



LOCATION:

Woods Lake Road just west of its intersection with Haywood Road.

FACTS:

Property

Size: 5.6± Acres

Available: 3± Acres (Lot 2)

Price: \$550,000

Traffic:	Haywood Rd	24,000
	I-385	84,700
	Woods Lake Road	6,200

Co-Tenant: GrandSouth Bank
 Operations Center
 (Lot 1 - Sold)

COMMUNITY:

- The property is site-planned for commercial office, medical office, and hotel use and carries a C-3 zoning designation.
- The site is graded with water and sewer available.
- A new road will be constructed through the property to provide access to the interior parcel.
- The site is near the dominant regional mall, Haywood Mall, other big box retail and national chain restaurants.
- Located across from the downtown airport and in close proximity to downtown Greenville.
- Patewood Office Park (approximately 4,000 employees) has offices for major employers in the area including Greenville Hospital System, St. Francis Health System, Fluor-Daniel, MCI Worldcom, and Metlife, among many others.

NEIGHBORHOOD:

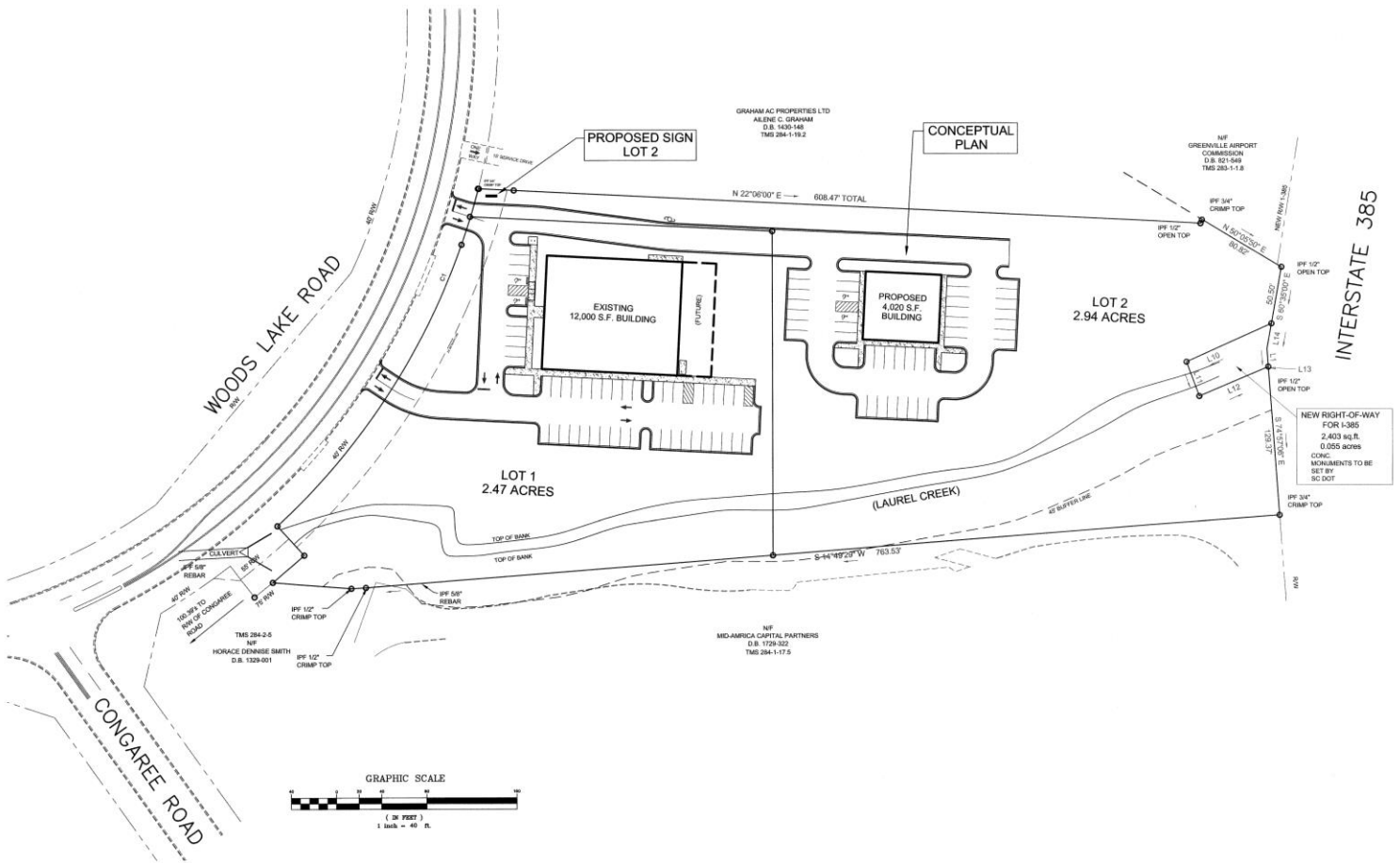
Barnes & Noble	Belk	Panera Bread	Hilton
Cheesecake Factory	Starbucks	TJ Maxx	DSW Shoes
Macy's	Dillard's	Apple	Chipotle

DEMOGRAPHICS:

2017 Estimates	5 Miles	7 Miles	10 Miles
Population	165,484	289,141	421,642
Avg. Household Income	\$72,924	\$72,397	\$72,954
Workplace Population 2017	166,810	208,120	253,426



SITE PLAN:



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