



**COLDWELL
BANKER
COMMERCIAL
CAINE**

310 MILLS AVENUE

Suite 103
Greenville, SC 29605

AVAILABLE SPACE
+/-3,000 SF

SALE PRICE: \$395,000
LEASE RATE: \$14/SF NNN



SALE/LEASE

CBCCAINE.COM

CONTACT

David Sigmon, CCIM, SIOR
864.250.6838
dsigmon@cbccaine.com

Matt Vanvick, CCIM
864.250.6806
mvanvick@cbccaine.com

Pete Brett, CCIM
864.250.6815
pbrett@cbccaine.com

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COLDWELL BANKER COMMERCIAL
CAINE
117 Williams Street, Greenville, SC 29601
864.250.2800



310 MILLS AVENUE

Greenville, SC 29605



OFFERING SUMMARY

Sale Price:	\$395,000
Lease Rate:	\$14/SF NNN
Available SF:	+/-3,000 SF
Lot Size:	+/-0.034 Acres
Zoning:	C-1 County of Greenville

PROPERTY OVERVIEW

+/- 3,000 SF Professional Office Condo for Sale or Lease

PROPERTY HIGHLIGHTS

- Currently being used as an attorney's office
- (8) Hard offices
- Large Conference
- Small Conference
- Kitchen/Break Room
- Copy/Supply Room
- (2) Restrooms
- Furniture can stay if desired
- Located outside the City Limits
- Conference Rooms and Lobby renovated in 2018
- POA is responsible for Roof, Dumpster, Parking Lot, Landscaping, Management
- Taxes, Insurance, and POA estimated at \$3.87/SF

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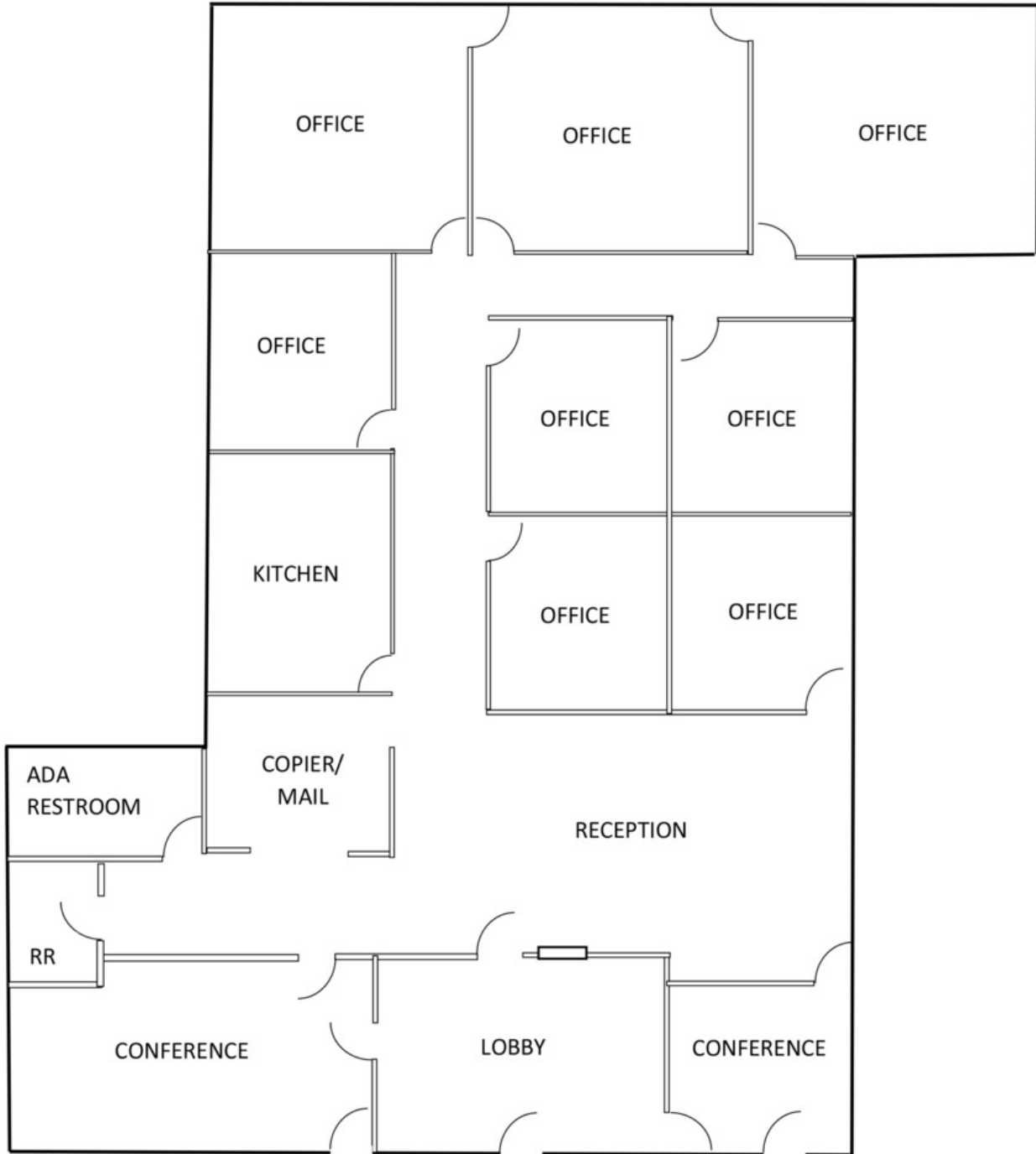




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SALE



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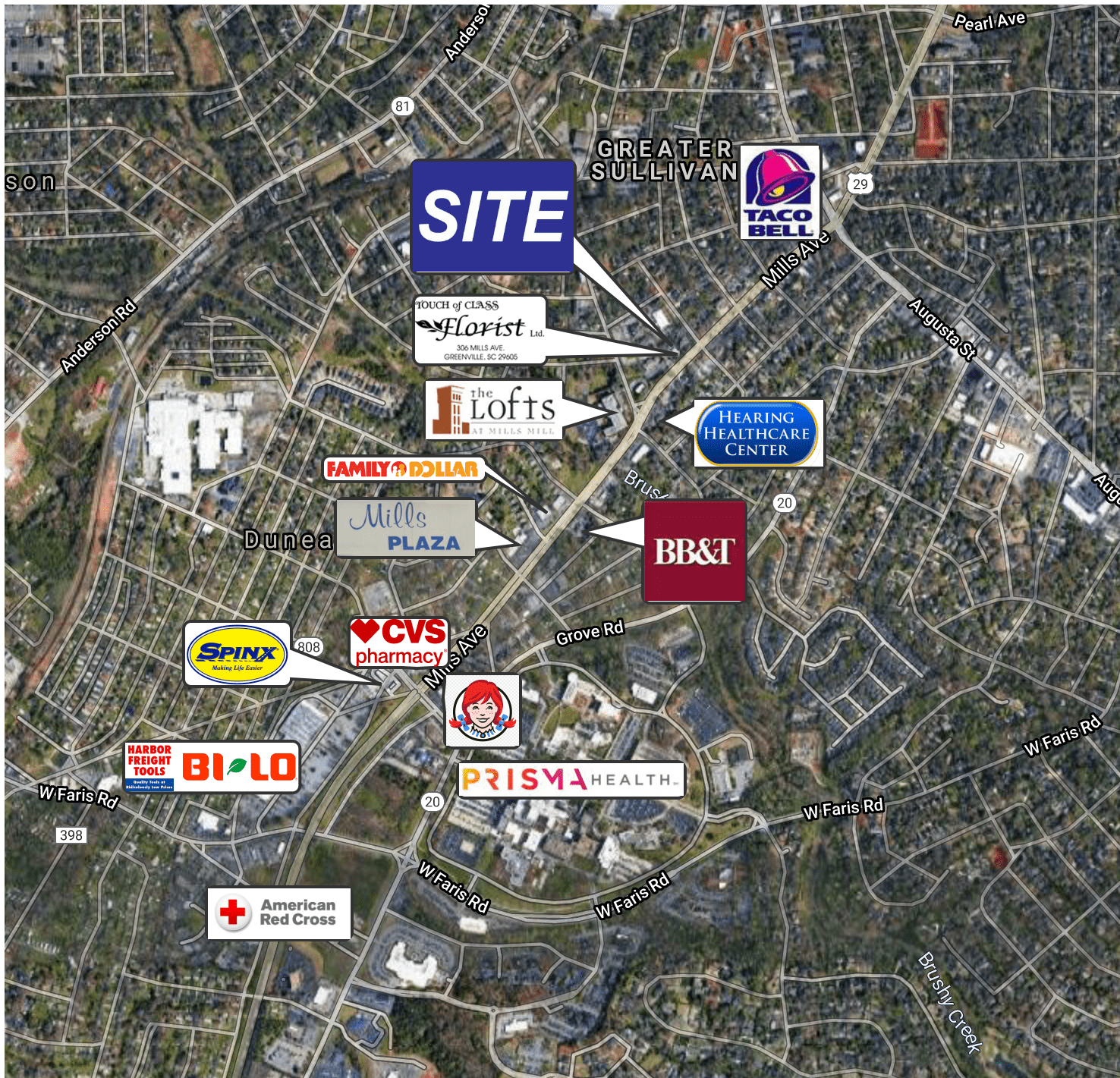


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Google

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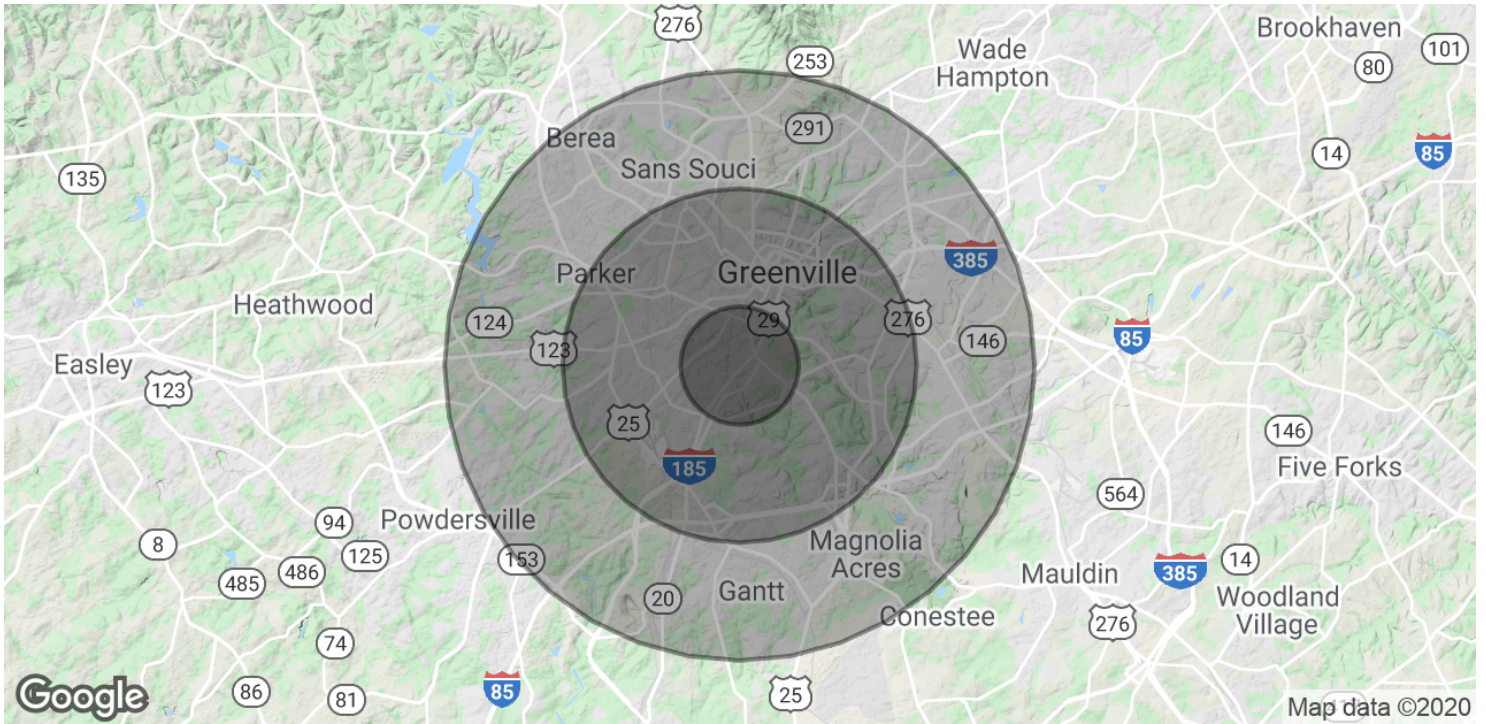
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310 MILLS AVENUE

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,924	61,671	138,045
Median age	42.7	38.4	35.7
Median age (Male)	42.7	37.3	34.1
Median age (Female)	44.3	39.1	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,729	26,875	56,016
# of persons per HH	2.1	2.3	2.5
Average HH income	\$61,823	\$56,987	\$52,381
Average house value	\$270,601	\$173,444	\$203,726

* Demographic data derived from 2010 US Census

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