with multiple points of ingress/egress. The corner property is adjacent to a DR Horton brand 450 +/- home residential development in one of the Upstate SC premier school districts. Available for Sale, BTS or Ground Lease

PROPERTY HIGHLIGHTS

- Will accommodate up to 12,000+/- SF Building or multiple structures totaling up to 12,000+/-SF
- Signalized Corner
- 30,000+ vehicles per day
- Multiple points of ingress/egress
- Adjacent to a 450 unit Residential Development
- Direct access to I-85, Inland Port and GSP Airport
- Located near the new Greer Sports Complex

OFFERING SUMMARY

Lot Size: .8 to 1.63 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,554	40,071	136,529
Total Population	3,953	102,177	343,154
Average HH Income	\$109,565	\$104,126	\$110,158

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.

BRENT EDGERTON

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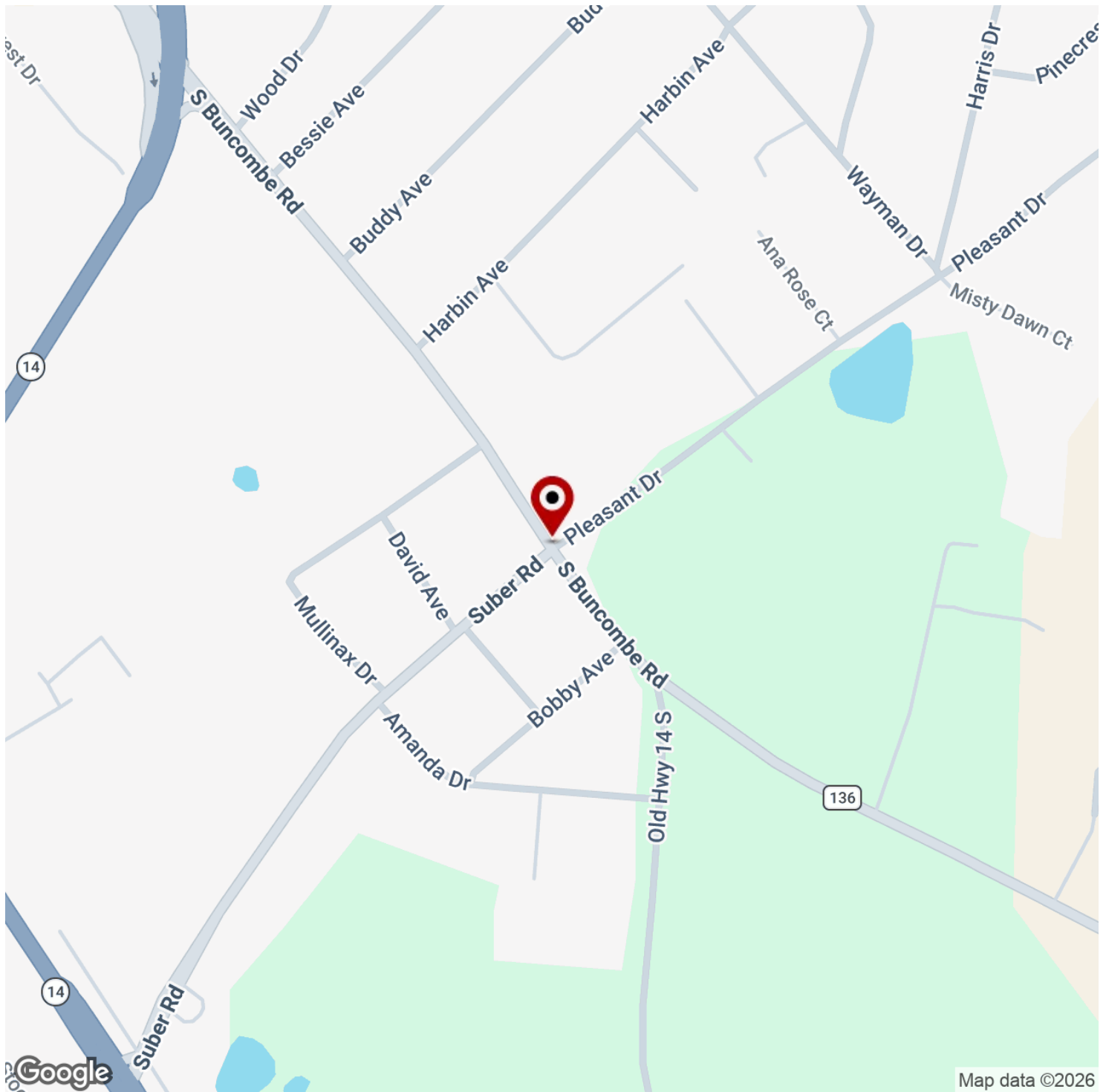
KW COMMERCIAL
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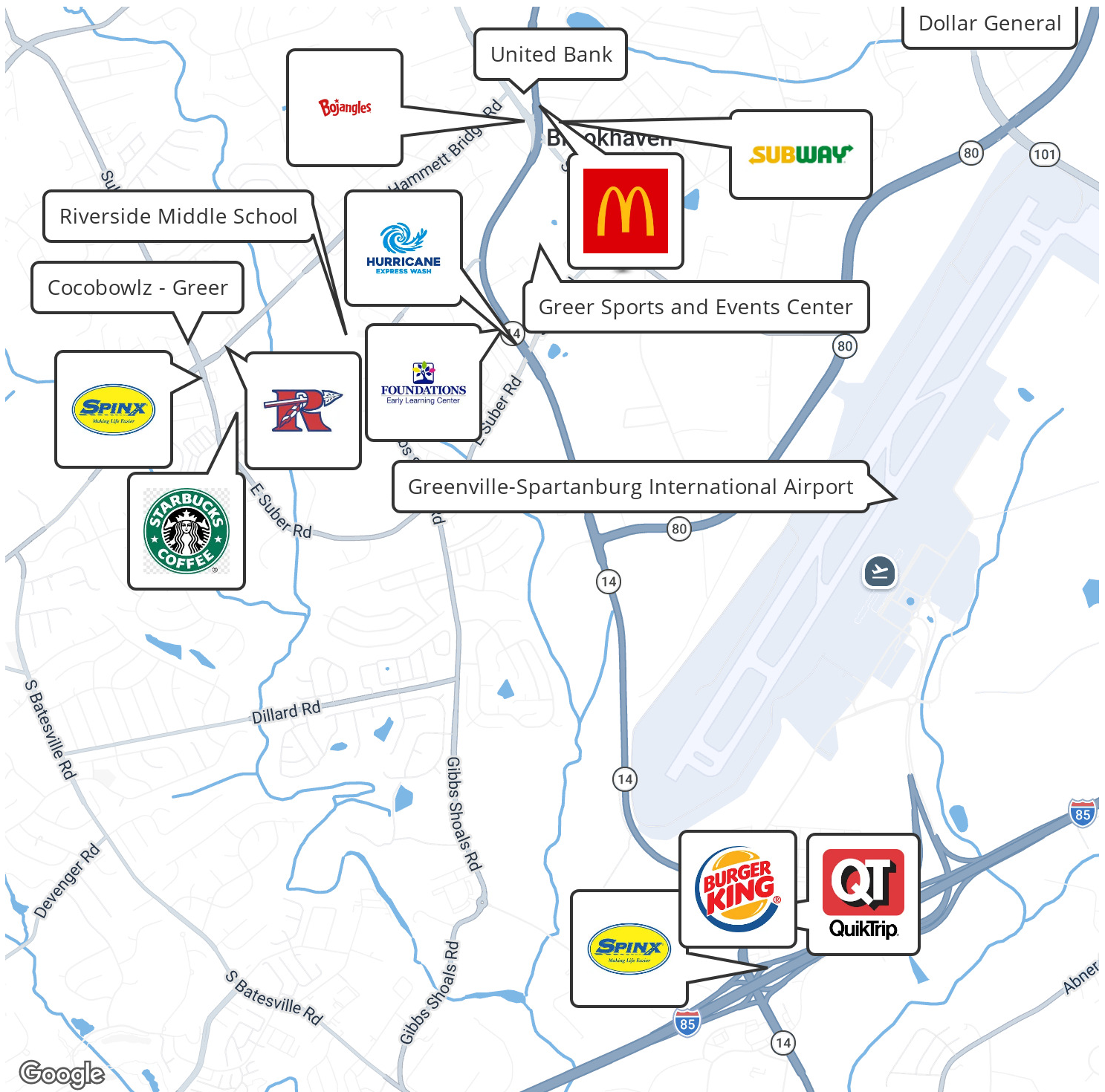
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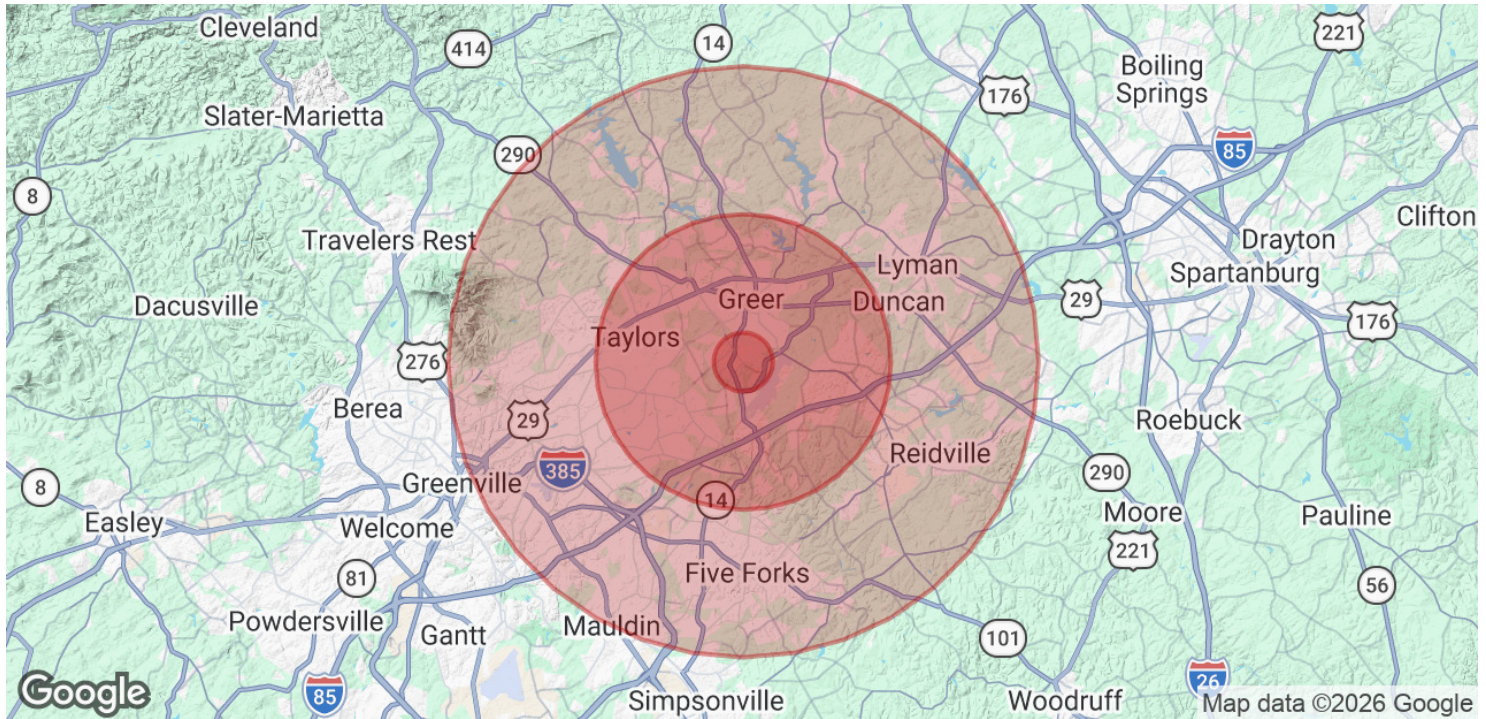
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,953	102,177	343,154
Average Age	42.4	39.4	39.5
Average Age (Male)	38.1	38.0	38.6
Average Age (Female)	46.7	40.8	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,554	40,071	136,529
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$109,565	\$104,126	\$110,158
Average House Value	\$282,358	\$314,102	\$335,829

2023 American Community Survey (ACS)

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GREER SPORTS & EVENTS CENTER

Greer, SC 29650



CLOSE PROXIMITY TO BRAND NEW, STATE OF THE ART FACILITY

Opening in early 2027, the Greer Sports & Events Center will be a 200,000-square-foot, state-of-the-art hub for tournaments, leagues, and community gatherings.

Purpose-built for flexibility, the complex is designed to host basketball, volleyball, and wrestling with configurations that can also accommodate fast-growing favorites like pickleball and futsal, welcoming athletes of all ages and skill levels.

Beyond the courts, visitors can expect thoughtful amenities and multi-use spaces that make this a true all-day destination: community rooms for meetings and team HQs, multi-sport simulators, and planned indoor/outdoor walking tracks for warm-ups or cool-downs.

Located along South Highway 14 with easy regional access, the venue is positioned to attract major events while serving local residents with year-round programming, camps, senior activities, and adaptive recreation.

Driven by the City of Greer's vision to expand recreation and spark sports tourism, the center has already drawn interest from national organizers for future dates—promising a steady calendar of competitions, festivals, and community events that fuel nearby dining, shopping, and lodging.

Whether you're here to compete, coach, or cheer, the Greer Sports & Events Center will deliver a welcoming, walkable experience where teams and families can connect on and off the court.

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