

# FOR Sale

1823 Wade Hampton Blvd, Greenville, SC 29609

\$3,000,000.000



In Association with Carolina Moves LLC | A Licensed South Carolina Broker

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Founders Group in compliance with all applicable fair housing and equal opportunity laws.

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1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.



# Table of Contents

1823 Wade Hampton Blvd,  
Greenville, SC 29609

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## **Prime Commercial Property on Wade Hampton Boulevard - 1823 Wade Hampton Blvd, Greenville, SC 29609**

Description: Welcome to 1823 Wade Hampton Blvd, a strategically positioned commercial property nestled along one of Greenville's most prominent thoroughfares. This exceptional property offers a multitude of advantages for businesses seeking a dynamic and thriving location.

Key Features:

### **1. Excellent Location:**

1. Positioned along Wade Hampton Boulevard, this property benefits from unparalleled visibility and accessibility, ensuring maximum exposure for your business.
2. Convenient access to major transportation routes enhances connectivity and convenience for both customers and employees.

### **2. Versatile Space:**

1. Spanning a generous 16,000 sq ft, the property offers versatile space suitable for various commercial endeavors, including retail, office, or a combination thereof.
2. The layout and design provide ample room for customization, allowing you to tailor the space to suit your specific needs and requirements.

### **3. Ample Parking:**

1. Enjoy the convenience of ample rear parking space, accommodating staff and customers with ease.
2. Enhanced accessibility contributes to the overall appeal and functionality of the property, making it an attractive destination for clientele.

### **4. Thriving Surroundings:**

1. Surrounded by a vibrant commercial district, the property enjoys proximity to an array of amenities, including shopping centers, restaurants, entertainment venues, and more.
2. The bustling local area ensures a steady flow of potential customers and opportunities for business growth and expansion.

### **5. Growth Potential:**

1. Greenville continues to experience rapid growth and development, positioning it as an ideal location for businesses seeking to establish or expand their presence.
2. With a strong economy, a diverse and educated workforce, and a supportive business environment, the area offers immense potential for success and prosperity.

### **6. Investment Value:**

1. This property presents a compelling investment opportunity, whether you intend to develop, lease, or hold for future appreciation.
2. Recent renovations, including a new \$400k roof, exterior enhancements, sealcoat of the parking lot, and DHEC Certificate of Completion, add significant value and appeal to the property.

Don't miss the chance to own a strategically positioned commercial property on Wade Hampton Boulevard in Greenville. Seize this opportunity to invest in a flourishing community and make your mark in one of South Carolina's most desirable areas. Schedule a viewing today and unlock the possibilities that await at 1823 Wade Hampton Blvd!



# Property Overview | Aerial View





# Property Overview | Property Photos





# Property Overview | Property Photos





# Property Overview | Property Photos





# Property Overview | Property Overhead View







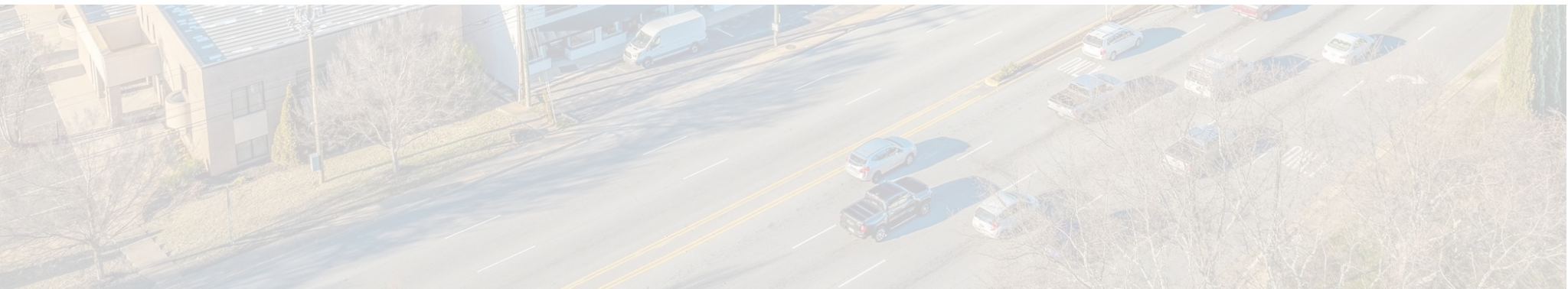


# Property Overview | Financials



## 1823 Wade Hampton Boulevard

Unit	Tenants	Lease Start	Lease End	Rent Cycle	Rent Start	Rent	Recurring NNN / Cams	Total
1823 Wade Hampton Boulevard								
1823	VACANT			Monthly				
1825	Arnolds Upholstery Shop	5/1/2024	4/30/2026	Monthly	5/1/2025	\$3100.00	\$954.20	\$4054.20
1827	SPM Ventures	8/1/2025	7/31/2028	Monthly	8/1/2025	\$1470.00	\$230.00	\$1700.00
1829	Hair Hut	9/1/2023	8/31/2026	Monthly	9/1/2024	\$902.02	\$300.21	\$1202.23
1831	The Poor Gamer	9/6/2024	9/5/2027	Monthly	10/1/2024	\$1000.00	\$288.57	\$1288.57
1833	Annie Howell	1/1/2024	12/31/2025	Monthly	1/1/2025	\$1339.00	\$0.00	\$1339.00
1835	Guatemala Pan Bakery, Gerson Palma	7/1/2023	6/30/2026	Monthly	7/1/2025	\$1060.90	\$276.94	\$1337.84
1839	Joyce Equipment Company, Inc	9/1/2023	8/31/2027	Monthly	9/1/2024	\$3176.52	\$1439.51	\$4616.03
1841	Swamp Rabbit Spirits	1/19/2025	1/18/2030	Monthly	1/19/2025	\$1626.25	\$503.89	\$2130.14
Total for 1823 Wade Hampton Boulevard							<b>\$13674.69</b>	<b>\$3993.32</b>
								<b>\$17668.01</b>





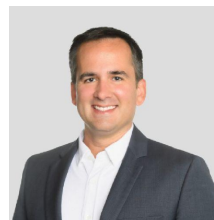


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## Transaction Team

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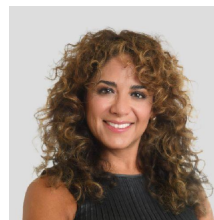


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