



1617 E. North Street

Greenville, South Carolina 29607

Property Highlights

- Main level - 2,696 SF (10 offices/conference rooms, 2 restrooms, reception area)
- Lower level - 1,206 SF (4 offices, 1 break room, 1 bathroom, 2 storage)
- Approximately .45 ac (to be surveyed)
- Zoned C-1, Neighborhood Commercial (City of Greenville)
- Private, fenced parking lot with 18 lined spaces
- Additional .25 ac zoned RM-1 not included
- Owner financing available
- Lease rate: \$12.00/SF NNN

OFFERING SUMMARY

Sale Price	\$550,000
Lease Rate	\$12.00/NNN
Lot Size	0.45 Acres
Building Size	3,901 SF

DEMOGRAPHICS

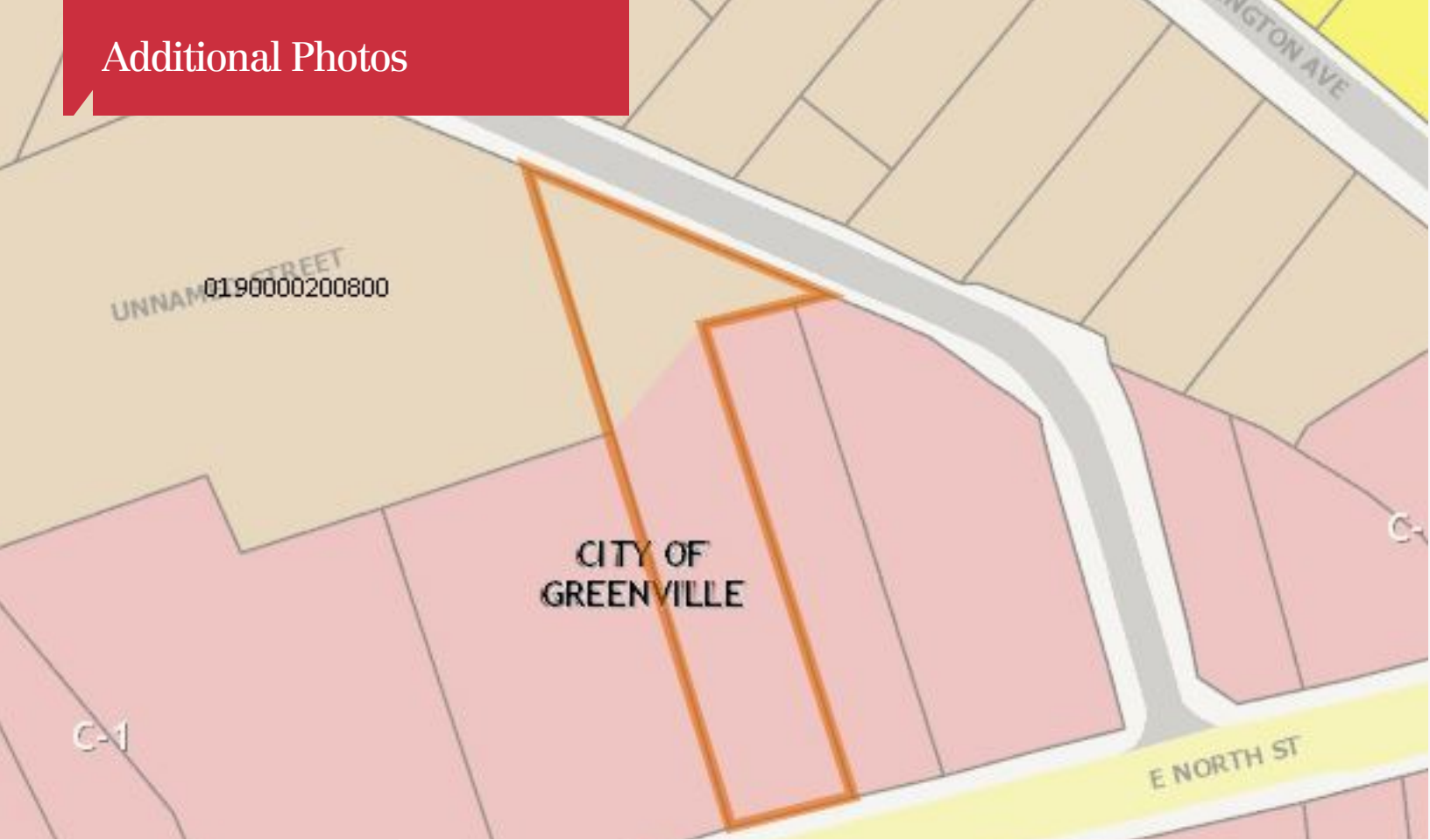
Stats	Population	Avg. HH Income
1 Mile	9,899	\$55,949
3 Miles	65,542	\$58,555
5 Miles	151,093	\$58,666

For more information

Cole Morris

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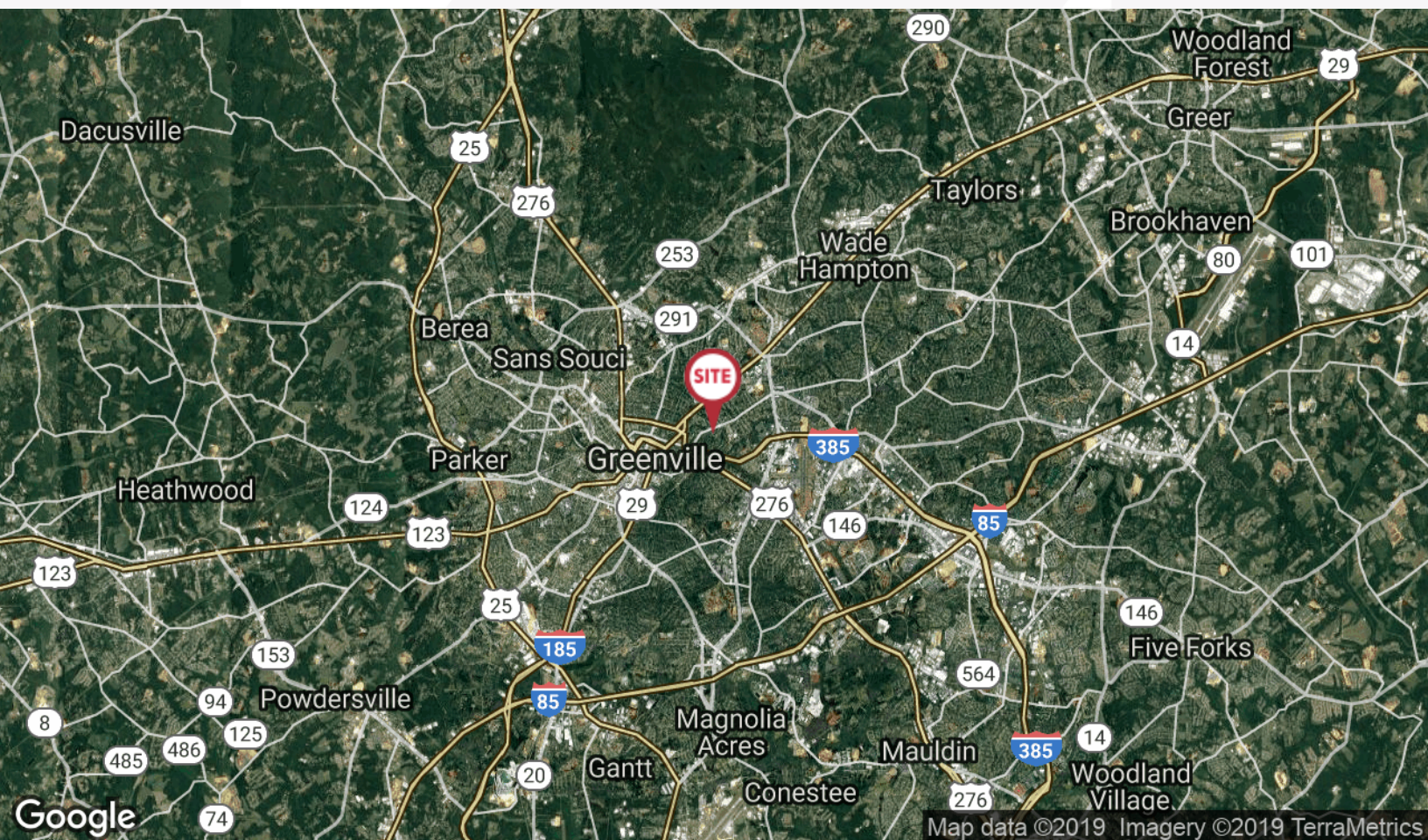
Additional Photos



For Sale

Office Building

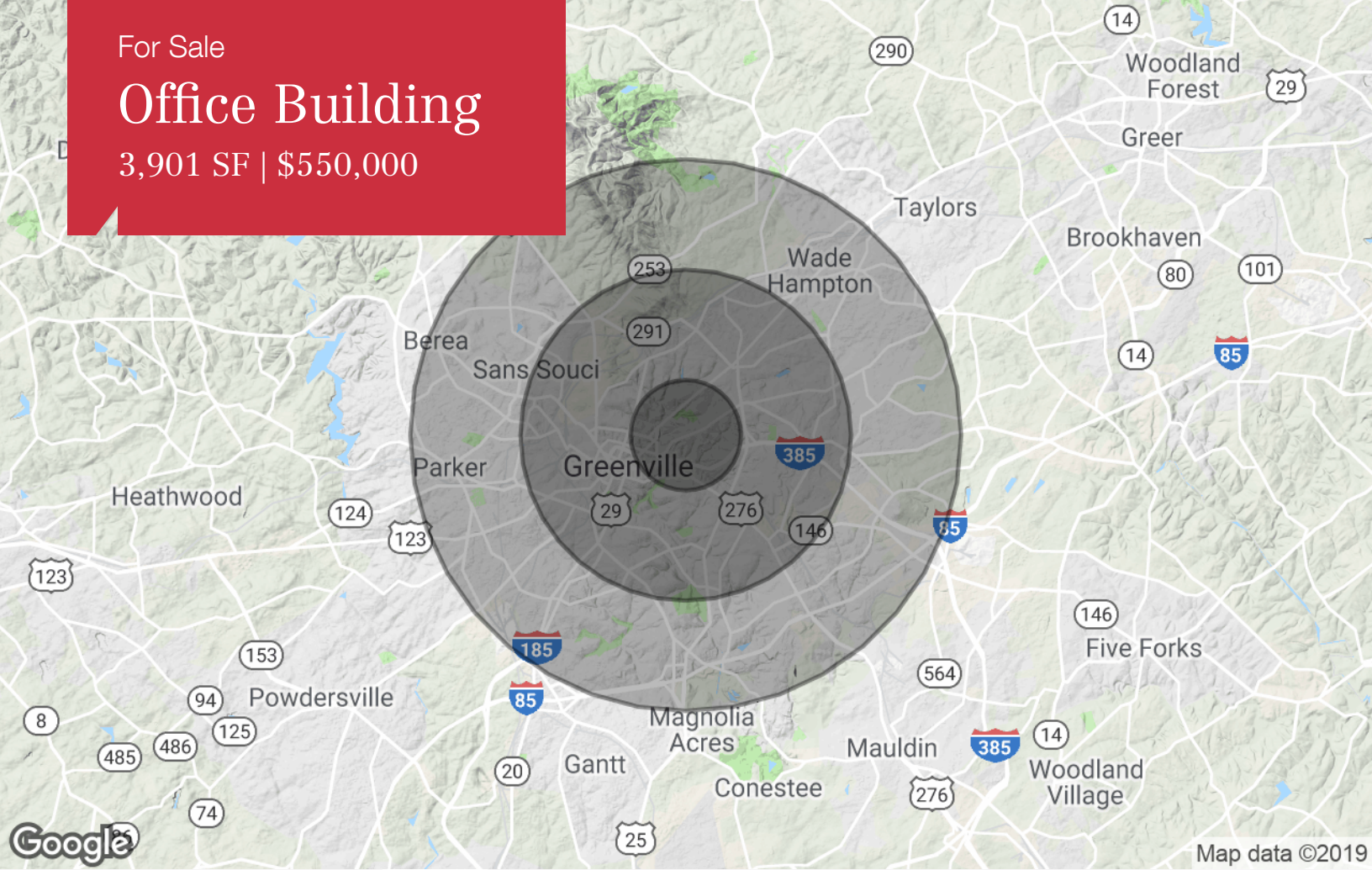
3,901 SF | \$550,000



For Sale

Office Building

3,901 SF | \$550,000



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,899	65,542	151,093
MEDIAN AGE	32.4	36.6	36.8
MEDIAN AGE (MALE)	31.0	35.1	35.1
MEDIAN AGE (FEMALE)	34.0	38.2	38.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,549	28,314	64,273
# OF PERSONS PER HH	2.8	2.3	2.4
AVERAGE HH INCOME	\$55,949	\$58,555	\$58,666
AVERAGE HOUSE VALUE	\$172,663	\$192,839	\$215,667

* Demographic data derived from 2010 US Census