

REDEVELOPMENT OPPORTUNITY LOCATED WITHIN OPPORTUNITY ZONE

±0.78 ACRES
AVAILABLE FOR SALE

906-910
**PENDLETON
STREET**

GREENVILLE, SC 29601



PROPERTY OVERVIEW



PERFECTLY CENTERED BETWEEN DOWNTOWN AND VILLAGE OF WEST GREENVILLE

Prime location, a half-mile from both Downtown Greenville and Village of West End

2 vacant commercial buildings on ± 0.78 acres

Building 1: 5,000 SF

Building 2: 1,600 SF

Property located within Opportunity Zone and Area of Special Emphasis and the West End Small Area Plan in the City of Greenville

Zoning: MX-2

Asking Price: \$2,500,000

Opportunity for New Market Tax Credits as well as [Abandoned Building Tax Credits](#) and [Facade Improvement Incentives](#)

Recent Phase I & Survey Available Upon Request

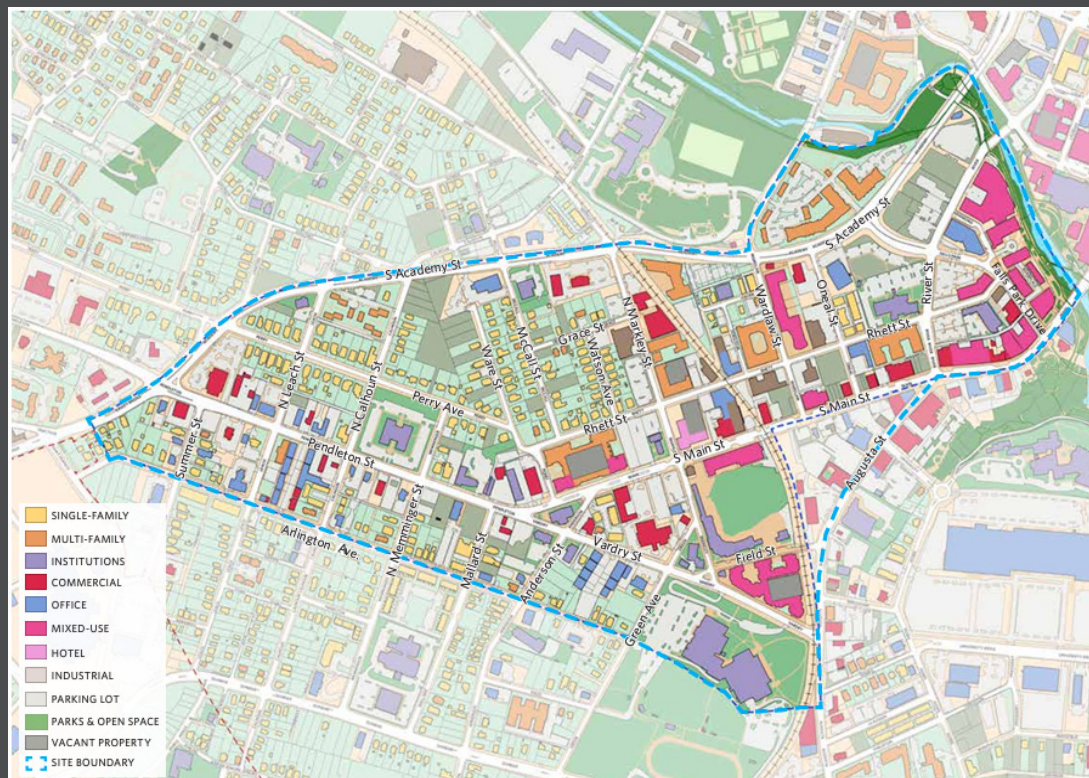
Signage visibility directly on Pendleton

LISTING HIGHLIGHTS

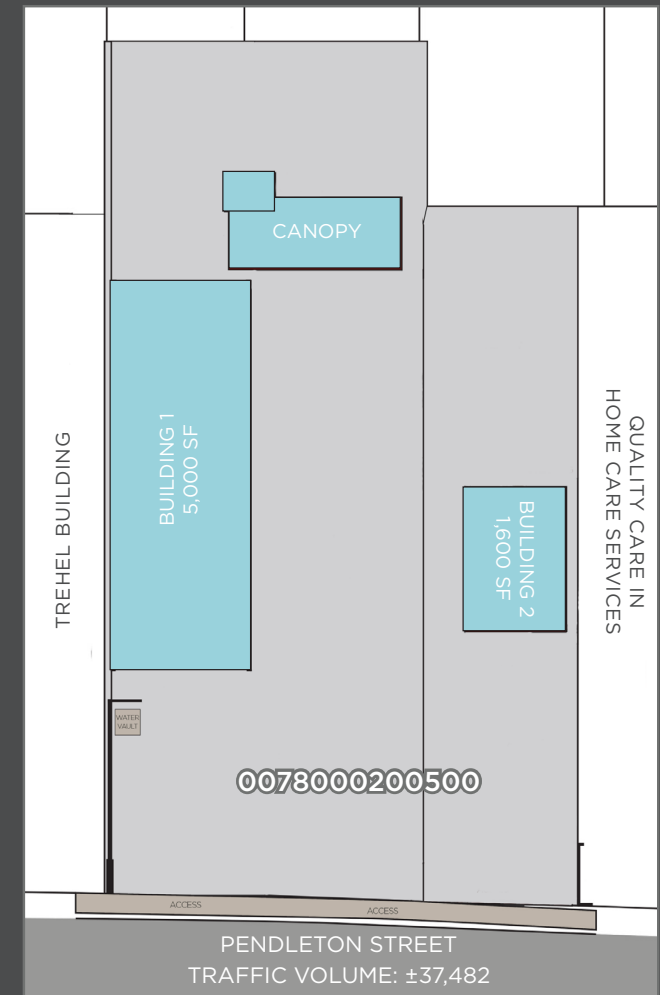
WEST END SMALL AREA PLAN

This plan for Greenville's West End centers around making streets comfortable and safe for pedestrians/bikers as well as continuing to build and maintain the character of the area.

Click the Image below for more info!



PARCEL OVERVIEW



DEMOGRAPHICS - 3 MILES

78,743

POPULATION

39.6

MEDIAN AGE

\$85,251

AVG HH INCOME

32,665

HOUSEHOLDS

LOCATION HIGHLIGHTS



RESTAURANTS/DRINKS

1. OJ's Diner
2. Sacha's Cafe
3. Sofrito Latin Restaurant
4. The Whale: A Craft Beer Collective
5. Hoppin'
6. Urban Wren
7. Purple International Bistro & Sushi
8. Brick Street Cafe

MULTIFAMILY

1. The Greene
2. 400 Rhett
3. The McClaren
4. Markley Place
5. 408 Jackson
6. Link Apartments
7. Trailside at Reedy Creek
8. District West

HOTELS

1. Homewood Suites by Hilton
2. Grand Bohemian
3. AC Hotel
4. Hampton Inn & Suites
5. Embassy Suites
6. Courtyard by Marriott
7. The Westin Poinsett

NEARBY DEVELOPMENTS



7,928

BUSINESSES



62,409

EMPLOYEES



\$49,607,611

APPAREL



\$243,499,613

FOOD & ALCOHOL



\$141,719,547

ENTERTAINMENT

DAYTIME EMPLOYMENT - 3 MILES

CONSUMER SPENDING - 3 MILES



DOWNTOWN
GREENVILLE

S ACADEMY STREET

PENDLETON STREET



906 - 910
PENDLETON STREET

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