

FOR SALE

REDEVELOPMENT OPPORTUNITY IN RAPIDLY GROWING WEST GREENVILLE

804 and 808 Pendleton, St Greenville, SC 29601



ACREAGE: +/-0.66 AC

T. COX
864.747.0602

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE

SALE

REDEVELOPMENT OPPORTUNITY

804 and 808 Pendleton St, Greenville, SC 29601



OFFERING SUMMARY

Sale Price: Contact Agent

Lot Size: +/-0.66 Acres

Zoning: MX-2

Market: Greenville/Spartanburg

Submarket: West End

PROPERTY OVERVIEW

Excellent redevelopment site in rapidly growing West Greenville

PROPERTY HIGHLIGHTS

- Just minutes from all the incredible amenities available in downtown Greenville, SC
- Two adjacent parcels totaling 0.66 AC with approximately 150 ft. of frontage on Pendleton St.
- Located within an Opportunity Zone, Area of Special Emphasis for the City of Greenville, as well as having an opportunity for New Market Tax Credits
- Two office buildings located on the property (2,640 SF & 1,134 SF)
- Recent Phase I Environmental Survey available upon request

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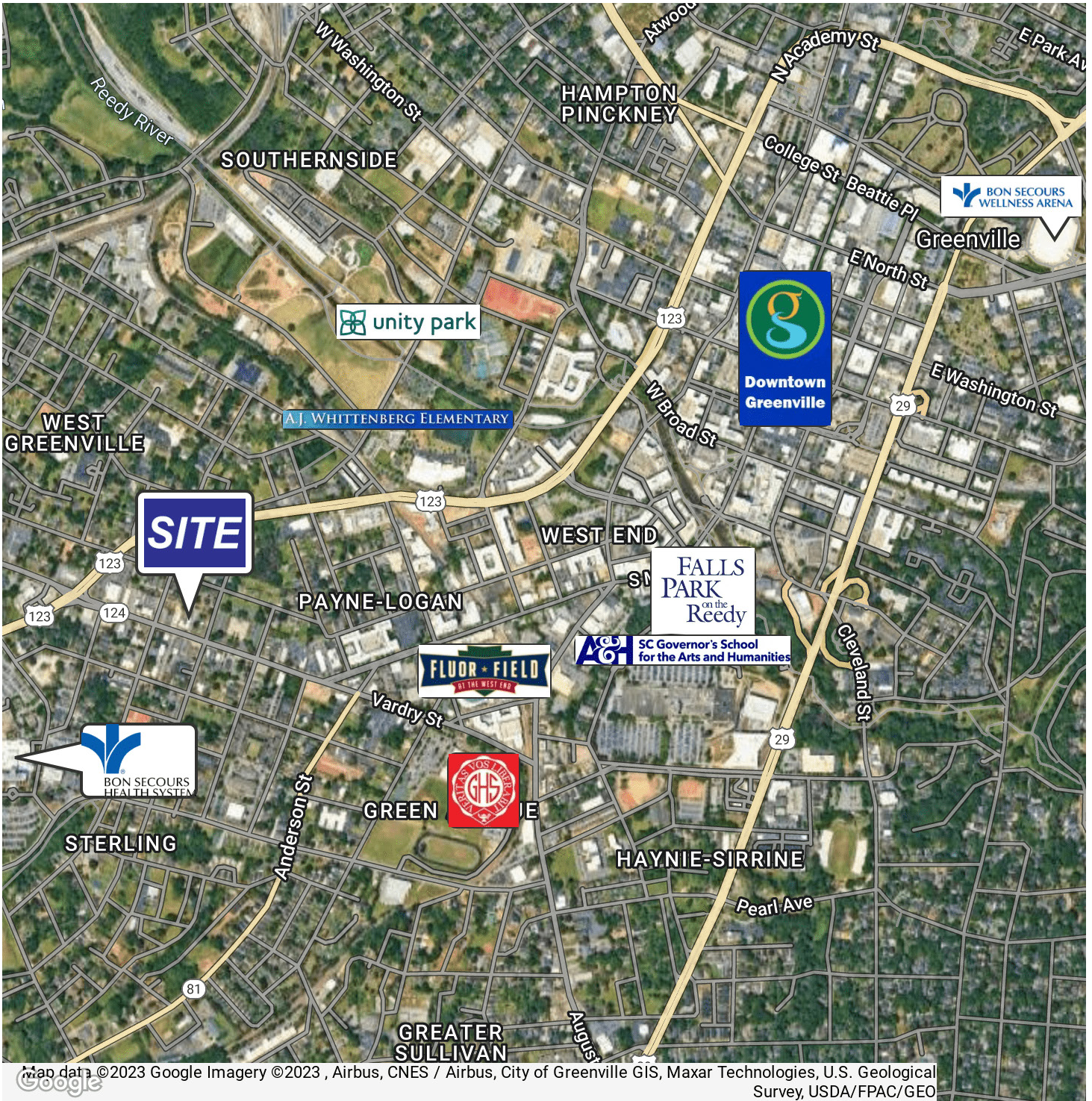
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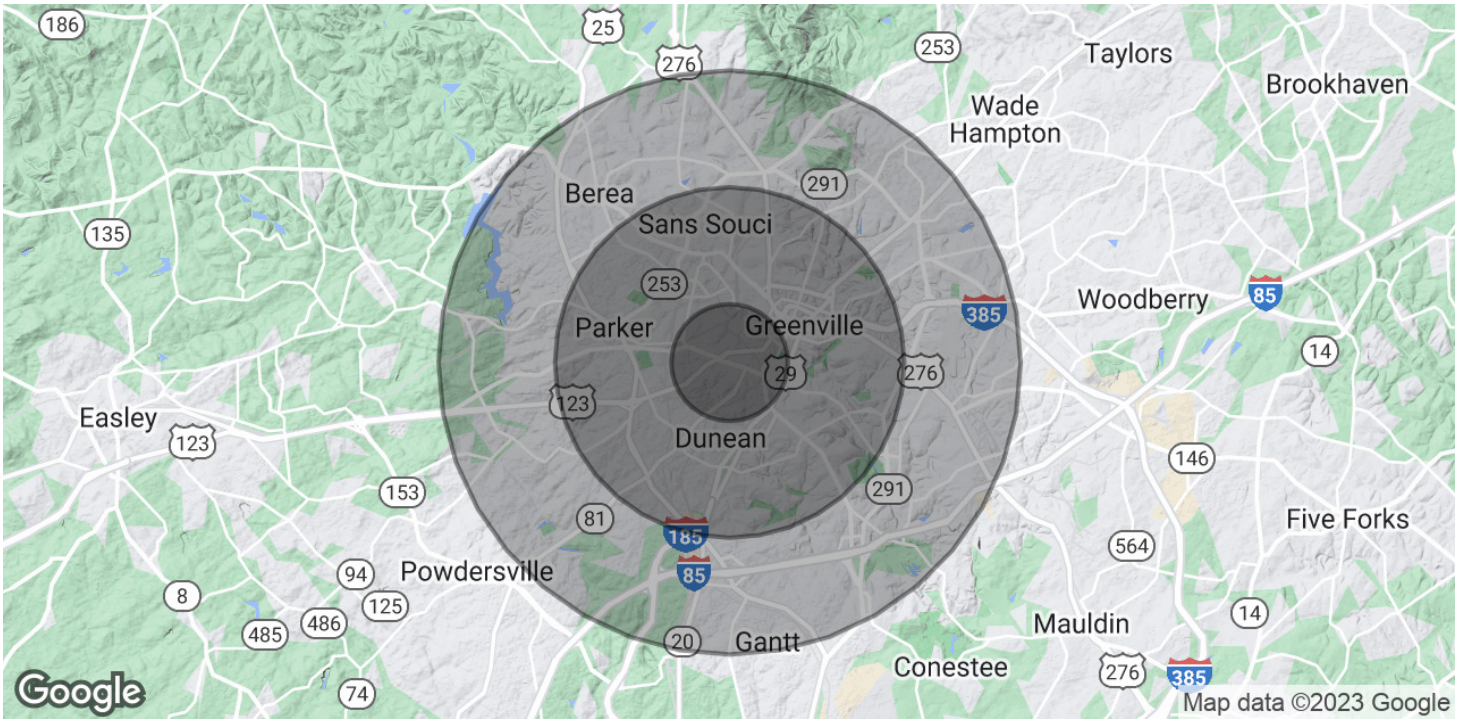
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,308	73,433	146,828
Average Age	38.6	37.3	37.3
Average Age (Male)	37.3	35.7	35.5
Average Age (Female)	39.8	39.3	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,813	34,556	66,891
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$65,774	\$75,386	\$74,813
Average House Value	\$227,719	\$249,004	\$223,459

* Demographic data derived from 2020 ACS - US Census

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