



For Sale



20 Mayfield St

20 MAYFIELD STREET, GREENVILLE, SC 29601

PROPERTY SUMMARY

20 MAYFIELD ST

GREENVILLE, SC 29601

OFFERING SUMMARY

SALE PRICE:	\$1,800,000
BUILDING SIZE:	±4,076 SF
ZONING:	RNX-C Opportunity Zone
LOT SIZE:	±0.47 Acres
PARKING RATIO	±4.91 / 1,000 SF
YEAR BUILT	1998

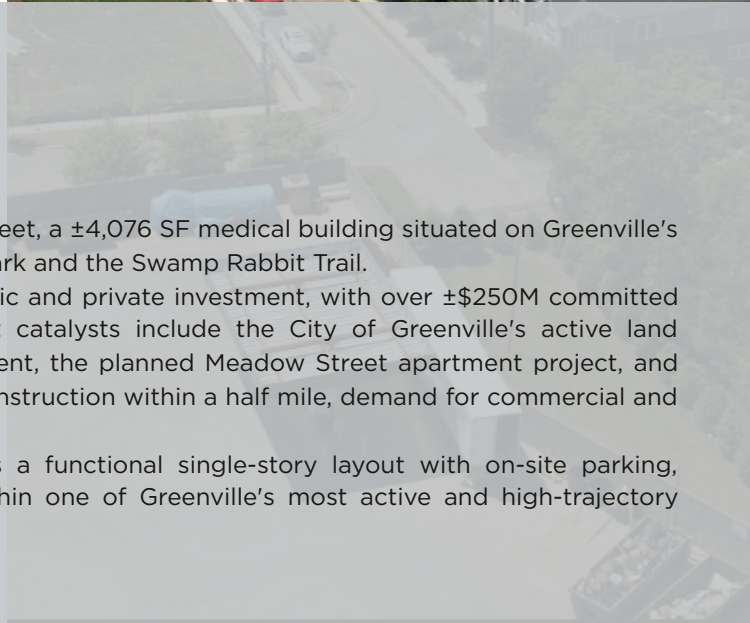


PROPERTY SUMMARY

SVN Palmetto is pleased to exclusively present 20 Mayfield Street, a ±4,076 SF medical building situated on Greenville's rapidly evolving Westside, just steps from the 60-acre Unity Park and the Swamp Rabbit Trail.

The surrounding corridor is experiencing unprecedented public and private investment, with over ±\$250M committed within a one-mile radius over the last seven years. Recent catalysts include the City of Greenville's active land acquisitions, the Southernside East senior housing development, the planned Meadow Street apartment project, and Unity Village. With 500+ residential units planned or under construction within a half mile, demand for commercial and office space in this district is only accelerating.

The building is an operating senior care facility and offers a functional single-story layout with on-site parking, presenting a rare opportunity to establish or reposition within one of Greenville's most active and high-trajectory emerging districts.



PROPERTY HIGHLIGHTS

- Steps from Unity Park
- ±4,076 SF on ±0.47 Acres
- Flexible Zoning, Opportunity Zone
- Operating Senior Care facility - contact broker for tours
- Standalone office / medical office
- Minutes from downtown Greenville
- ±\$250M+ in Committed Investment within 1-Mile Radius (2018-2025)
- Commercial Hood Vent, high-capacity electrical service, and plumbing inclusive of three restrooms showers
- Surrounded by 500+ Residential Units Planned or Under Construction



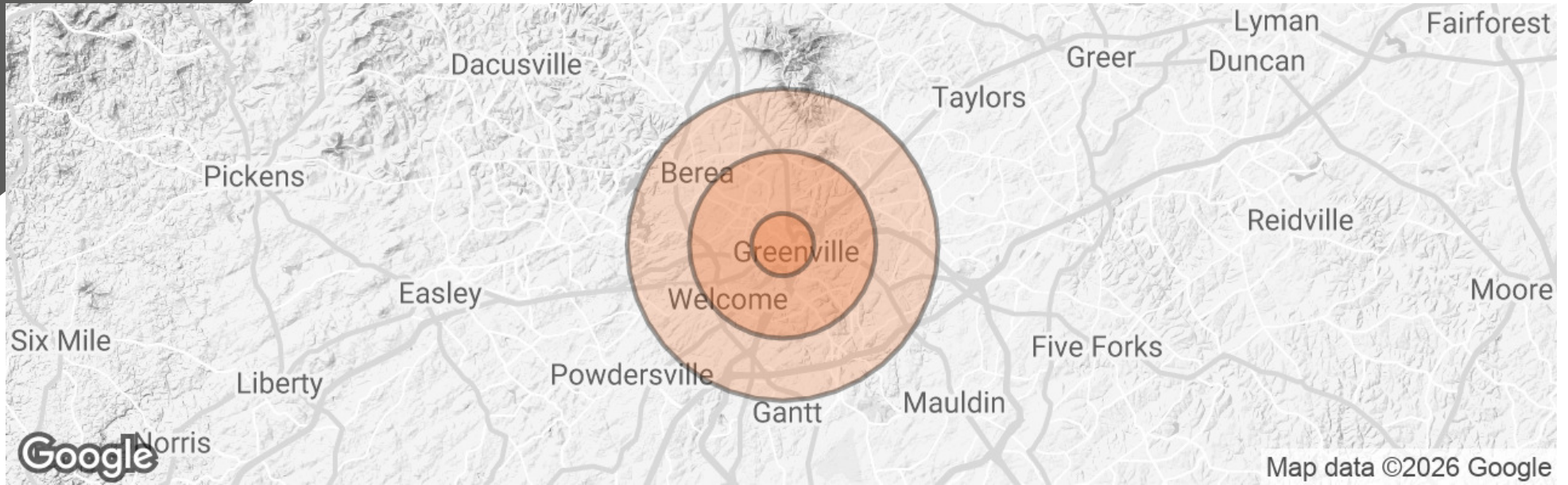
**Steps from Unity
Park**



AERIAL MAP



DEMOGRAPHICS MAP & REPORT



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION (2025)	±11,573	±86,581	±170,996
PROJECTED GROWTH (2030)	+6.6%	+3.6%	+3.6%
AVERAGE HH INCOME	±\$129,000	±\$113,436	±\$110,487
DAYTIME EMPLOYEES	±18,020	±64,058	±120,380
AVERAGE AGE	±42.2	±39.0	±39.4
MEDIAN HOME VALUE	±\$713,354	±\$515,440	±\$471,285



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