



# For Sale

## Euro Car Specialist

411 Poinsett Hwy, Greenville, SC 29609



### PROPERTY SUMMARY

The Poinsett Highway site presents a compelling redevelopment opportunity due to its exceptional visibility and strong daily traffic counts along one of the area's primary commercial corridors. Currently zoned C2, The property benefits from prominent frontage, easy access, and exposure to a diverse mix of residential and commercial demand drivers. This location is well-suited for a variety of redevelopment concepts, including mixed-use, flex, or new product construction. The surrounding area supports both daytime and evening traffic, making

### PROPERTY HIGHLIGHTS

<b>Asking Price</b>	Call for Information	<b>CAP Rate</b>	-%
<b>Site Size</b>	.51 Acres	<b>Net Operating Income</b>	\$0
<b>Building Size</b>	6,500 SF	<b>Taxes</b>	-
<b># of Floors</b>	1	<b>Zoning</b>	C-2
<b>Year Built</b>	1997	<b>Market</b>	-



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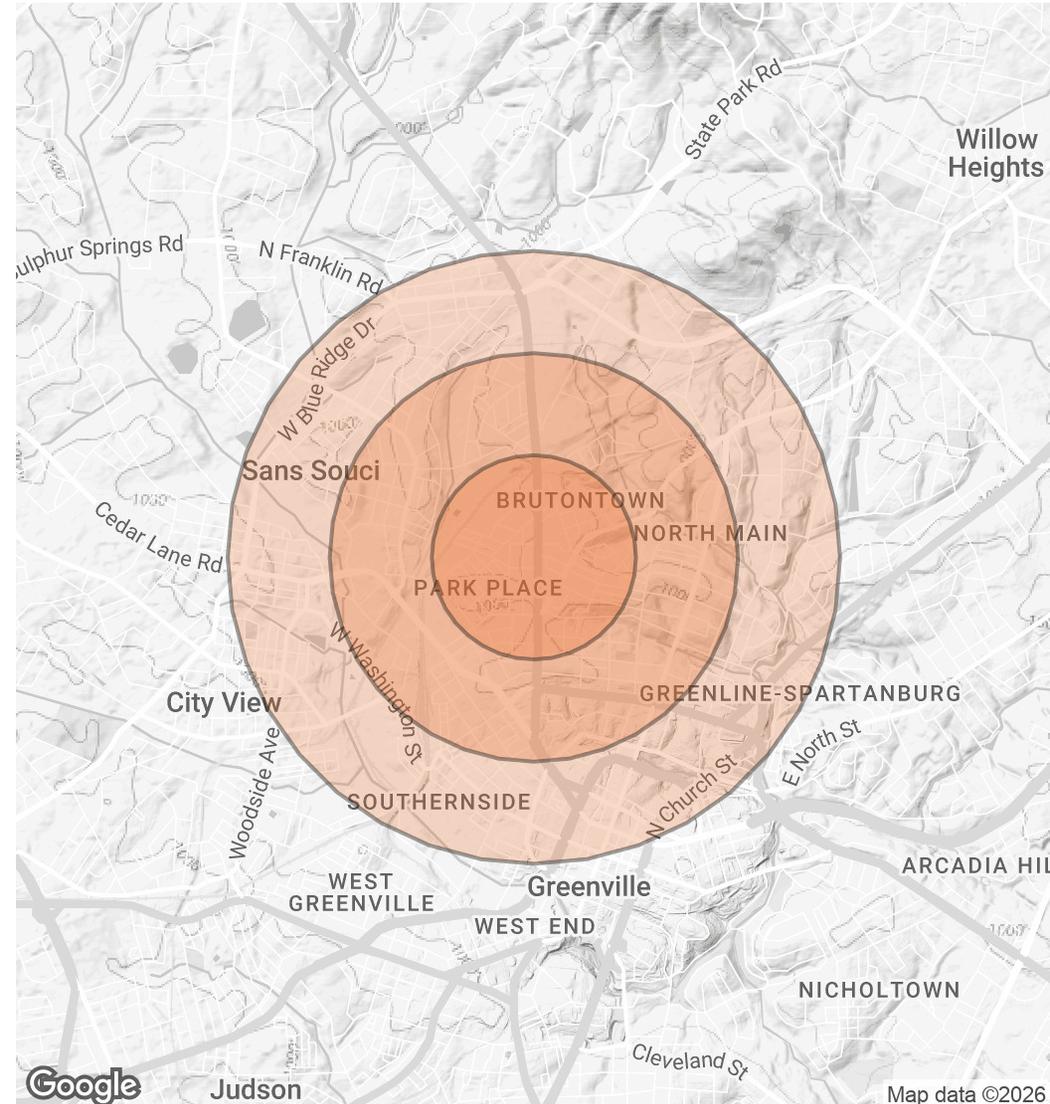
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	2,585	10,427	23,155
<b>AVERAGE AGE</b>	38	38	38
<b>AVERAGE AGE (MALE)</b>	37	37	37
<b>AVERAGE AGE (FEMALE)</b>	39	40	39
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,029	4,352	9,645
<b># OF PERSONS PER HH</b>	2.5	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$78,267	\$84,976	\$87,695
<b>AVERAGE HOUSE VALUE</b>	\$356,792	\$397,694	\$393,738

Demographics data derived from AlphaMap




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