

2ND GEN RESTAURANT SPACE AVAILABLE FOR SALE OR LEASE

529 BYPASS HWY 72 NW | GREENWOOD, SC | 29649



4,083 SF up to 8,483 SF Available for Lease OR 1.75 acres for Lease or Sale

CONTACT

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY / LEASING INFORMATION

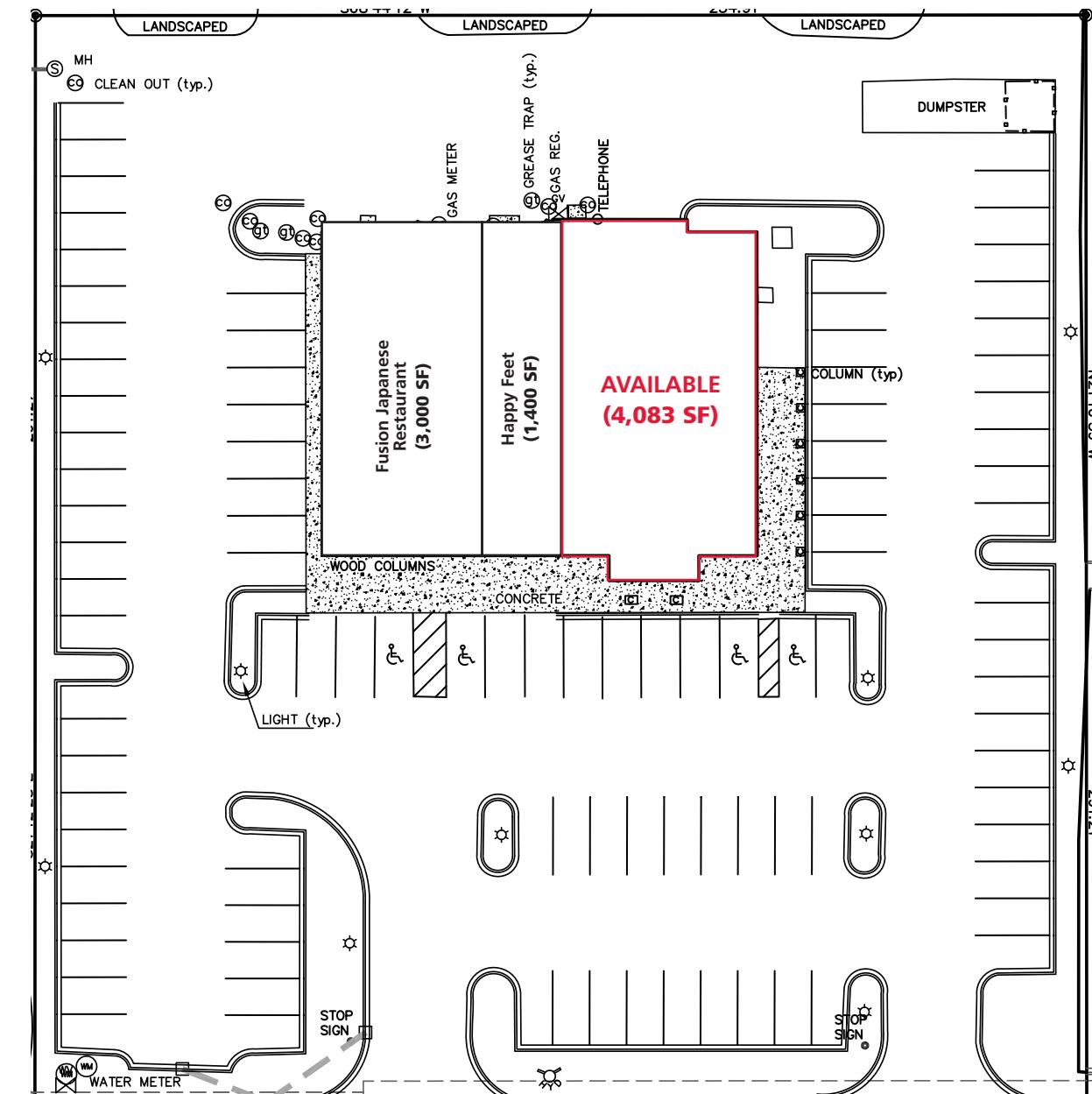
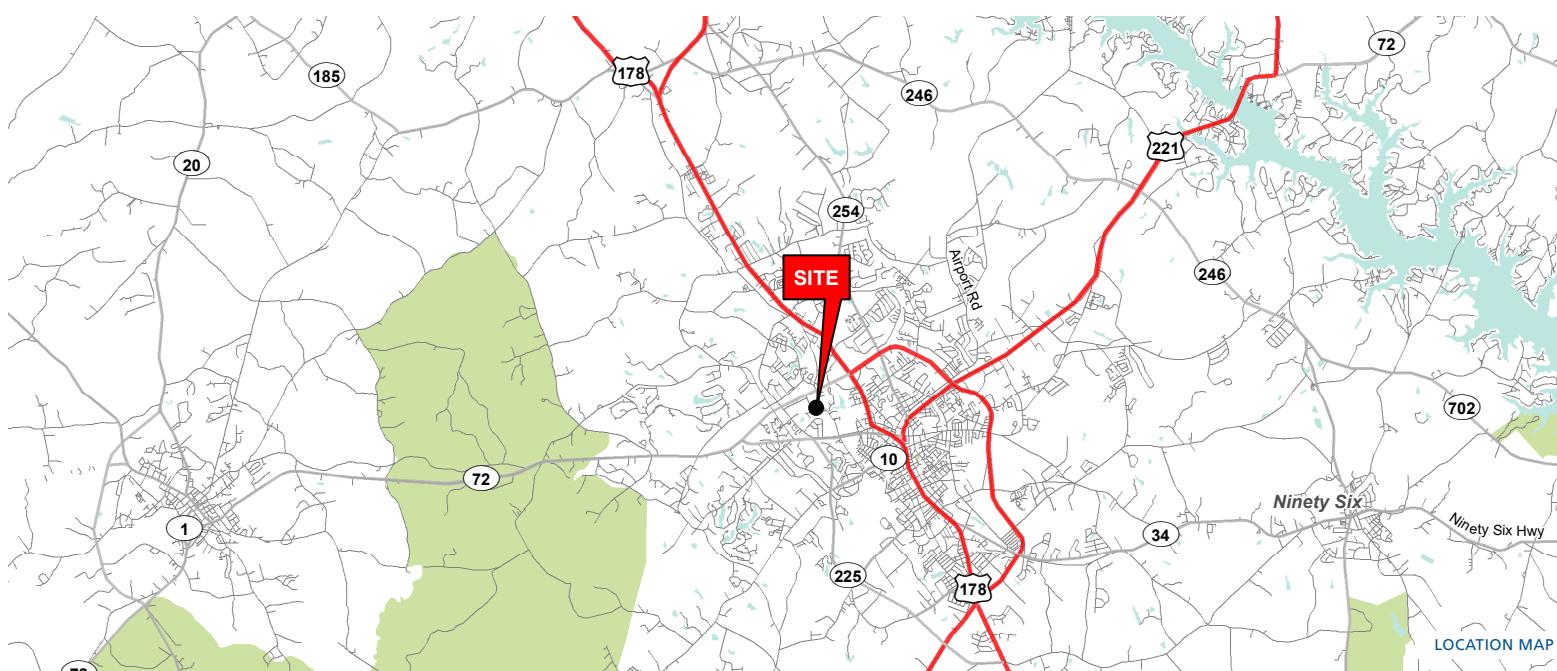
FOR SALE OR LEASE - Pricing: Please Call

Available Space: 4,083 SF - 8,483 SF

Acres: ±1.7

PROPERTY HIGHLIGHTS

- **2nd Generation Restaurant Space with Patio**
- Prime location with a significant amount of foot and vehicle traffic
- The Site is strategically located off the Hwy 72 Bypass, providing easy access and high visibility for retail businesses
- The Hwy 72 Bypass is well-served by infrastructure and amenities, including ample parking facilities, well-maintained roads, and nearby commercial establishments
- Greenwood's economic stability contributes to a strong consumer base with disposable income to spend on retail goods and services
- Nearby retailers include:



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DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	3,178	28,545	43,939
AVERAGE HH INCOME	\$178,863	\$93,591	\$81,969
MEDIAN HH INCOME	\$69,330	\$60,778	\$55,924
BUSINESS ESTABLISHMENTS	297	1,207	1,539
DAYTIME EMPLOYMENT	2,930	16,142	21,121



28,545

POPULATION*



11,766

ESTIMATED #
HOUSEHOLDS*



\$93,591

AVERAGE
HH INCOME*



1,207

TOTAL #
BUSINESSES*



38.8%

BACHELOR/
GRAD DEGREE*

* 3 MILE RADIUS

\$2,610

MONTHLY RETAIL
EXPENDITURE*



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SITE

Emerald Place
KOHL'S
ROSS
DRESS FOR LESS
PETSMART

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