



FORMER FEED AND SEED PROPERTY FOR SALE

119 S. Greenwood Ave
Ware Shoals, SC



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Darath Mackie
Vice President
dmackie@lee-associates.com

Nicholas Quigley
Associate
nquigley@lee-associates.com

Sale Price:
\$225,000

- Versatile Site Offers $\pm 4,400$ Square Feet of Space on a ± 0.93 Acre Lot
- 152 Feet of Road Frontage



ACREAGE
 ± 0.93 AC



AVAILABLE SPACE
MULTIPLE STRUCTURES AVAILABLE



BUILDING SIZE
 $\pm 4,400$ MAIN BUILDING



MAJOR HIGHWAY ACCESS
LESS THAN ± 1.0 MILES TO HWY 25

864.704.1040
LeeGreenville.com

PROPERTY OVERVIEW

ADDRESS:

119 S. Greenwood Ave | Ware Shoals, SC

AVAILABLE SF IN BUILDING(S):

± 4,400 SF on .93 acres

1 Masonry building ± 1,000 SF

Multiple other storage use buildings

ROAD FRONTAGE

152 Feet on S. Greenwood Ave

TAX MAP:

6923-748-048

6923-742-054

6923-731-048

Zoned C-2 (.50 Acres)

Zoned C-2 (.27 Acres)

Zoned I-1 (.16 Acres)

COUNTY:

Greenwood

TOWN:

Ware Shoals

PROPERTY SUMMARY

Welcome to 119 S Greenwood Avenue, a prime property in Ware Shoals, SC. This versatile site offers approximately 4,400 square feet of space on a 0.93-acre lot. The property includes a 1,000 SF masonry building and additional storage buildings, providing ample space for various business needs.

Key Features

Prime Location: Boasting 152 feet of road frontage on S Greenwood Avenue, this property enjoys excellent visibility and accessibility. Its strategic location is ideal for businesses seeking to establish a strong presence in Ware Shoals.

Versatile Buildings: The property's buildings are suitable for a range of uses, including industrial, commercial, and storage purposes. This flexibility allows potential buyers to customize the space to meet their specific requirements.

Community Amenities: Located near several parks and recreational facilities, the property benefits from its proximity to the newly completed full-court basketball court at Glenn Walker Park, the scenic Pitts Park along the Saluda River, and the new amphitheater at the historic Riegel Textiles site.

Economic and Strategic Advantages

Strategic Location: Ware Shoals is conveniently located near major highways, offering easy access to larger cities like Greenville and Greenwood. This connectivity makes the property an attractive option for businesses that require efficient transportation links.

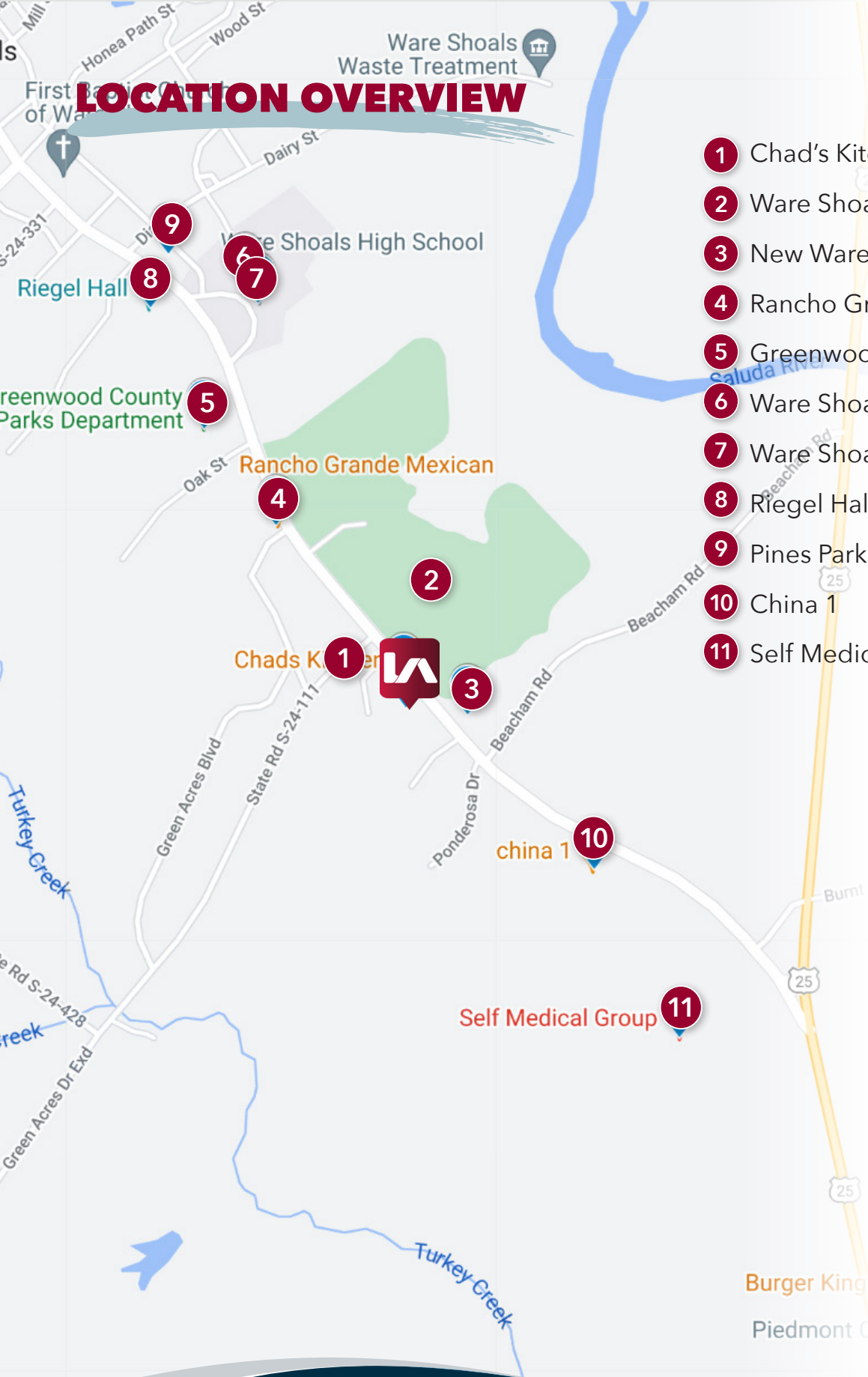
Supportive Environment: Ware Shoals is a community-focused town experiencing gradual development. The town's commitment to enhancing community spaces is evident in new projects like the Ware Shoals Youth Center, currently in the planning and fundraising phase, and the rehabilitation of Katherine Hall, set to begin in 2024.

Economic Growth: The town's supportive business environment and ongoing efforts to boost the local economy create favorable conditions for new and expanding businesses. The property is situated in a growing area, offering opportunities for investment and future expansion.

Explore the potential of 119 S Greenwood Avenue and become a part of the dynamic Ware Shoals community, where growth and opportunity await.



LOCATION OVERVIEW



- 1 Chad's Kitchen
- 2 Ware Shoals Golf Course
- 3 New Ware Shoals Fire Station
- 4 Rancho Grande Mexican
- 5 Greenwood County Parks Department
- 6 Ware Shoals High School
- 7 Ware Shoals Community Library
- 8 Riegel Hall Venue
- 9 Pines Park
- 10 China 1
- 11 Self Medical Group



THE DEMOGRAPHICS OF WARE SHOALS

POPULATION

- **Total Population:** Approximately 2,000 residents.
- **Population Density:** The town has a relatively low population density, typical of small rural communities.

AGE DISTRIBUTION

- **Median Age:** The median age in Ware Shoals is around 39 years, indicating a mix of both younger and older residents.
- **Age Groups:** The town has a balanced age distribution, with significant portions of the population being children, working-age adults, and seniors.

RACIAL AND ETHNIC COMPOSITION

- **Racial Makeup:** Ware Shoals is predominantly White, with a substantial African American minority. Other racial and ethnic groups are present but in smaller numbers.

EDUCATION

- **Education Levels:** Educational attainment varies, with a mix of high school graduates and individuals with some college education. The rate of residents holding bachelor's degrees or higher is lower than the national average, reflecting its rural setting.

INCOME AND EMPLOYMENT

- **Median Household Income:** The median household income in Ware Shoals is lower than the national average, reflecting its rural and small-town characteristics.
- **Employment Sectors:** Key employment sectors include manufacturing, retail trade, and healthcare services. There is also a notable presence of agricultural work due to the town's rural environment.

HOUSING

- **Housing Characteristics:** The housing stock is primarily made up of single-family homes, with a mix of owner-occupied and rental properties. Housing costs are relatively low compared to state and national averages.

COMMUNITY FEATURES

- **Lifestyle:** Ware Shoals offers a quiet, small-town lifestyle with a close-knit community atmosphere.
- **Amenities:** The town has basic amenities such as schools, parks, and local businesses, but residents often travel to nearby larger towns for more extensive services and entertainment options.



This demographic snapshot provides an overview of Ware Shoals, highlighting its characteristics as a small, rural community with a diverse age range and a strong sense of local identity.





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LEE & ASSOCIATES
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864.704.1040
LeeGreenville.com

GREENVILLE OFFICE
201 W. McBee Ave, Suite 400
Greenville, SC 29601

SPARTANBURG OFFICE
320 E. Main Street, Suite 430
Spartanburg, SC 29302

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Darath Mackie
Vice President
864.337.1543
dmackie@lee-associates.com



Nicholas Quigley
Associate
704.724.7159
nquigley@lee-associates.com