

## DEVELOPMENT OPPORTUNITY

### STANFORD ROAD

Greenville, SC 29617

+/-8.76 ACRES

ASKING PRICE: \$1,000,000



# FOR SALE

CBCCAINE.COM

## CONTACT

Pete Brett, CCIM  
864 250 6815  
pbrett@cbccaine.com

T. Cox  
864 250 4043  
tcox@cbccaine.com



# STANFORD ROAD

Greenville, SC 29617

# SALE



## OFFERING SUMMARY

Sale Price: \$1,000,000

Lot Size: +/-8.76 Acres

Zoning: C-1 and R-M20

Price / SF: \$2.62

## PROPERTY HIGHLIGHTS

- Busy retail intersection next to Walmart and new apartment complex
- Flat topo
- 2020 Traffic Counts:  
28,600 VPD (White Horse Rd.)  
24,500 VPD (W. Blue Ridge Dr.)
- Greenville County Tax Map Nos. 0237030100200 and Part of 0237030100212

CBCCAINE.COM

Pete Brett, CCIM  
864 250 6815  
pbrett@cbccaine.com

T. Cox  
864 250 4043  
tcox@cbccaine.com



**COLDWELL  
BANKER  
COMMERCIAL**

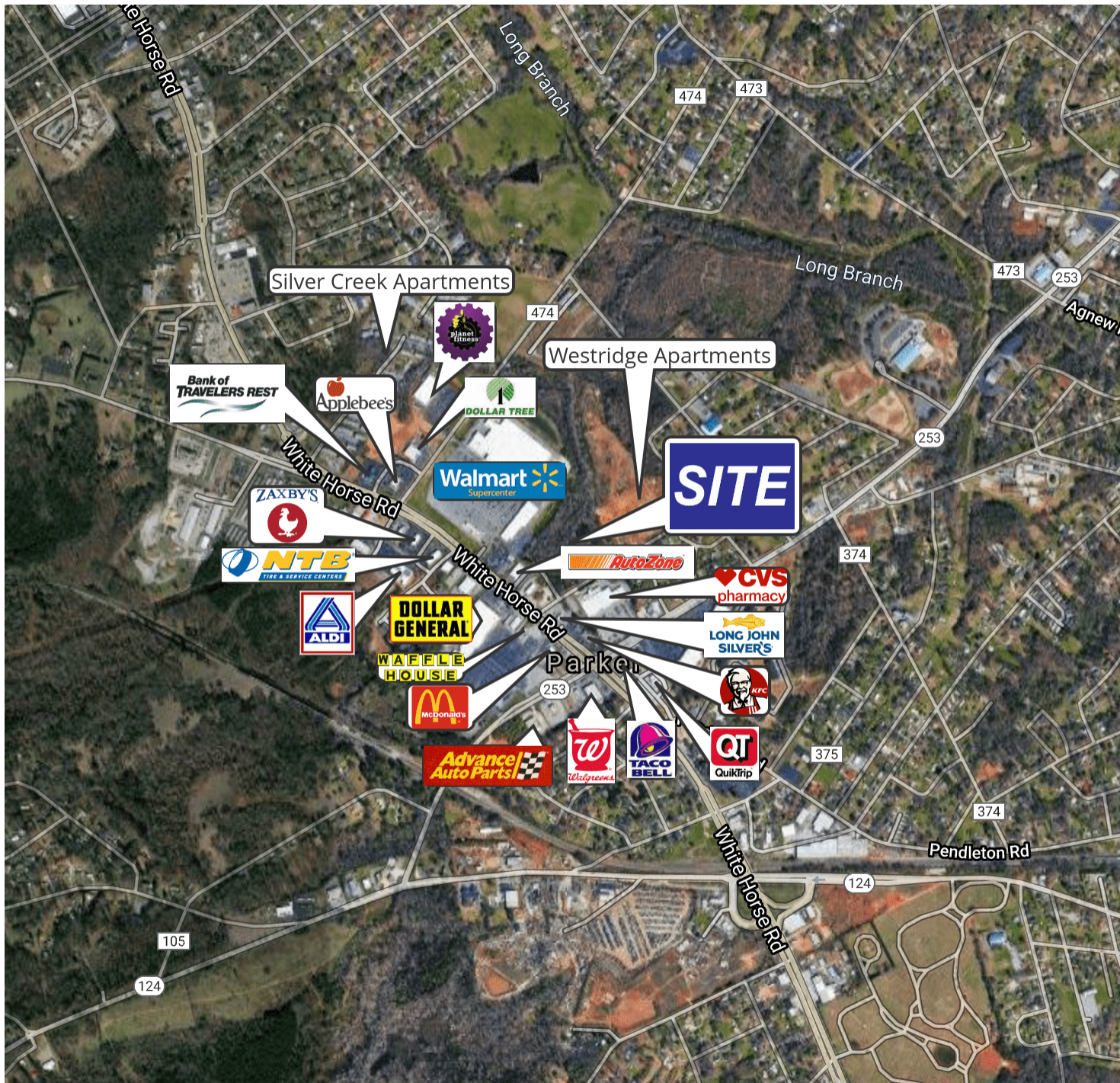
CAINE



# STANFORD ROAD

Greenville, SC 29617

SALE



Google

Map data ©2021 Imagery ©2021, City of Greenville GIS, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

CBCCAIN.COM

Pete Brett, CCIM  
864 250 6815  
pbrett@cbccaine.com

T. Cox  
864 250 4043  
tcx@cbccaine.com

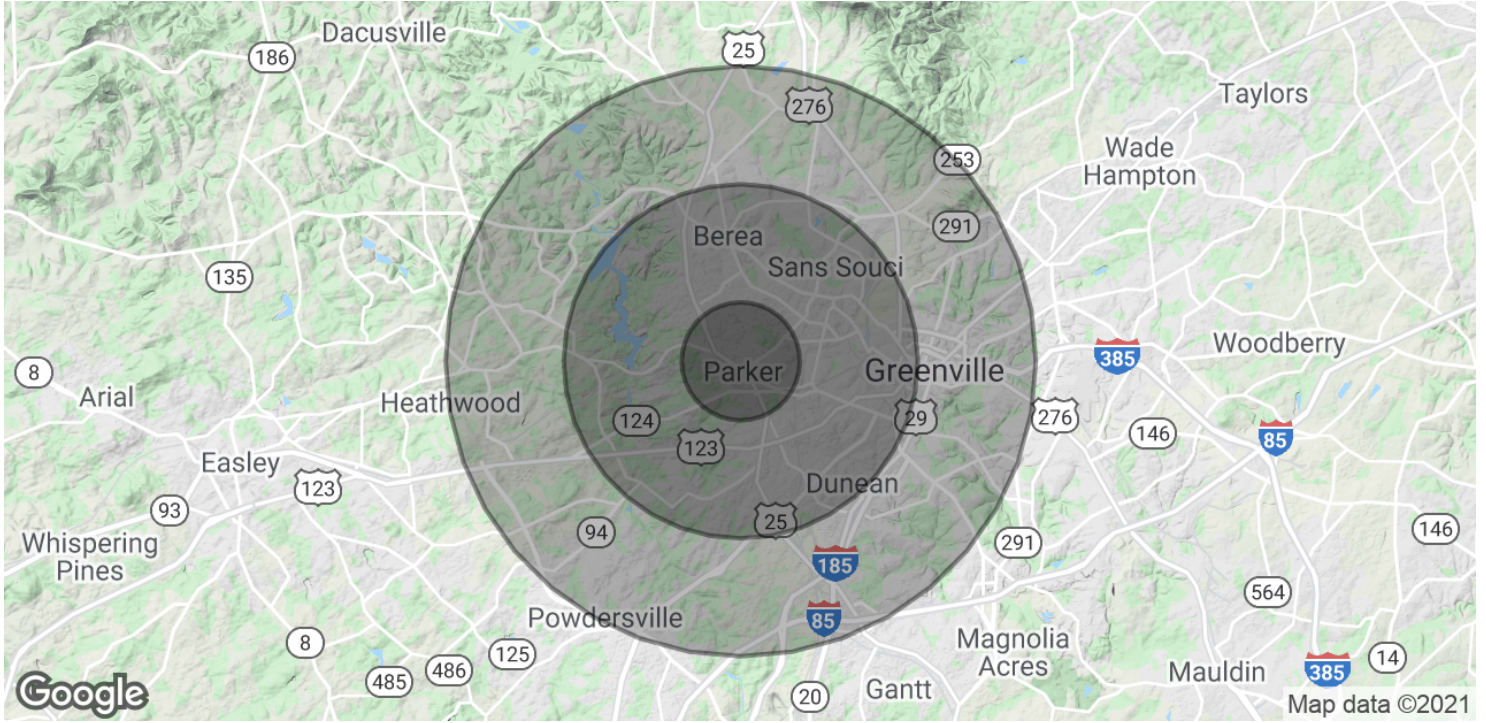
 **COLDWELL  
BANKER  
COMMERCIAL**  
CAINE



# STANFORD ROAD

Greenville, SC 29617

# SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,340	48,025	106,633
Average age	35.5	36.4	36.9
Average age (Male)	33.4	34.4	35.5
Average age (Female)	36.4	37.9	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,979	18,771	42,833
# of persons per HH	2.7	2.6	2.5
Average HH income	\$35,160	\$33,875	\$50,450
Average house value		\$90,237	\$181,361

\* Demographic data derived from 2010 US Census

CBCCAINE.COM

Pete Brett, CCIM  
 864 250 6815  
 pbrett@cbccaine.com

T. Cox  
 864 250 4043  
 tcx@cbccaine.com

