



# 1500 EAST GREENVILLE ST.

1500 E Greenville St, Anderson, SC 29621

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**PROPERTY DESCRIPTION**

Located along a booming corridor called E Greenville St., this prime commercial property presents an exceptional opportunity for investors and businesses seeking a strategic location. A corner position at a red-light intersection, this property enjoys high visibility and accessibility, making it a focal point of the area's vibrant commercial landscape. The property features two convenient access points, enhancing traffic flow and providing ease of entry and exit. This feature contributes to the property's overall accessibility and convenience.

Surrounded by nationally recognized retail establishments, this property benefits from its proximity to well-established brands, creating a synergistic environment that can attract a diverse customer base. The property's history as a former Shell gas station adds character and potential for various uses. The +/- 700 square foot gas station structure offers flexibility for renovation, providing a foundation for creative business concepts. All underground tanks have been meticulously removed on this site. This piece of property is situated right in front of the prominent Windsor Place Shopping Center which drives street traffic.

**OFFERING SUMMARY**

Sale Price:	\$674,999
Building Size:	700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,189	17,651	30,777
Total Population	7,364	38,403	67,525
Average HH Income	\$67,393	\$55,552	\$57,788



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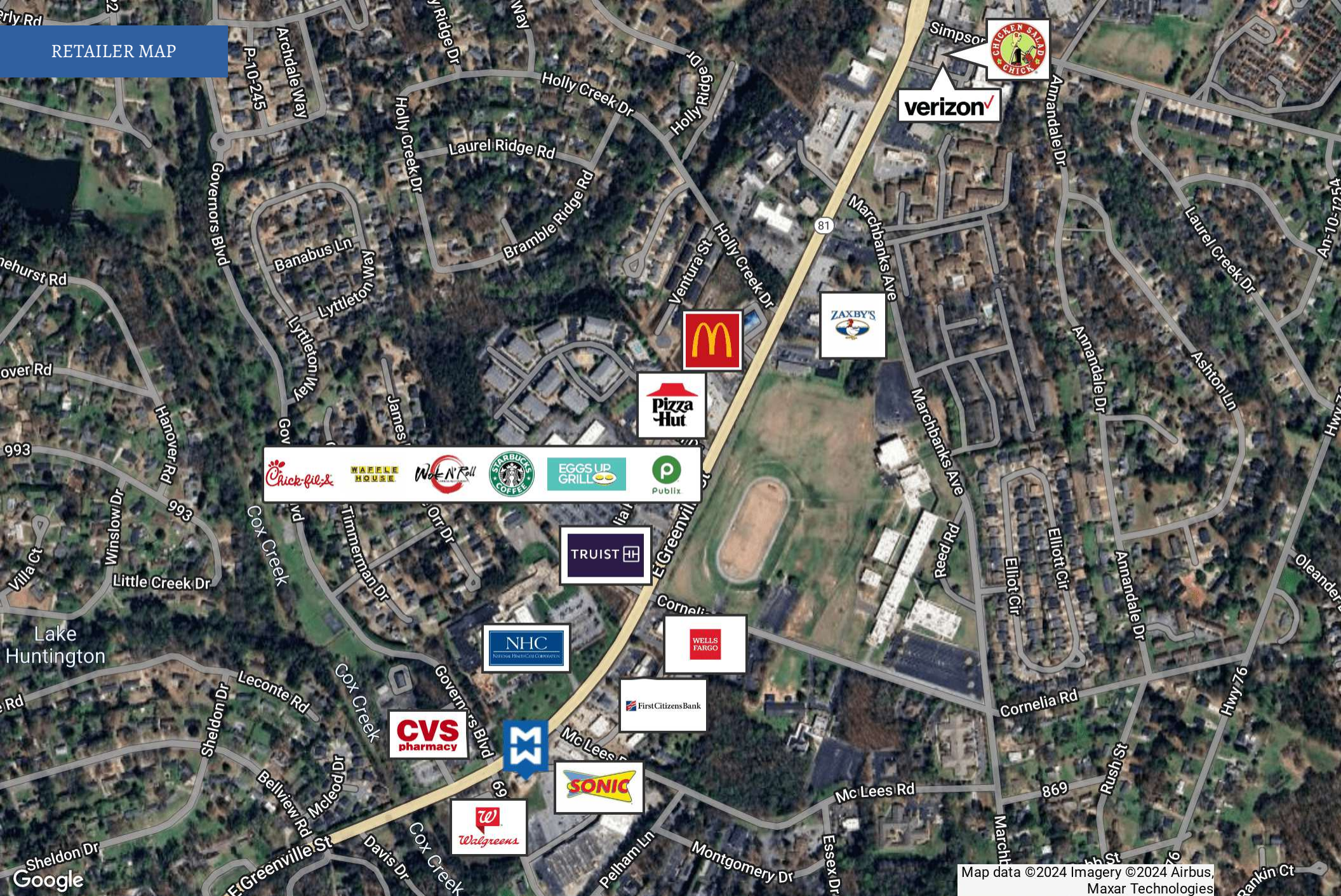
ADDITIONAL PHOTOS



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RETAILER MAP



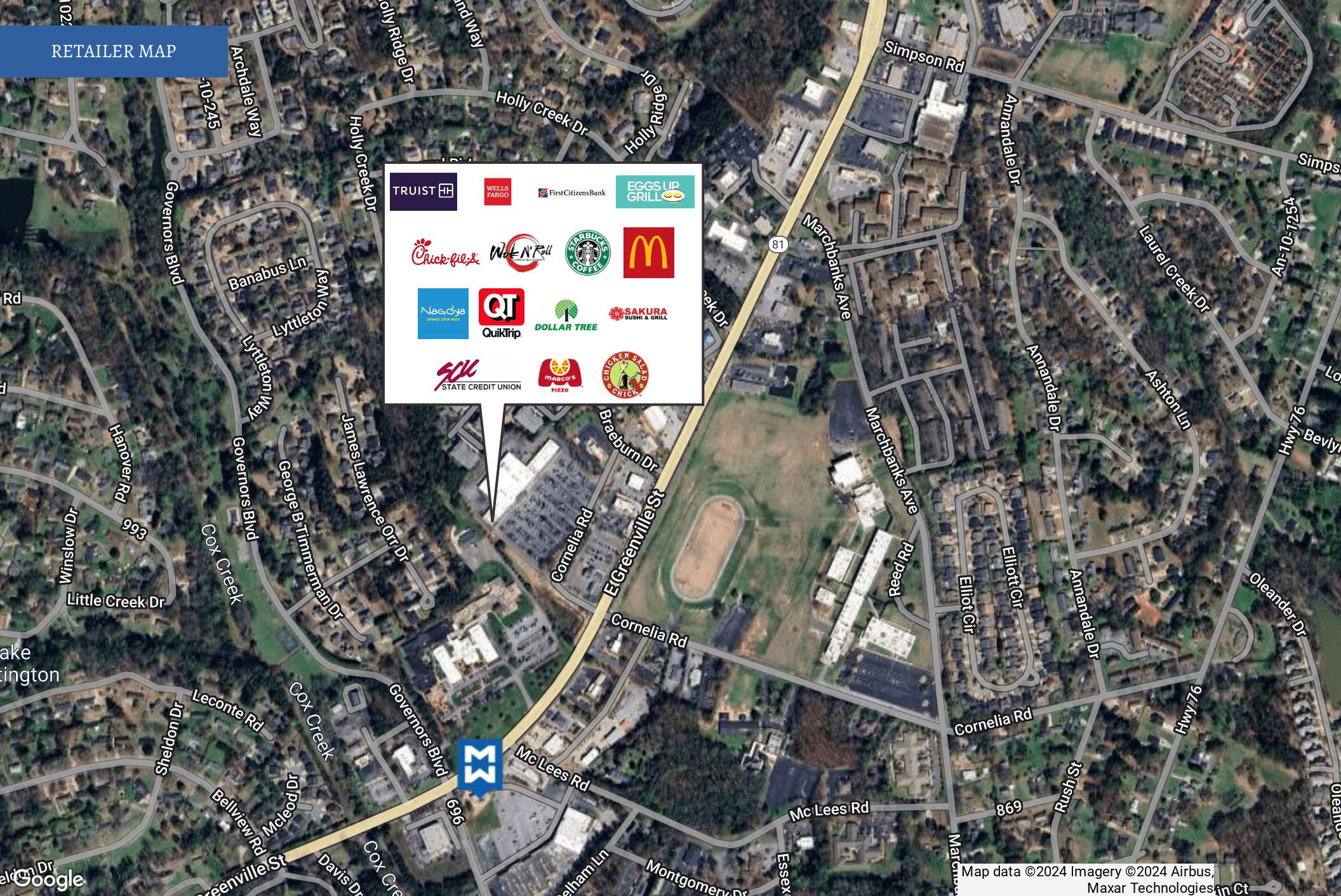
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



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RETAILER MAP



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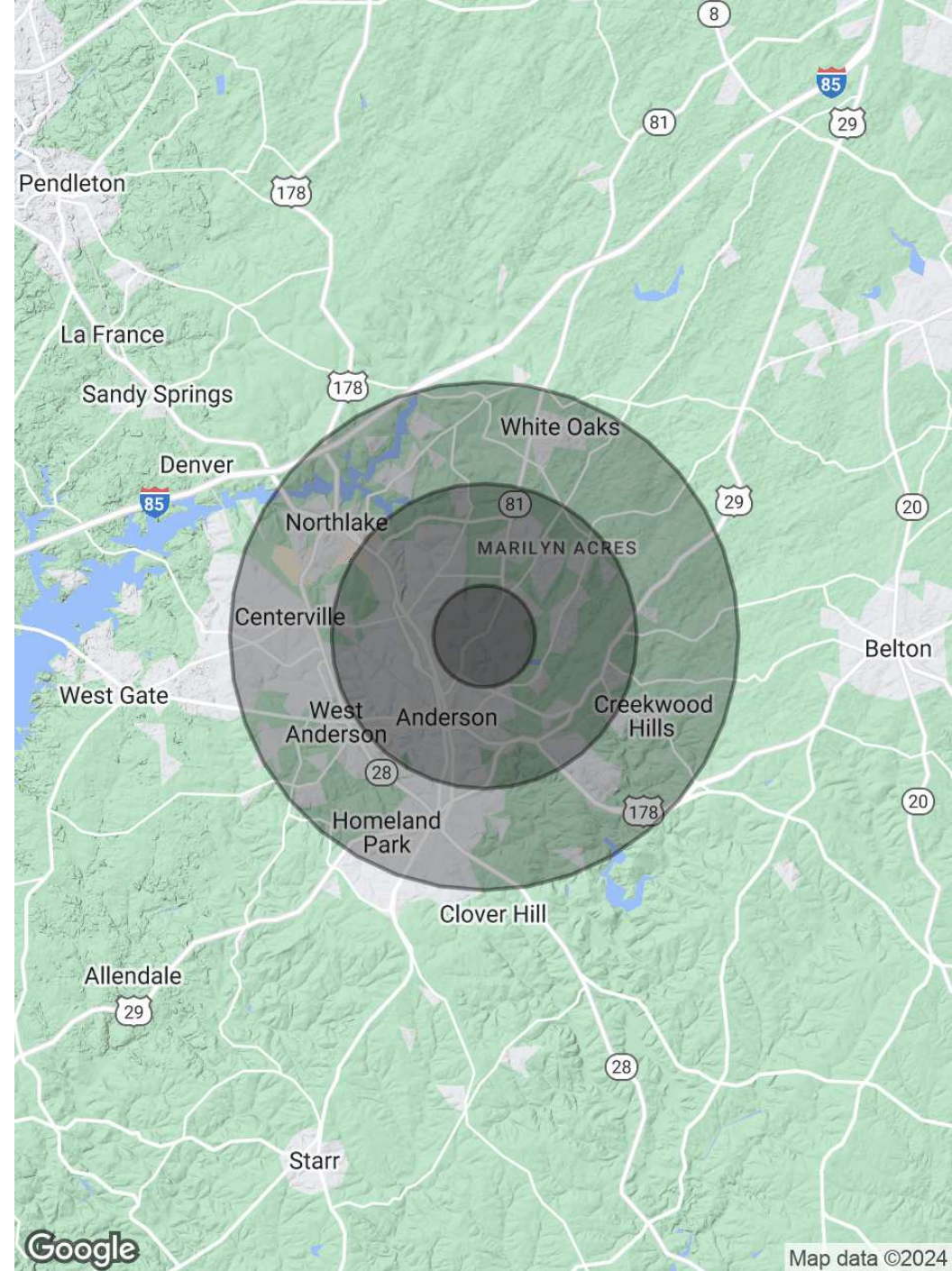


## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,364	38,403	67,525
Average Age	35.6	37.9	39.6
Average Age (Male)	37.4	35.6	37.2
Average Age (Female)	37.1	40.8	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,189	17,651	30,777
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$67,393	\$55,552	\$57,788
Average House Value	\$192,501	\$141,133	\$142,601

2020 American Community Survey (ACS)



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