



## Stone Avenue infill development opportunity

- Within walking/biking distance to downtown Greenville, surrounded by numerous amenities
- Excellent location on heavily-traveled Stone Avenue corridor
- Situated in the heart of Greenville's historic East Park and North Main neighborhoods
- Convenient access to I-385, Wade Hampton Boulevard, East North Street, Laurens Road, and downtown Greenville
- Ideal for commercial or residential development
- Potential assemblage up to 0.75 acres could yield 20 multifamily units

### Get more information

**James McKay**

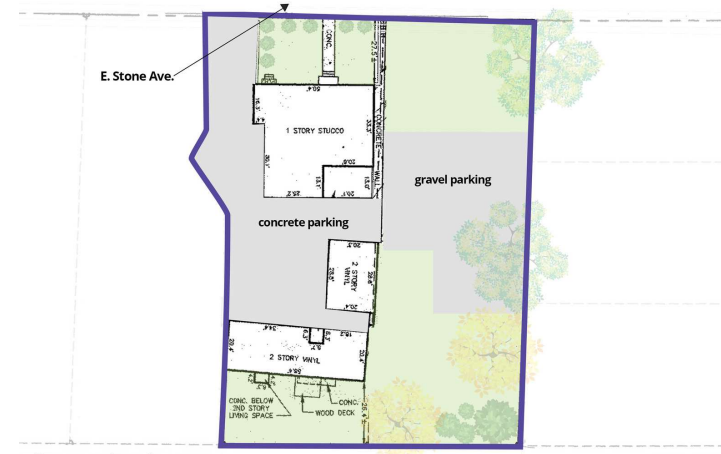
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Conceptual elevation



Current site plan

## Offering Summary

Sale Price:	\$1,250,000
Lot Size:	0.49 Acres
Price / SF:	\$65
Zoning:	MX-2
Traffic Count:	26,400 VPD

\*zoning subject to change

## Property Overview

Avison Young is pleased to present 208 E. Stone Avenue to the market for sale. Situated in the heavily traveled Stone Avenue corridor near downtown Greenville, this multi-functional 0.49 acre site is primed for a number of redevelopment opportunities in a rapidly growing area. Potential assemblage up to 0.75 acres could yield a total of 20 residential units.



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# Demographics

208 East Stone Avenue

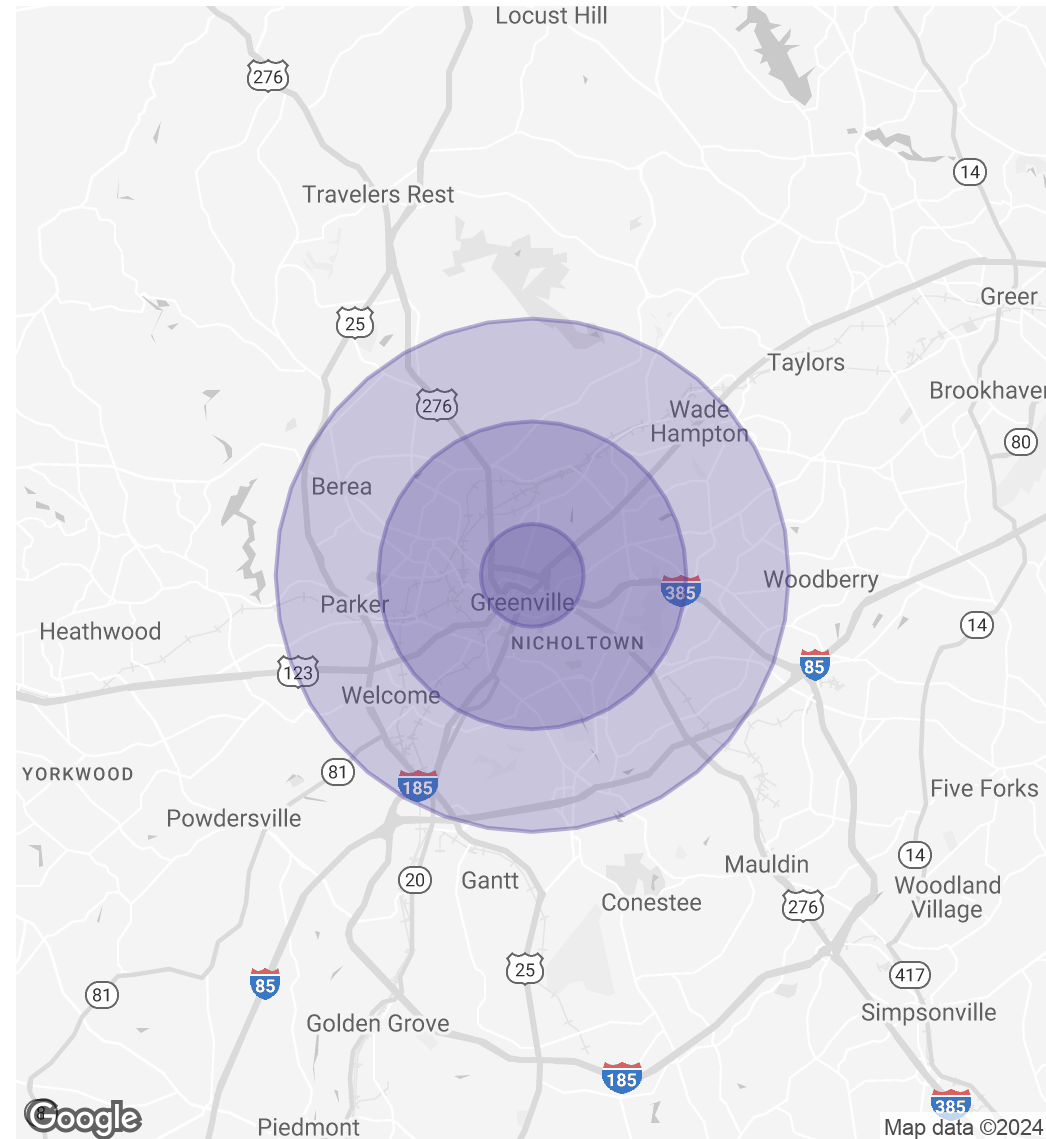
Population	1 Mile	3 Miles	5 Miles
Total Population	10,711	77,742	158,139
Average Age	36.6	36.7	38.3
Average Age (Male)	37.3	35.4	36.8
Average Age (Female)	36.6	38.2	39.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,099	36,715	73,312
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$89,866	\$77,177	\$77,958
Average House Value	\$370,355	\$258,265	\$231,625

## Traffic Counts

Stone Avenue ±26,400 VPD

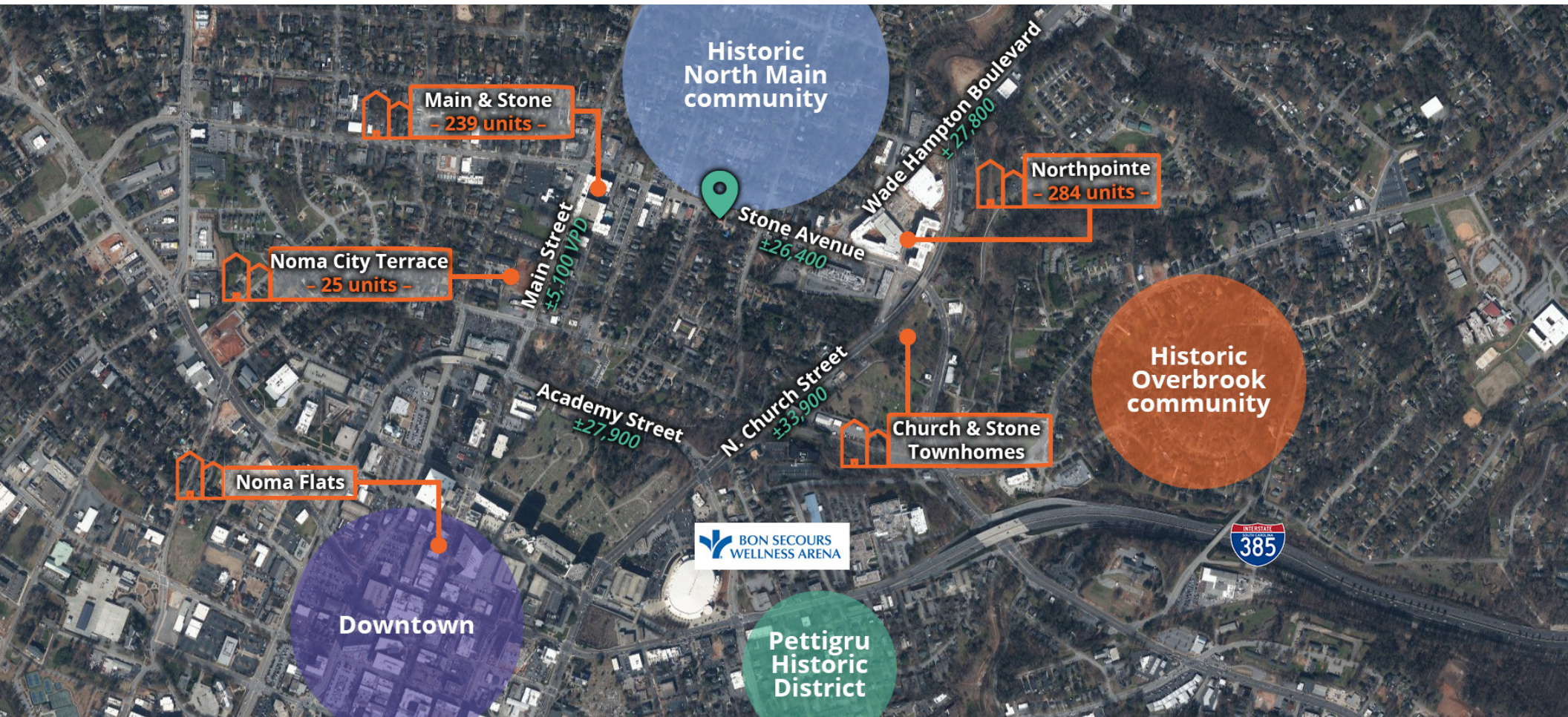
*\* Demographic data derived from 2020 ACS - US Census*



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# Area Map



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# Infill development site

208 East Stone Avenue



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# Let's talk.

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