



## Prime redevelopment opportunity with potential assembly

- Excellent location with flat topography on heavily traveled Stone Avenue corridor
- Convenient access to I-385, Wade Hampton Boulevard, East North Street, Laurens Road, and downtown Greenville
- Immediate vicinity along Stone Avenue is being redeveloped in all directions
- ±9,609 sf of hard-walled offices
- 41 parking spaces
- Masonry construction

### Get more information

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Sale Price	<b>\$1,750,000</b>
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**Offering Summary**

Building Size:	9,609 SF
Lot Size:	0.52 Acres
Price / SF:	\$182.12
Year Built:	1960
Zoning:	MX-2
Traffic Count:	29,000

**Property Overview**

Be a part of Greenville's dynamic growth with this incredible development opportunity! This prime half-acre lot sits on bustling East Stone Avenue, a corridor experiencing a surge of exciting new businesses and residents. This strategically located property offers excellent visibility and easy access to I-385 and downtown Greenville, making it perfect for a blend of retail, office, or residential spaces. Numerous nearby residential and commercial developments are currently underway, further solidifying the area's growth trajectory. The property is available as an outright purchase or as part of a potential assemblage with adjoining properties. Don't miss this chance to capitalize on Greenville's booming market and create a landmark destination on thriving Stone Avenue!

**Can be purchased outright or part of a potential assemblage with adjoining properties!**



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**Northpointe – mixed use**

**Apartment units:** 286  
**Retail/restaurant space:** 21,369 sf



**Westone Station – adaptive reuse**

**Commercial units:** 8  
**Retail/restaurant space:** 18,000 sf



**Main & Stone – mixed use**

**Apartment units:** 292  
**Retail/restaurant space:** 10,000 sf



**15 East Stone – commercial**

**Building total:** 18,000 sf  
**Retail/restaurant space:** 10,000 sf



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# Amenities

217 East Stone Avenue



**AVISON  
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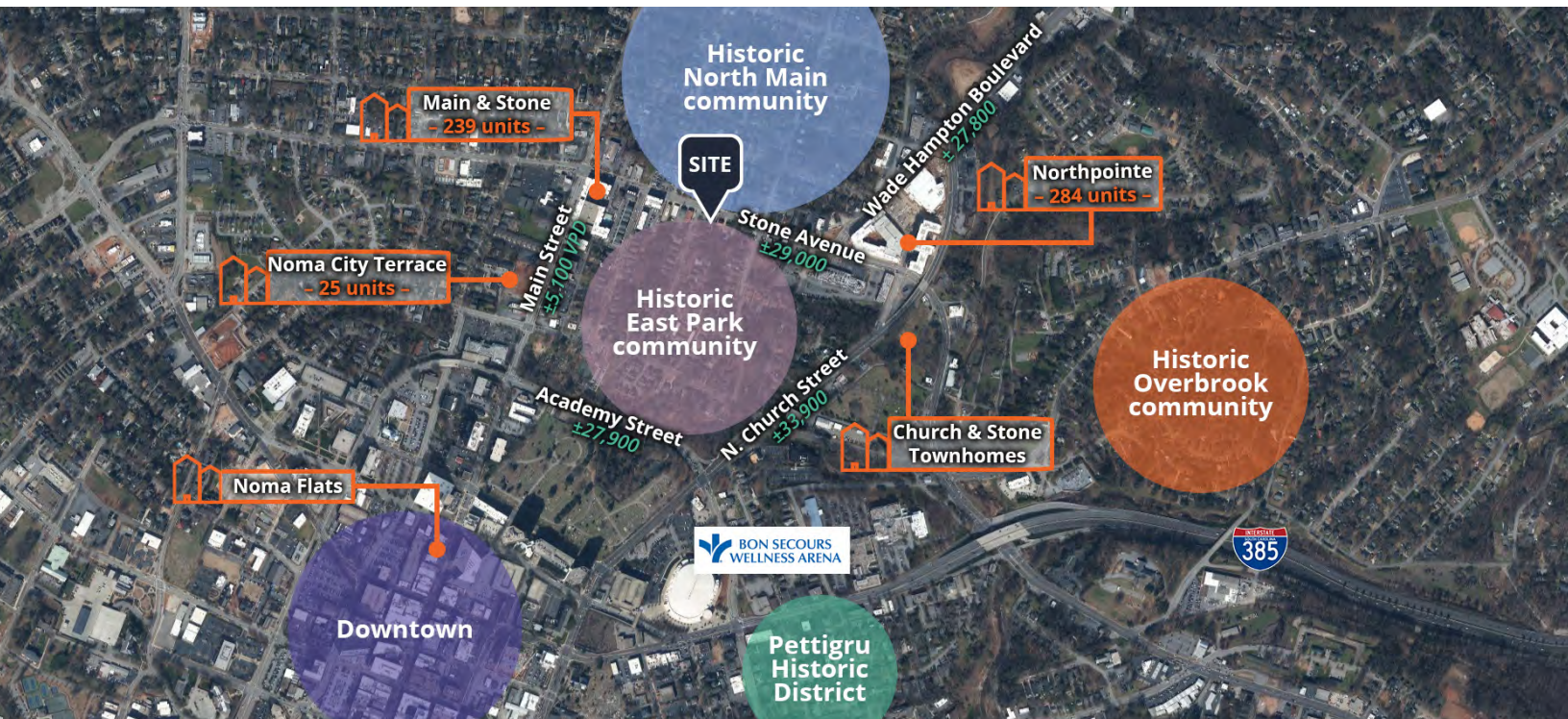
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,045	83,788	171,510
Average Age	37.9	36.0	36.5
Average Age (Male)	36.9	34.8	34.8
Average Age (Female)	39.5	37.2	38.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,198	35,819	72,439
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$102,599	\$83,312	\$79,640
Average House Value	\$242,423	\$188,970	\$205,008

2020 American Community Survey (ACS)



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