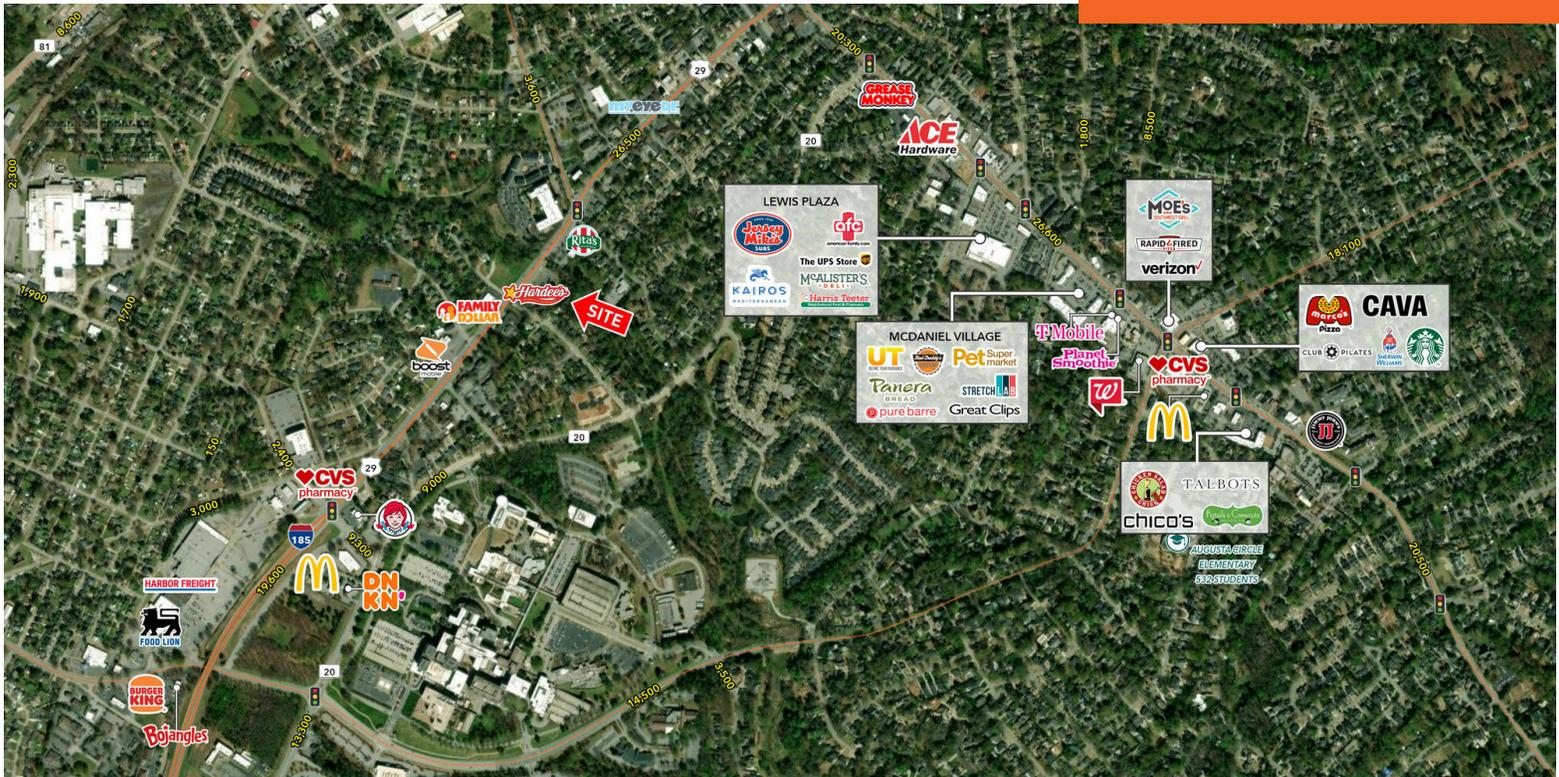


# HARDEE'S

451 MILLS AVE, GREENVILLE, SC 29605

FOR SALE



## LOCATION DESCRIPTION

This free-standing building sits on a 1.01 acre corner parcel in Greenville's Augusta/Mills Avenue corridor, just minutes from downtown

## PROPERTY HIGHLIGHTS

- 3,168 SF free-standing building on a 1.01 acre lot for sale
- High visibility along Mills Avenue with strong vehicular traffic in a growing mixed-use corridor (26,500 AADT)
- Minutes from the Judson Mill District, a major mixed-use redevelopment featuring dining, brewery, retail and loft apartments
- Near hospital hub: Prisma Health and Shriners Children's Hospital



| DEMOGRAPHICS                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| 2025 Population Density       | 9,320     | 70,516    | 155,058   |
| 2025 Daytime Population       | 18,596    | 113,421   | 212,860   |
| 2025 Average Household Income | \$133,302 | \$122,914 | \$107,310 |

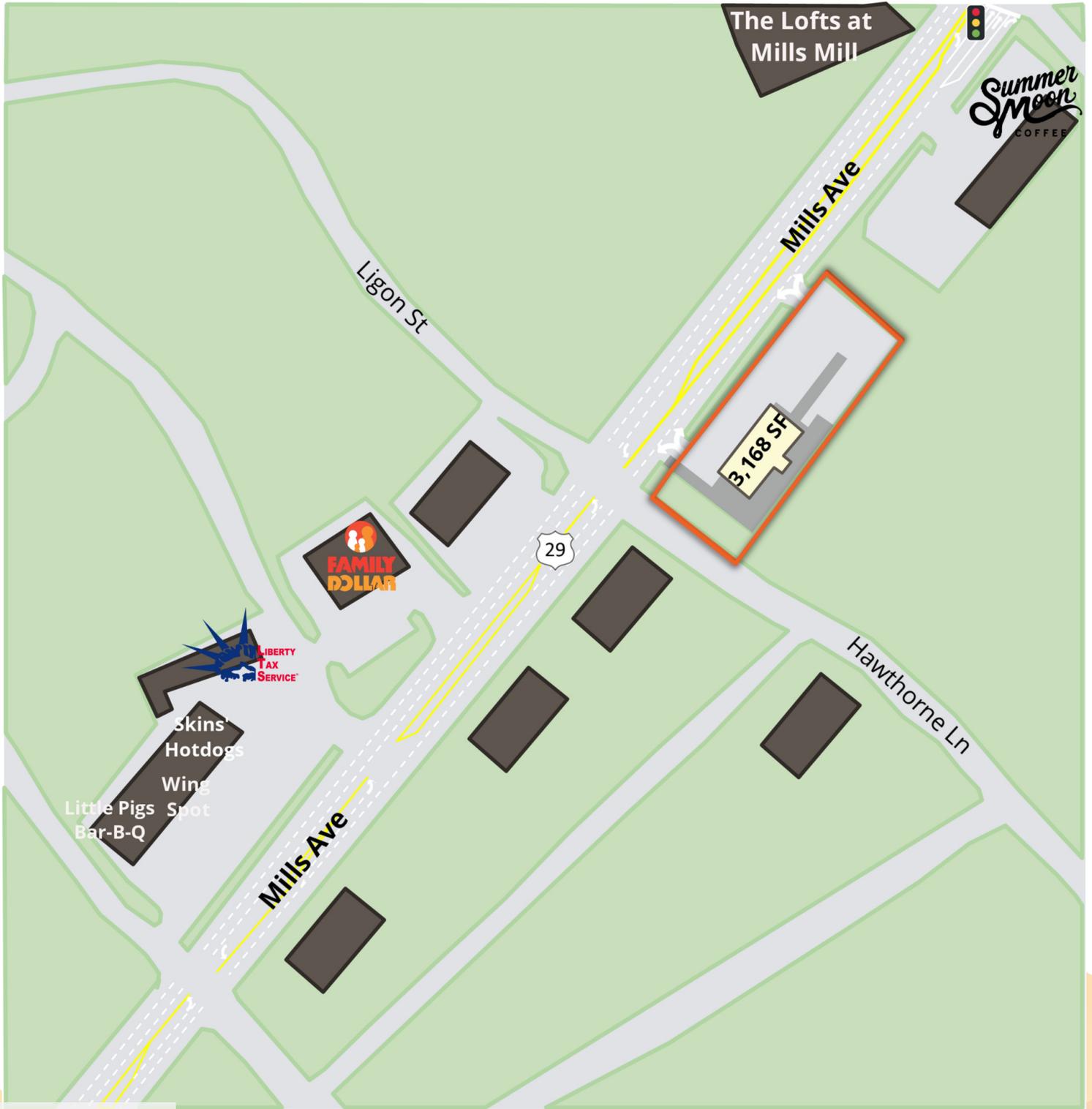


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