

FOR SALE  
HIGH-VISIBILITY  
CORNER OPPORTUNITY



1714 EASLEY BRIDGE ROAD  
GREENVILLE, SC 29611

AMBERLEIA GLOVER  
864.360.2808

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE



## AVAILABLE SPACE

<b>Address:</b>	1714 Easley Bridge Road Greenville, SC 29611
<b>Sales Price:</b>	\$510,570
<b>Parking:</b>	10 Designated Parking Spaces
<b>Zoning:</b>	C2
<b>SF:</b>	±3,294
<b>Tax Map Number:</b>	0229000401600

## PROPERTY HIGHLIGHTS

- Busy intersection (27,500 VPD Easley Bridge Road / 16,600 VPD W. Washington Street) with excellent visibility and corner presence
- Approximately 6 minutes to Downtown Greenville and 1 mile from Judson Mill redevelopment
- Road frontage: approx. 90ft on Easley Bridge Road and + 112ft on S. Washington Street
- Second-level loft area already exists, with upside to expand/finish additional area (approx. 1,400 SF)
- Major updates within the last 5 years, including advanced security system install



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# PROPERTY PHOTOS

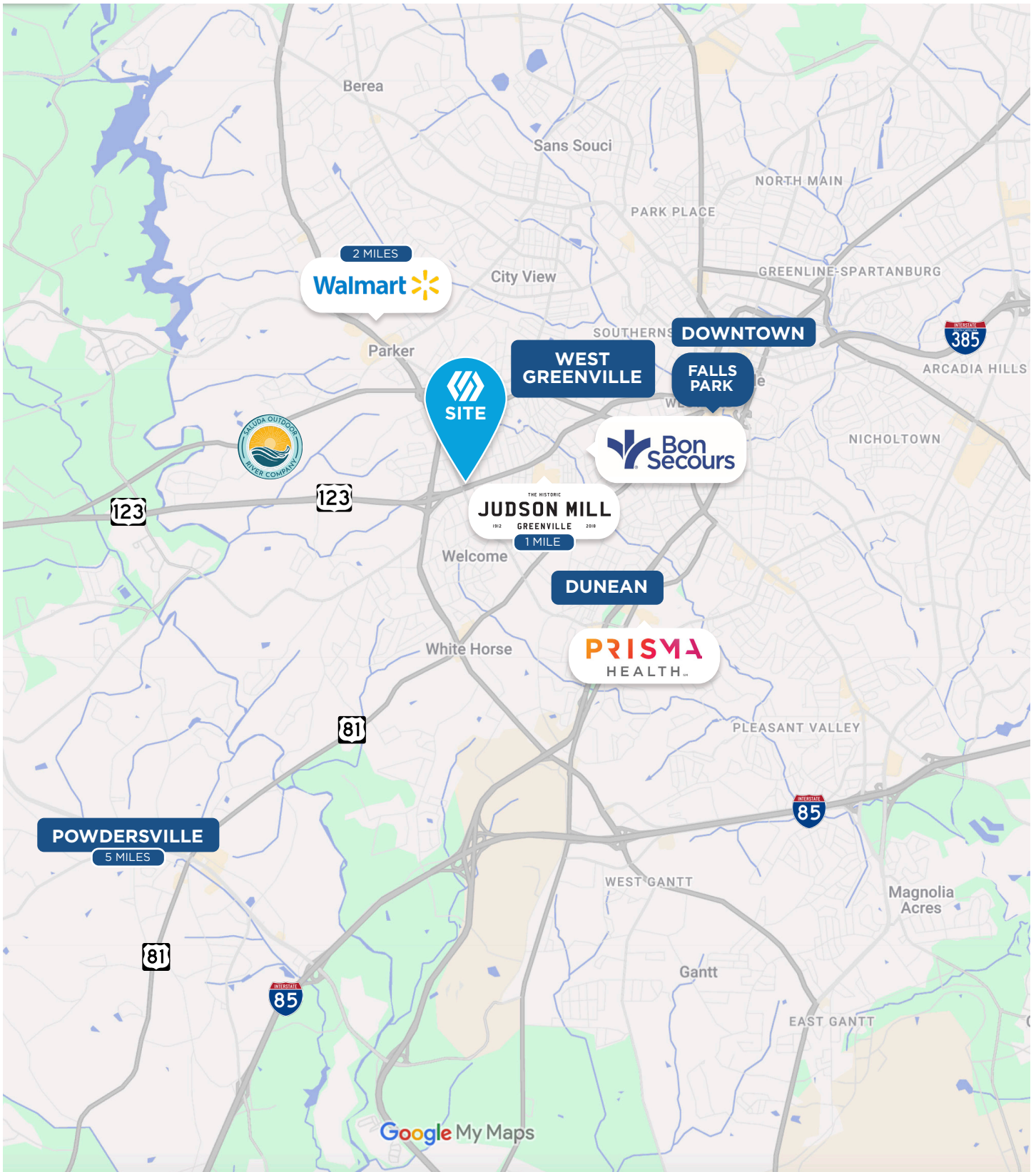


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## WHY GREENVILLE?

### IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

### TRUST THE EXPERTS

**#3 Friendliest City**

*Southern Living*

**#4 Best Places to Live in the United States**

*U.S. News and World Report*

**The Coolest Small Cities in the U.S.**

*Thrillist Travel*

**Best Places for Young Professionals in South Carolina**

*Niche.com*

**Best Small Towns in America: Best for Good Eats**

*Men's Journal*

**Top 10 America's Next Great Food Cities**

*Food & Wine*



## LOCATION, LOCATION, LOCATION

**1.6 Million People**

10 Upstate SC Counties

**More Than 575**

International Companies

**#3 GDP Worldwide**

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.<sup>1</sup>

**160 New Locations**

More than 160 companies have announced new locations in the Upstate over the last 5 years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

**#1**

State for Manufacturing in 2022  
*Site Selection Group*

**#2**

State for Doing Business  
*Area Development*

**#1**

Fastest Growing State  
in the U.S.



**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.  
All property information is subject to change or withdrawal without notice.