

Discover a prime investment opportunity in the Greenville area with this remarkable property on Groce Street. Spanning nearly 1.5 acres, this parcel offers the potential for residential development in a sought-after location. Boasting close proximity to key amenities and major thoroughfares, this property provides a strategic foundation for a successful residential venture. Minutes to Unity Park and Downtown Greenville.

## PROPERTY HIGHLIGHTS

- Generous expanse for potential residential development.
- Strategic location with proximity to key amenities.
- Easy access to major thoroughfares.
- Tranquil retreat for future residents.
- Seamless integration of modern living with the charm of the Greenville area.

Asking Price	\$1,750,000
Site Size	1.49 Acres
Zoning	122 MF



Lars Gruenefeld  
Chief Operating Officer  
O: 864.637.9302  
lars.gruenefeld@svn.com



Juan Ramos  
Associate Advisor  
O: 864.990.7117  
juan.ramos@svn.com

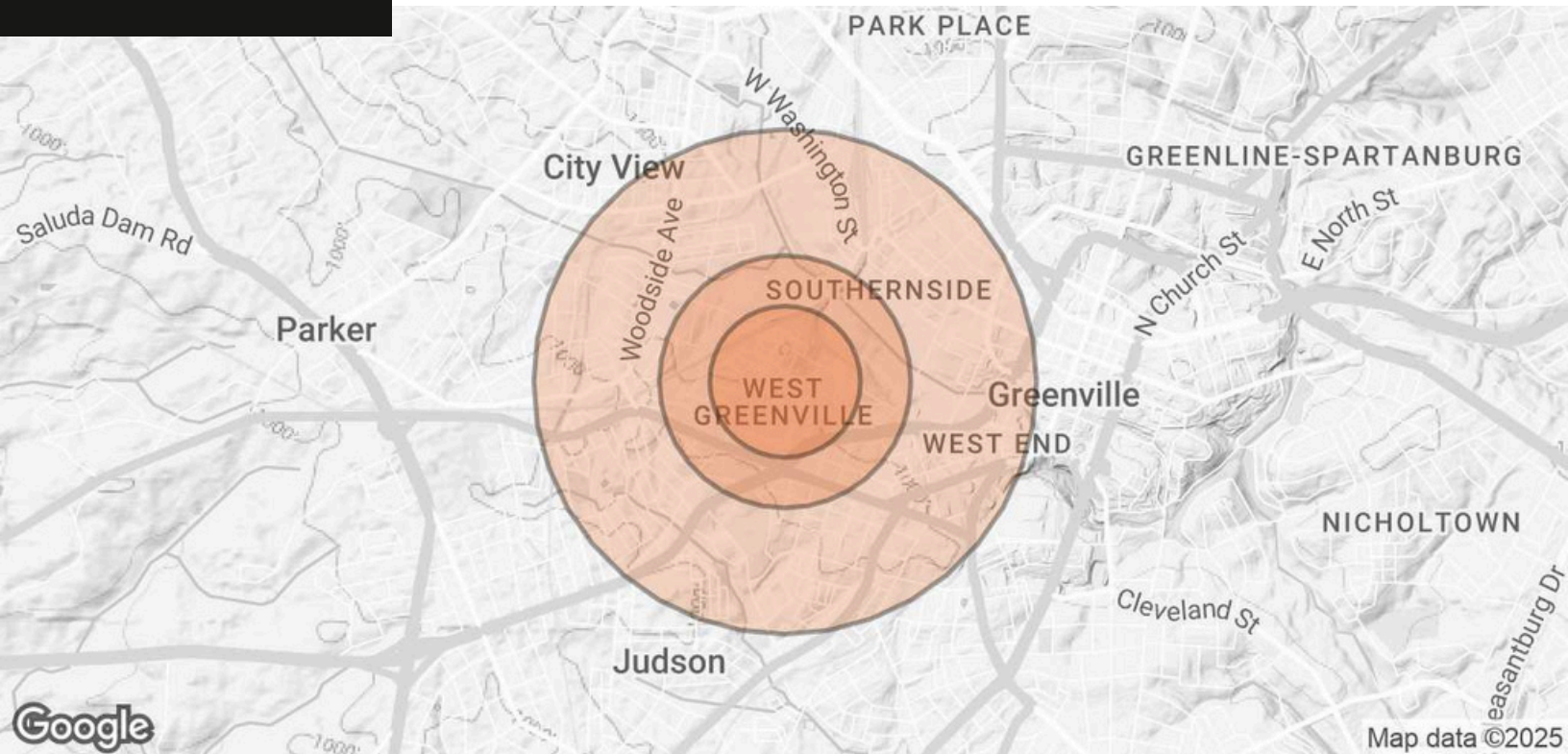




# For Sale

Groce Street

Greenville, SC 29611



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	953	2,464	11,314
AVERAGE AGE	40	39	40
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	42	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	415	1,053	5,189
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$66,952	\$69,027	\$82,016
AVERAGE HOUSE VALUE	\$920,154	\$685,723	\$452,197

Demographics data derived from AlphaMap



Lars Gruenefeld  
Chief Operating Officer  
O: 864.637.9302  
lars.gruenefeld@svn.com



Juan Ramos  
Associate Advisor  
O: 864.990.7117  
juan.ramos@svn.com

