1205 N Franklin Rd, Greenville, SC 29617





#### **PROPERTY DESCRIPTION**

The sale includes both valuable real estate and a well-established laundromat business. This coin laundry is outfitted with high-quality Dexter commercial washers and dryers.

The adjacent lot at 1201 N. Franklin Road provides an extra 0.39 +/-acres for expansion and is also zoned C-3. This property is situated in the rapidly growing city of Greenville, and located just a short 5-minute drive from the esteemed Furman University.

We will provide financials and additional information upon signing NDA. Contact us at commercial@primerealtysc.com or (864) 438-2999 for more information!

#### **PROPERTY HIGHLIGHTS**

- Real estate and established laundromat included in sale
- Situated in the rapidly growing city of Greenville, just a short 5-minute drive from Furman University
- Coin laundry equipped with Dexter commercial washers and dryers
- Adjacent lot included in the sale an additional 0.39 +/- acres

#### **OFFERING SUMMARY**

Sale Price:	\$825,000
Lot Size:	0.211 Acres
Building Size:	1,268 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	279	636	2,637
Total Population	673	1,517	6,425
Average HH Income	\$66,810	\$68,458	\$66,142



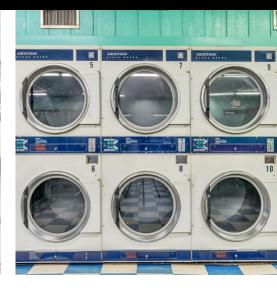


1205 N Franklin Rd, Greenville, SC 29617

### LAUNDROMAT FOR SALE























1205 N Franklin Rd, Greenville, SC 29617

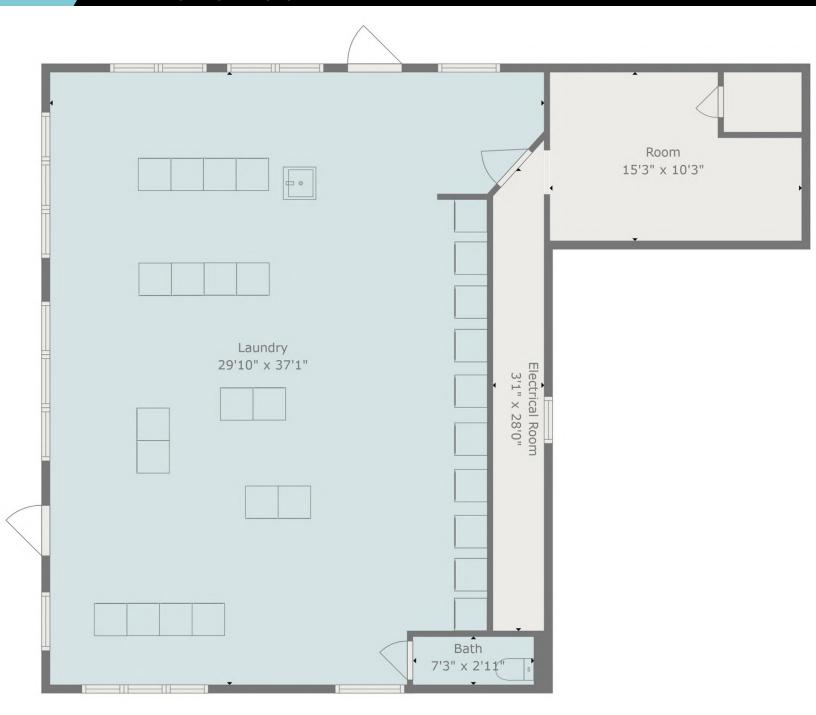






1205 N Franklin Rd, Greenville, SC 29617

### **LAUNDROMAT FOR SALE**



TOTAL: 1181 sq. ft
FLOOR 1: 1181 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 87 sq. ft

 ${\it Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.}$ 





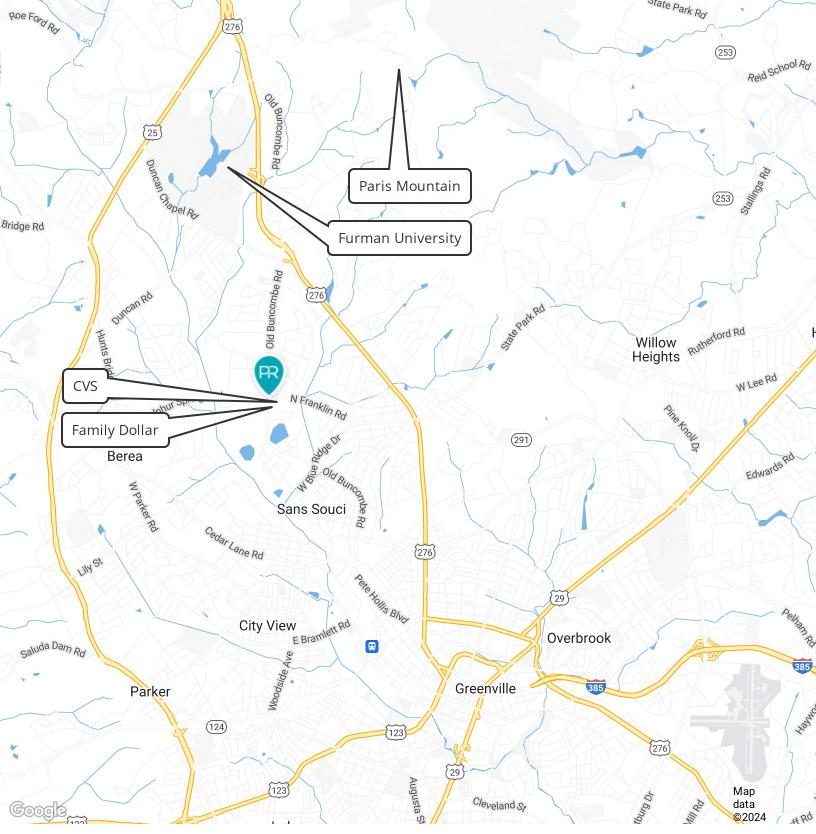
#### 1205 N Franklin Rd, Greenville, SC 29617 LAUNDROMAT FOR SALE COMMINUUS Zirconia Saluda Brevard Grove 25 176 Green Creek Tryon (64) Landrum 25 276 9 Cedar Rosman (176) Mountain Finger Campobello (11)26 Gramling Cleveland Tigerville (14) B Inman Rocky Bottom Slater-Marietta (178) (25) Va Pumpkintown (276) Sunset Travelers Rest Lyman Greer 29 Duncan Dacusville Taylors 29 Berea **Pickens** Reidville Parker Greenville 385 Arial (14)M Easley (178) Six Mile Five Forks Powdersville Liberty Mauldin Gantt Norris (25) 123 85 (81) Woodruff Simpsonville Central 185 385 Piedmont Fountain Inn Clemson Youngs 29 178 Pendleton Pelzer Williamston **Gray Court** 25 29 (20) 85 Northlake Map data ©2024 Google

1205 N Franklin - Established Laundromat For Sale w/ Extra Lot





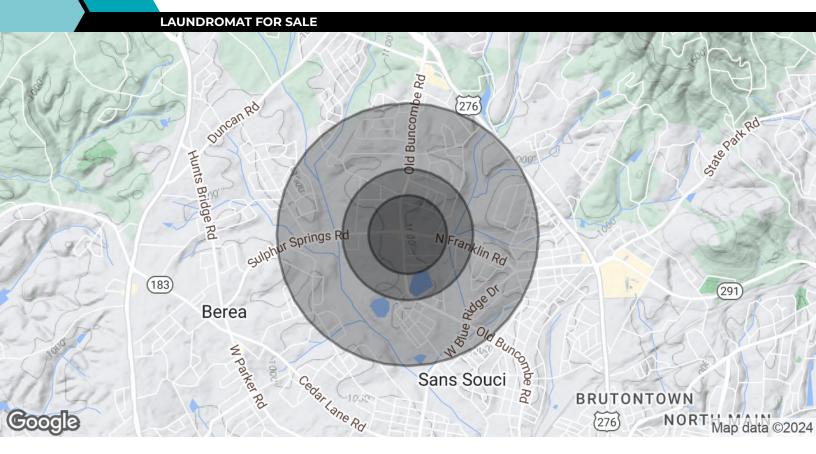
1205 N Franklin Rd, Greenville, SC 29617 LAUNDROMAT FOR SALE State Park Rd (276) (25) Duncan Chapel Ad Paris Mountain (253) **Furman University** 







1205 N Franklin Rd, Greenville, SC 29617



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	673	1,517	6,425
Average Age	41	41	40
Average Age (Male)	40	40	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	279	636	2,637
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$66,810	\$68,458	\$66,142
Average House Value	\$226,919	\$224,000	\$222,704

Demographics data derived from AlphaMap



