



FOR SALE

300 S BUNCOMBE RD

Greer, SC 29650

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ZACK HARTMAN**  
Commercial Sales Associate  
zhartman@shermanandhemstreet.com  
706.922.0395

# Property Summary



## PROPERTY DESCRIPTION

1.9-acre industrial/development site on S Buncombe Rd with excellent access to downtown Greer, Wade Hampton Blvd, and GSP Airport. High-demand corridor with strong visibility and flexible use potential—ideal for light industrial, warehouse, or service-based operations.

## PROPERTY HIGHLIGHTS

- Zoned I-1
- Prime Greer location
- Industrial investment opportunity

## LOCATION DESCRIPTION

Commercial location on S Buncombe Rd in Greer Sc with immediate access to downtown Greer and nearby Wade Hampton Blvd. Strong visibility in a fast-growing market with quick connectivity to Greenville, Spartanburg, and GSP Airport—ideal for owner-users or investors seeking high-demand corridor exposure.

## OFFERING SUMMARY

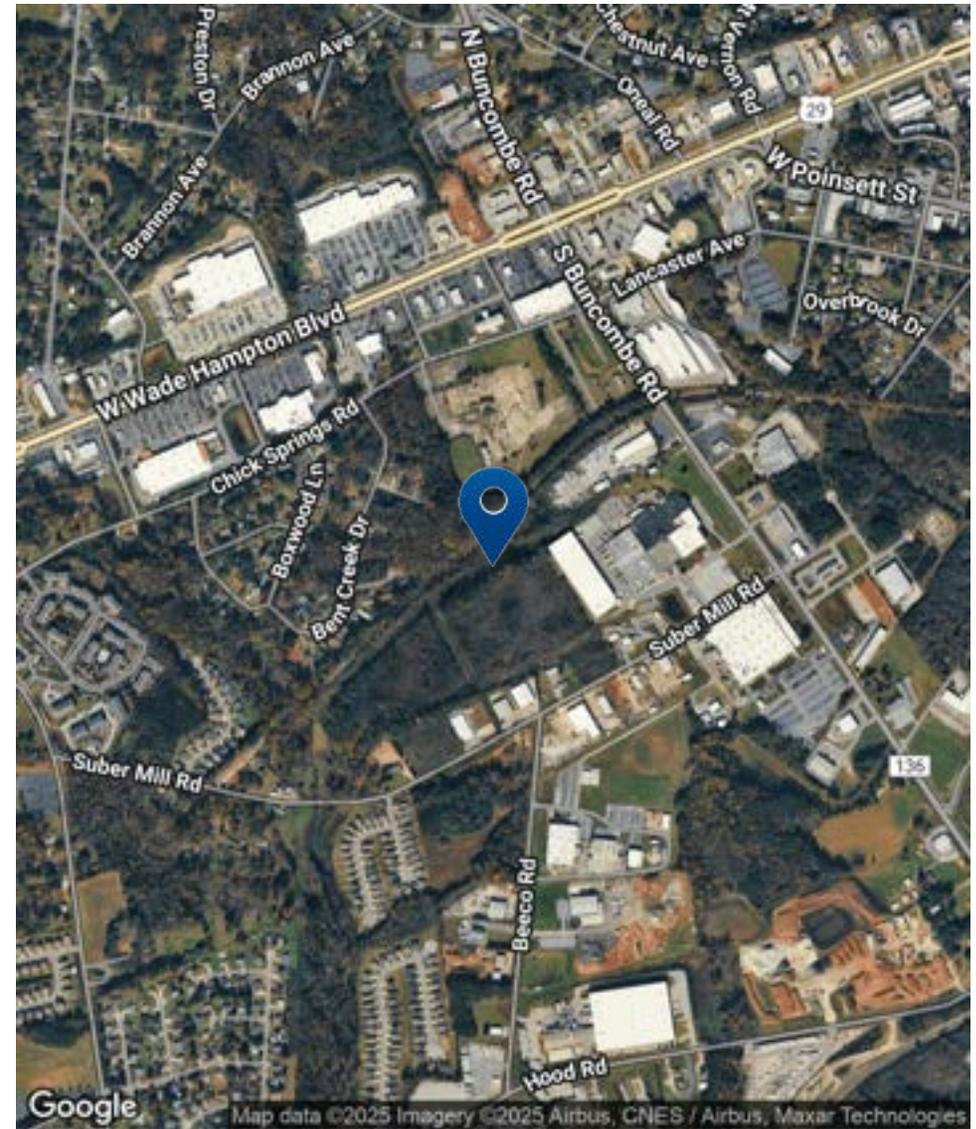
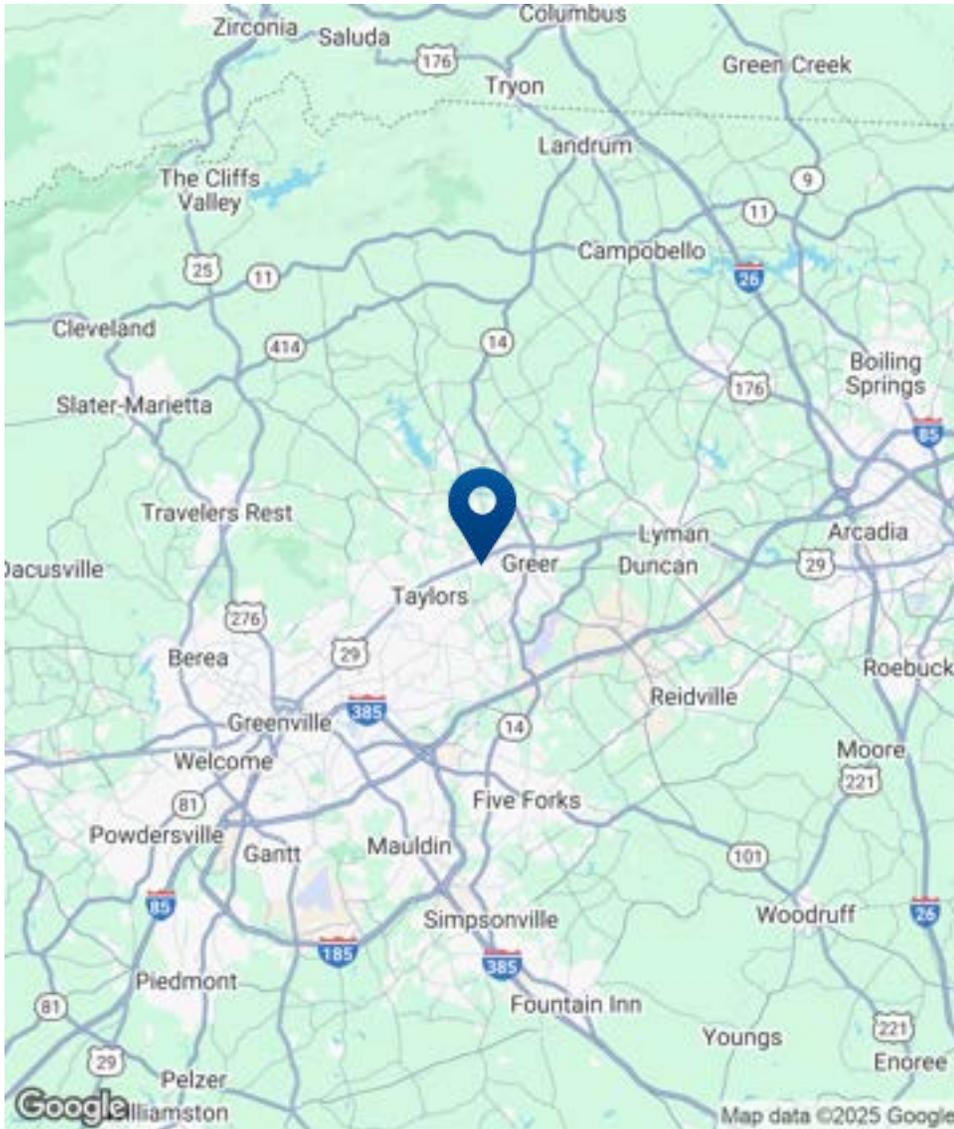
Sale Price:	\$75,000
Lot Size:	1.9 Acres



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# Location Map



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# Retailer Map



# QSR Retailer Map



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# Additional Photos



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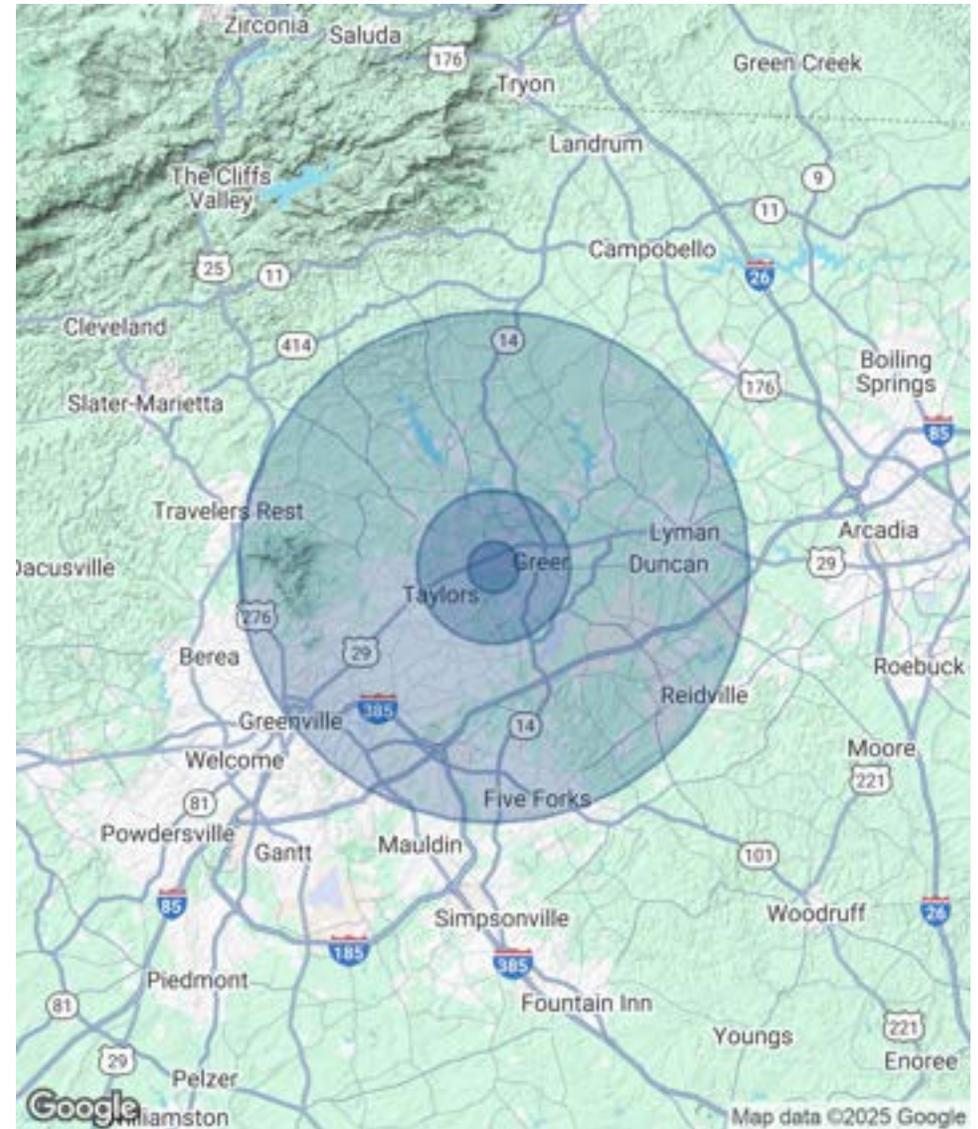
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>10 MILES</b>
Total Population	4,935	47,308	342,624
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	39	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>10 MILES</b>
Total Households	2,118	19,017	139,220
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$76,044	\$88,180	\$103,456
Average House Value	\$236,702	\$270,627	\$368,331

Demographics data derived from AlphaMap



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# Advisor Bio 1



## ZACK HARTMAN

Commercial Sales Associate

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## PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
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