



SALE

6413 White Horse Road

6413 WHITE HORSE ROAD

Greenville, SC 29611

PRESENTED BY:

CHANDLER CUNNINGHAM

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SC #112715

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$299,000
BUILDING SIZE:	2,700 SF
LOT SIZE:	0.702 Acres
PRICE / SF:	\$110.74
ZONING:	C3 Commercial
SUBMARKET:	White Horse Road
APN:	B014000100202

PROPERTY OVERVIEW

SVN Blackstream proudly presents this zoned C-3 with residential housing / office at +/- 2,700 square feet and +/- .702 prime acreage on a corner on White Horse Road (excluding SC DOT ownership piece). *Adjacent parcels are also available, however may require rezoning for commercial applications.

The improvements / office structure includes event space, single level partial masonry construction. Home / Office is currently in general working order and is offered at \$299,000 under AS-IS sale conditions.

PROPERTY HIGHLIGHTS

- Purchase of Adjacent SC DOT Land is available through SC DOT "RTP" process and can be tendered by offering Broker

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ADDITIONAL PHOTOS



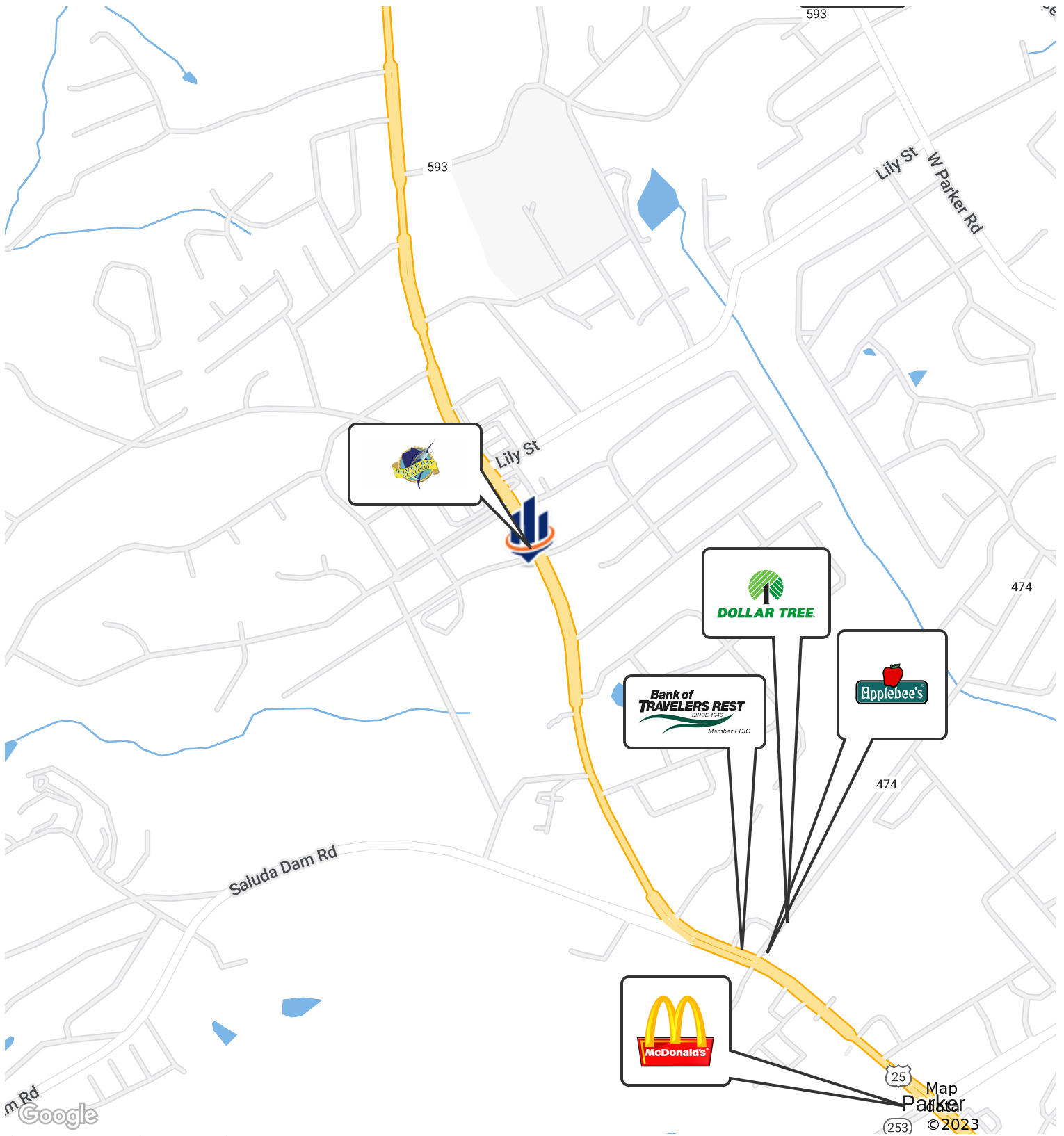
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LOCATION MAP



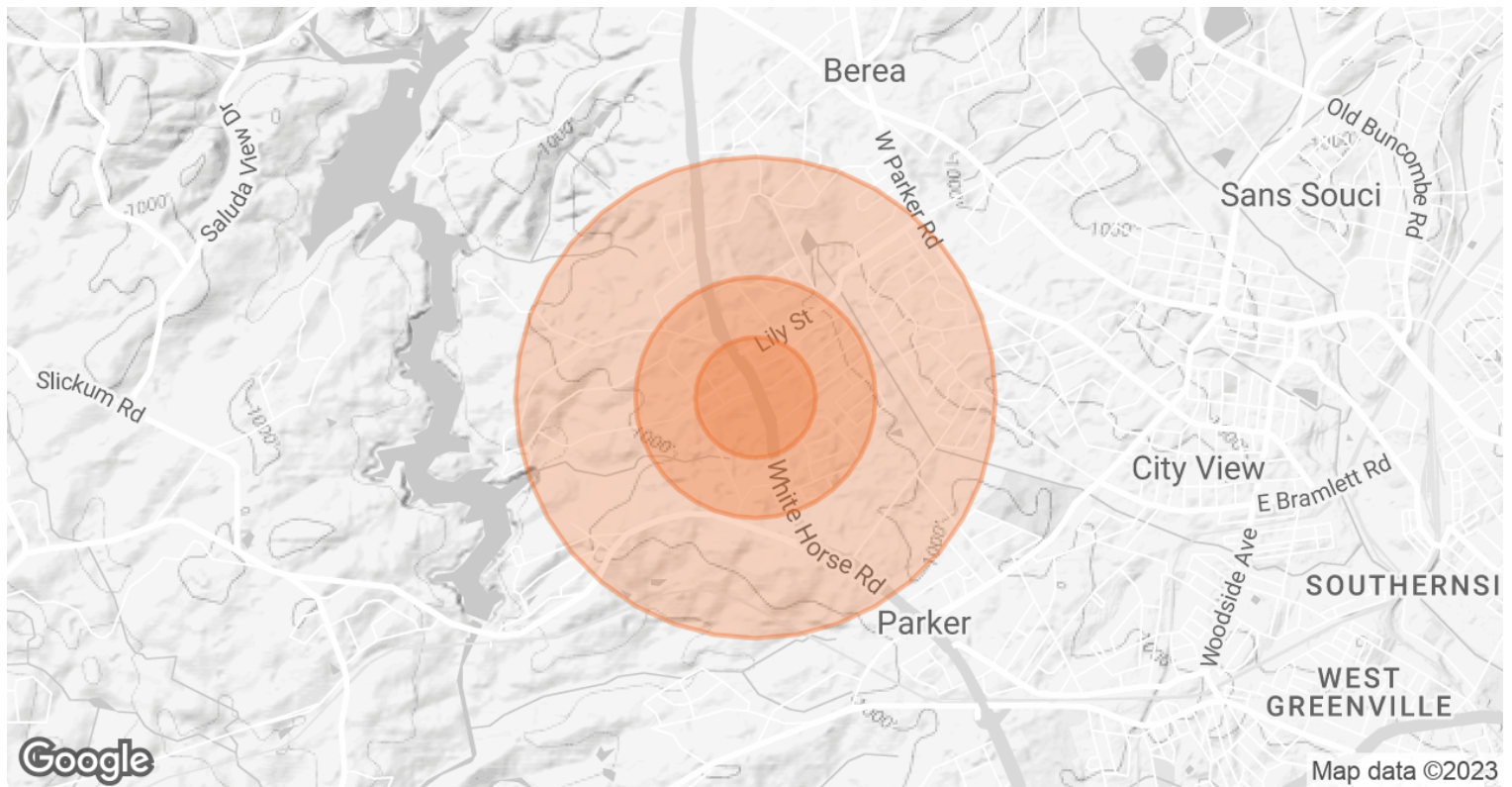
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	587	2,177	6,196
AVERAGE AGE	34.4	35.1	37.3
AVERAGE AGE (MALE)	29.0	29.8	32.4
AVERAGE AGE (FEMALE)	35.0	35.8	38.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	225	838	2,377
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$47,064	\$47,248	\$48,498
AVERAGE HOUSE VALUE	\$142,235	\$139,672	\$129,150

* Demographic data derived from 2020 ACS - US Census

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