



C2 1/8" = 1'-0" FRONT ELEVATION

\$495,000

4854sf

Office Condos Available in Carson's Pointe

- Brand NEW, Under Construction Office Condos
- 2 Office Units per parcel (2428sf each side)
- PARKING ALREADY AVAILABLE
- Lots F&G with Basements
- CLOSE Proximity to GSP and Greenville
- Tax Map #0546010102114, 0546010102115

CONTACT

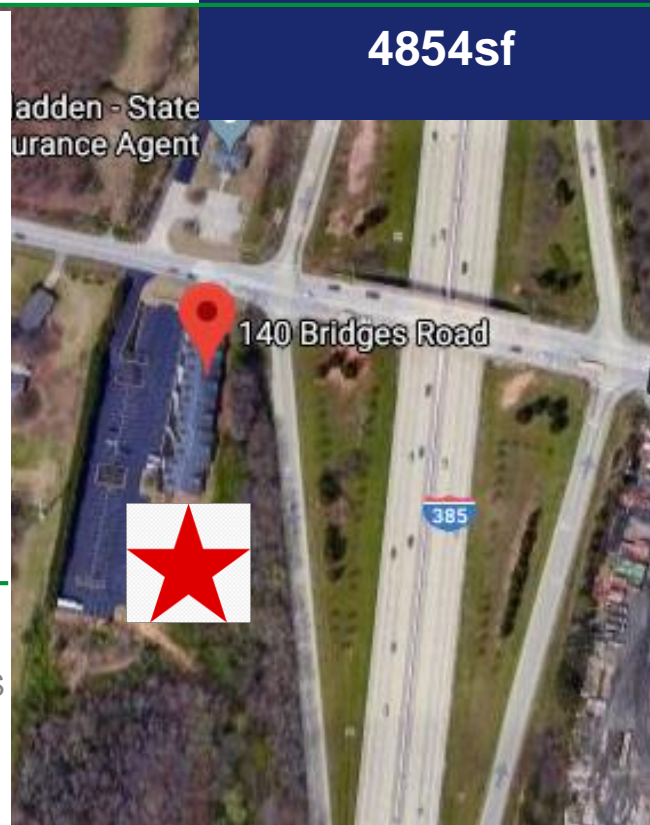
Jason P. Klue - 864.905.8401
jasonklue@spencerhines.com

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

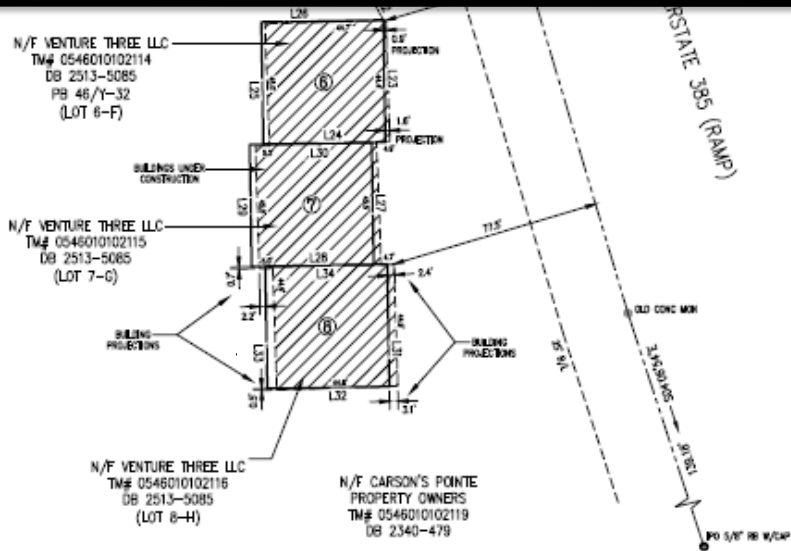
245 N. Main Street STE 201, Greenville, SC 29601 - 864.991.8077

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L1 | N40°50'32"E | 30.57 |
| L2 | S12°58'26"W | 45.00 |
| L3 | N77°01'34"W | 42.00 |
| L4 | N12°58'26"E | 45.00 |
| L5 | S77°01'34"E | 45.00 |
| L6 | S12°58'26"W | 45.00 |
| L7 | S77°01'34"E | 43.00 |
| L8 | N12°58'26"E | 45.00 |
| L9 | S77°01'34"E | 42.00 |
| L10 | S12°58'26"W | 45.00 |
| L11 | N77°01'34"W | 40.00 |
| L12 | N12°58'26"E | 45.00 |
| L13 | S77°01'34"E | 43.00 |
| L14 | S12°58'26"W | 45.00 |
| L15 | N77°01'34"W | 40.00 |
| L16 | N12°58'26"E | 45.00 |
| L17 | S77°01'34"E | 40.00 |

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L18 | S12°58'26"W | 45.00 |
| L19 | N77°01'34"W | 45.00 |
| L20 | N12°58'26"E | 45.00 |
| L21 | S77°01'34"E | 40.00 |
| L22 | S13°35'28"E | 11.18 |
| L23 | S12°58'26"W | 45.00 |
| L24 | N77°01'34"W | 39.93 |
| L25 | N12°58'26"E | 45.00 |
| L26 | S77°01'34"E | 45.00 |
| L27 | S12°58'26"W | 45.00 |
| L28 | N77°01'34"W | 40.00 |
| L29 | N12°58'26"E | 45.00 |
| L30 | S77°01'34"E | 5.07 |
| L31 | S12°58'26"W | 45.00 |
| L32 | N77°01'34"W | 45.00 |
| L33 | N12°58'26"E | 45.00 |
| L34 | S77°01'34"E | 40.00 |



- LEGEND**
- BL BUILDING LINE
 - CL CENTERLINE
 - CM CORRUGATED METAL PIPE
 - CT CURB TOP
 - DE DRAINAGE ELEVATION
 - DF EDGE OF PAVEMENT
 - FD IRON FN OLD-D
 - FE IRON FN SET-D
 - HC HUB & CAP
 - OT OPEN TOP
 - RR RERAIL
 - ROP REINFORCED CONC PFC
 - R/W RIGHT OF WAY
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - SS-30 CURBOUT
 - CAV CABLE TV PEDESTAL
 - TEL TELEPHONE PEDESTAL
 - EL ELECTRIC METER
 - CB CATCH BASIN
 - IS IRON SILENT
 - ST STEEL TRUSS
 - PI PIPE INVERTANT
 - GS GAS METER
 - GV GAS VALVE
 - LP LIGHT POLE
 - PP POLYMER PIPE
 - OP OPEN ACCESS
 - SMH SS MANHOLE
 - SSM SS MANHOLE
 - TM TELEPHONE MANHOLE
 - CO CLEAN OUT
 - T/B TOP/BOTTOM CURB
 - T/W TOP/BOTTOM WALL
 - V/W VERTICAL CLAY PIPE
 - WATER METER
 - W/CONCRETE VALVE
 - CTV CABLE TV
 - PL POLICE LINE
 - FOC FIBER OPTIC CABLE
 - GS GAS LINE
 - OH OVERHEAD POWER
 - OH-T OVERHEAD TELEPHONE
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - UG UNDERGROUND POWER
 - UG-T UNDERGROUND TEL
 - INTD INTD LINE

FOUNDATION SURVEY FOR
CARSON'S POINT
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1"=30'

DATE 9/27/2019

PROJECT ADDRESS BRIDGES ROAD

THE FB 0546010102119

FIELD SHEET MK

DRAWN BY HS

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 E. WASHINGTON ST., STE. B GREENVILLE, SC 29601
PH: (864) 271-0468 FAX: (864) 271-0402
www.sitedesign-inc.com

| Population | 1 Mile | 3 Mile | 5 Mile |
|------------------------|-----------|-----------|-----------|
| 2019 Total Population: | 4,410 | 58,575 | 124,901 |
| 2024 Population: | 4,684 | 63,033 | 134,843 |
| Pop Growth 2019-2024: | 6.21% | 7.61% | 7.96% |
| Average Age: | 39.50 | 38.80 | 38.50 |
| Households | | | |
| 2019 Total Households: | 1,834 | 23,076 | 49,487 |
| HH Growth 2019-2024: | 6.00% | 7.65% | 7.93% |
| Median Household Inc: | \$61,840 | \$73,587 | \$72,624 |
| Avg Household Size: | 2.40 | 2.50 | 2.50 |
| 2019 Avg HH Vehicles: | 2.00 | 2.00 | 2.00 |
| Housing | | | |
| Median Home Value: | \$151,453 | \$190,640 | \$205,355 |
| Median Year Built: | 1988 | 1995 | 1995 |

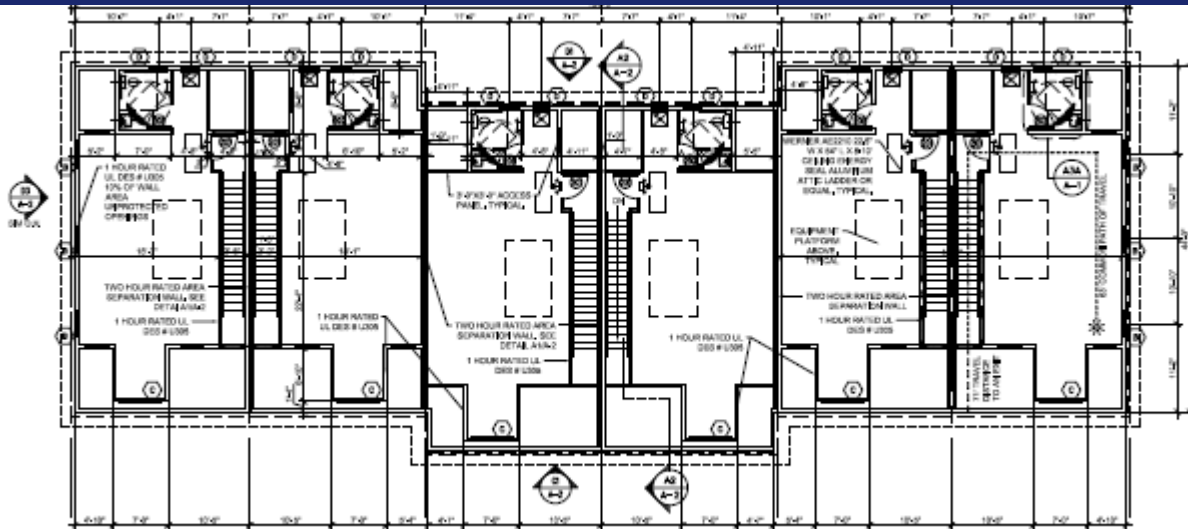


Floor Detail

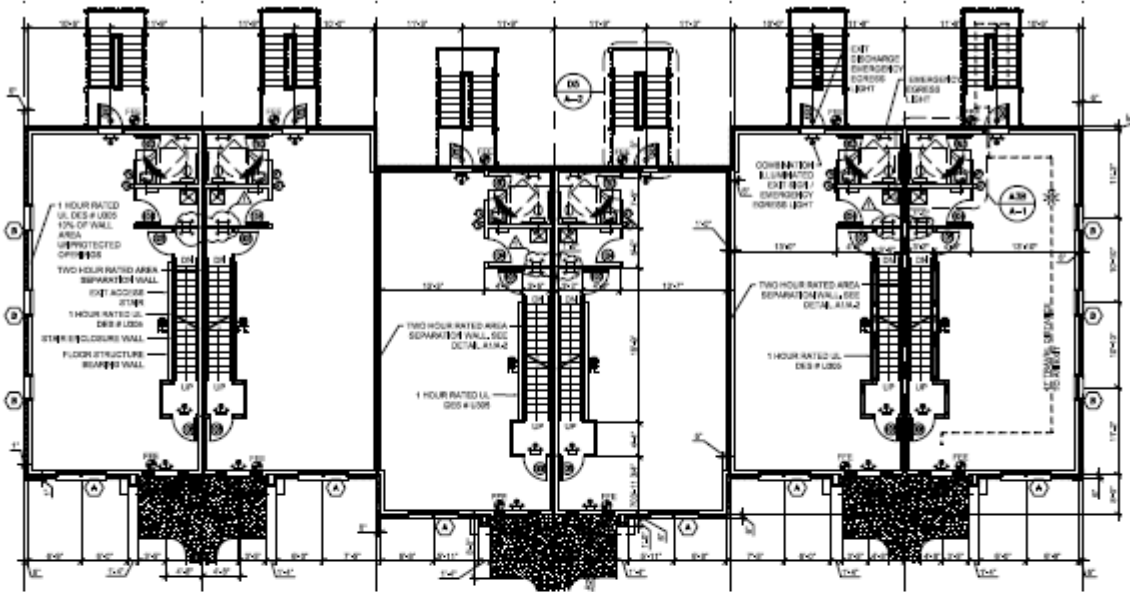
| | |
|-----------------------|-------|
| Basement Level | 914sf |
| 1 st Floor | 914sf |
| 2 nd Floor | 600sf |

Lot Detail

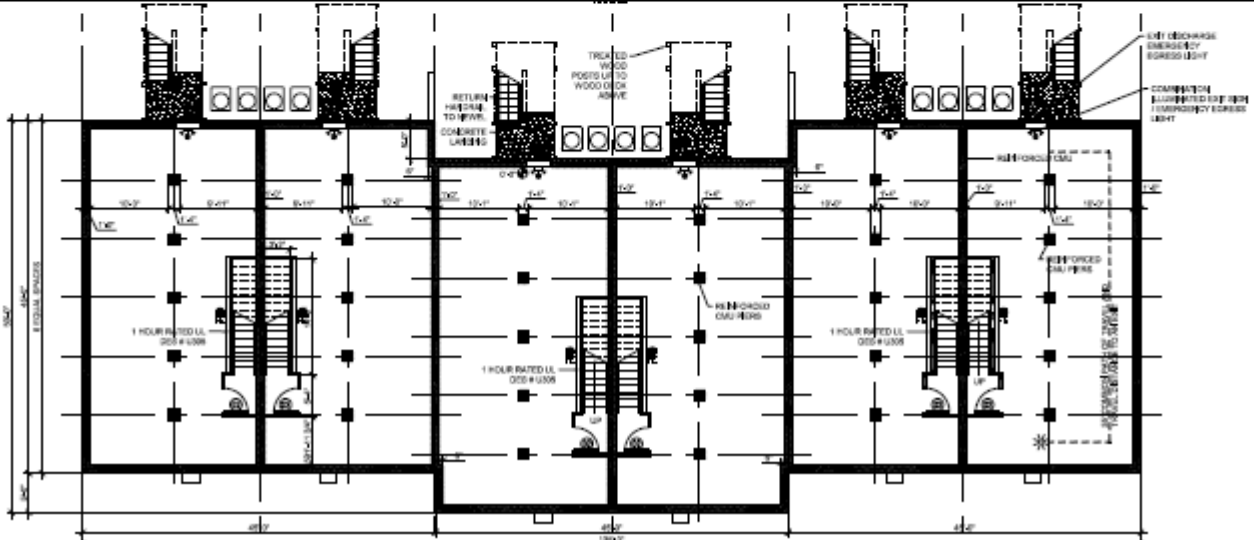
Existing POA
45'X 45' Lot Dimension
+/- .05 Acres
Utilities: Electric, Water, Sewer
Zoning: POD



C1 UPPER LEVEL FLOOR



B1 ENTRY LEVEL FLOOR PLAN



A1 BASEMENT LEVEL FLOOR PLAN