



FOR SALE

3429 Wade Hampton Blvd

3429 WADE HAMPTON BLVD

Taylors, SC

PRESENTED BY:

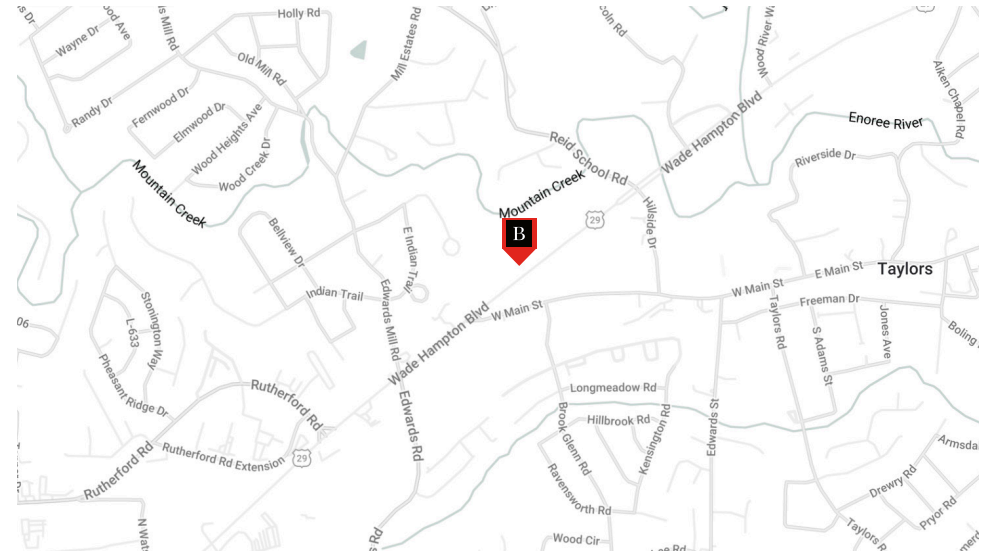
MATTHEW NOCELLA

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$525,000
TOTAL ACREAGE:	±9.3 Acres
ZONING:	±1.5 Acres, C-2 ±7.8 Acres, R-20
FRONTAGE:	±177 FT on Wade Hampton Blvd (US-29)
ACCESS:	Direct Access via US-29
PROXIMITY:	7 mi to Downtown Greenville & I-385
INTERSECTION:	Near W Main St & Hwy 29

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PROPERTY DESCRIPTION

Discover an exceptional development opportunity with this ±9.3-acre parcel on Wade Hampton Boulevard in Taylors, SC. Positioned along a major six-lane commercial corridor connecting Greenville and Spartanburg, the property offers outstanding visibility, direct highway access, and strong long-term growth potential.

The site features ±1.5 acres of highly desirable C-2 zoning along the frontage, making it ideal for retail, dining, service, or other high-traffic commercial uses. Behind this, ±7.8 acres zoned R-20 provide additional development flexibility for future residential or mixed-use expansion. With its strategic location, generous acreage, and dual-zoning advantages, this property is well-suited for investors or developers seeking to capitalize on the expanding commercial landscape of the Greenville-Spartanburg market.

Whether you're pursuing a new retail development, assembling land for a long-term hold, or adding to your investment portfolio, this site is positioned to meet a wide range of commercial and development needs.

INVESTMENT HIGHLIGHTS



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PRIME RETAIL CORRIDOR

- 177 FT of frontage on Wade Hampton Blvd (US-29)
- Located on a 6-lane major commercial artery
- High visibility + growing traffic counts

FLEXIBLE ZONING WITH COMMERCIAL VALUE

- ±1.5 AC C-2 (highway frontage)
 - Greenville County's most flexible commercial zoning
 - Permits retail, dining, office, service, entertainment, liquor sales
- ±7.8 AC R-20 (rear portion)
 - Additional development potential
 - Ideal for future residential or mixed-use expansion

STRONG MARKET FUNDAMENTALS

- Greenville-Spartanburg MSA experiencing rapid growth
- Retail vacancy at historic low: ~3.3%
- Retail lease rates up ~5.6% YOY
- Market average rate: ~\$17.50/SF
- Retail sector employment at 20-year high (~11% of labor force)
- Recent deliveries: ~300,000 SF new retail
- Under construction: ~122,000 SF additional retail

LOCATION ADVANTAGES

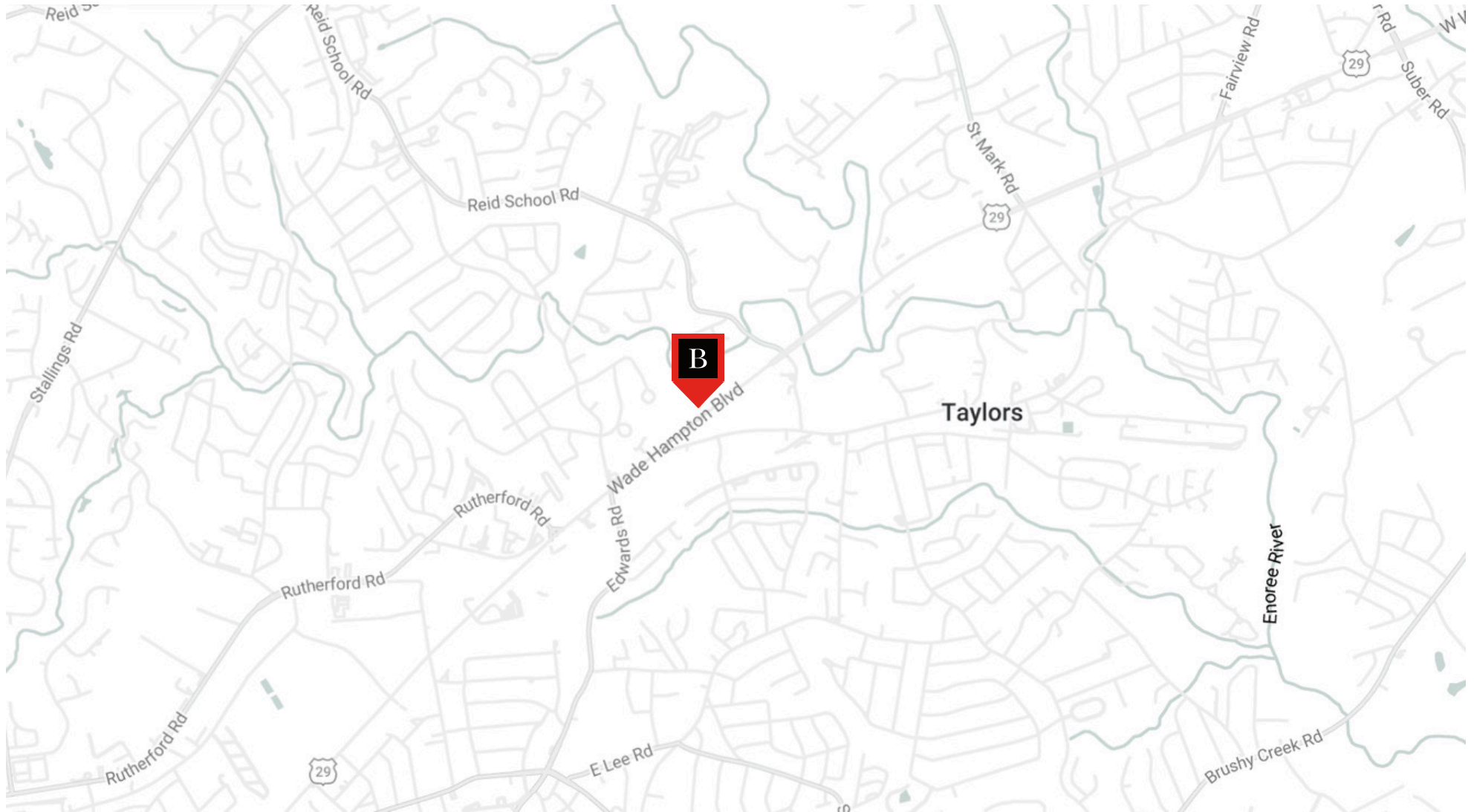
- Just 7 miles to Downtown Greenville & I-385
- Positioned between Greenville and Spartanburg retail hubs
- Established surrounding national tenants and residential density
- High-traffic commercial corridor with strong consumer draw

ADDITIONAL PHOTOS



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LOCATION MAP

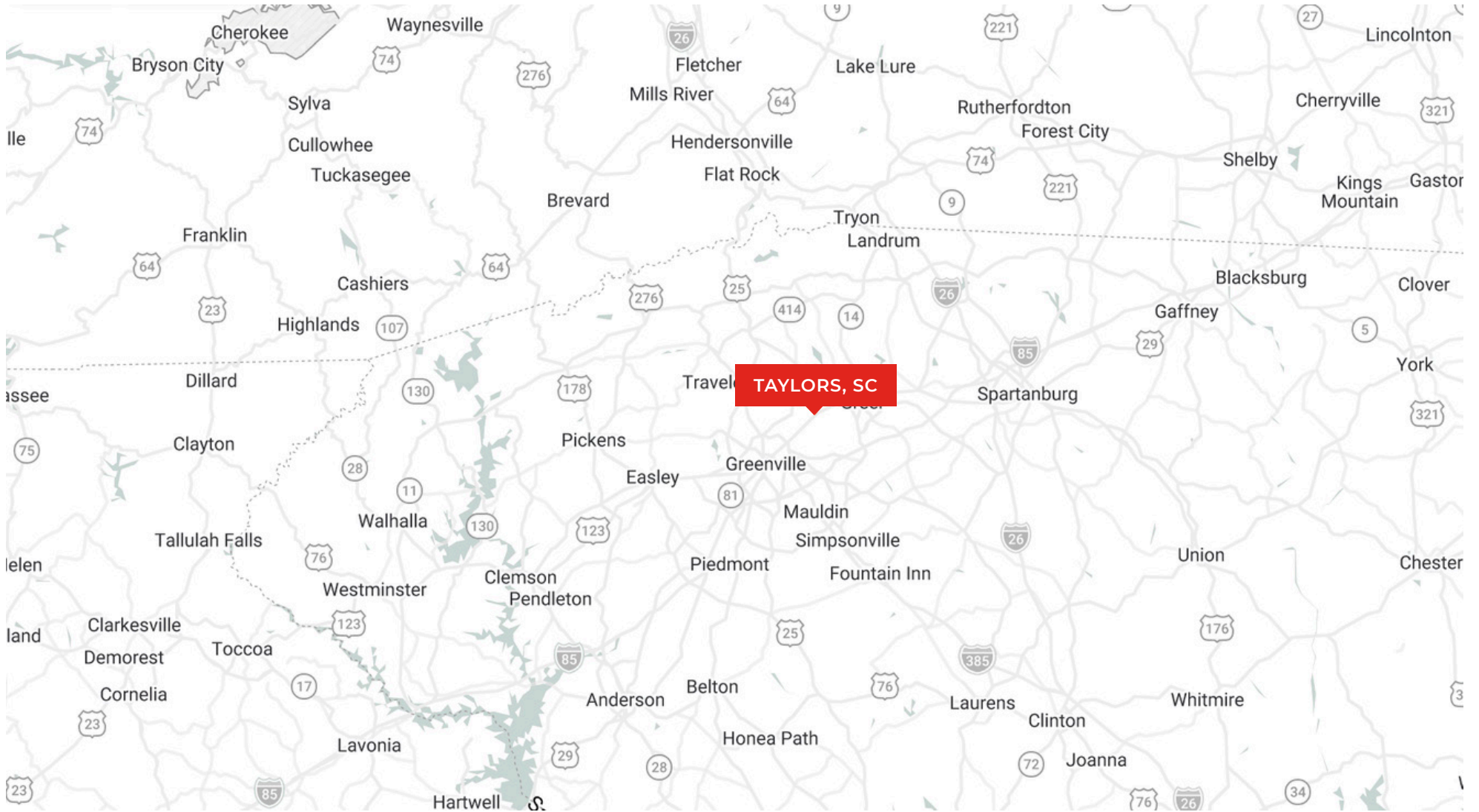


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REGIONAL MAP



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ADVISOR BIO



MATTHEW NOCELLA

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PROFESSIONAL BACKGROUND

Matthew Nocella is a commercial real estate advisor with experience specializing in mobile home park investment. A native of the Upstate South Carolina region, Matthew brings a strong local perspective supported by hands-on experience in large-scale multifamily renovation and investment sales.

Prior to entering commercial brokerage, Matthew built a foundation in property management and asset-level operations, providing him with practical insight into value creation, repositioning strategies, and long-term investment performance. This experience allows him to advise clients with a clear understanding of both investment objectives and operational considerations.

Deeply connected to the Upstate, Matthew is motivated by a genuine interest in supporting the region's continued growth and development. He believes the most successful business relationships are built on compassion, clear communication, and trust—principles that guide his work with clients and partners.

Matthew is a graduate of Wade Hampton High School and earned his Bachelor of Arts in Spanish and Government from Wofford College in 2018. He entered the commercial real estate industry through the Wyatt Institute of Real Estate in Greenville, South Carolina.

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