

FOR SALE > FLEX/OFFICE CENTER



# 5600 Augusta Road

GREENVILLE, SC 29605

Excellent Opportunity for Owner/Occupant!



## Flex/Office Center for Sale

- > **10,000± SF building**
  - 5 - 1,000± SF office/flex bays
  - 1 - 5,000± SF warehouse
- > Corner Lot
- > .8± acres
- > Zoned C-2 - County of Greenville
- > Tax Map # 0378000100201
- > Traffic count: Augusta Road - 23,900 VPD (2014)
- > 2014 Property Taxes - \$10,992.14
- > Fully Occupied - All leases month-to-month
- > **Current Gross Income - \$49,200**
- > **SALES PRICE: ~~\$490,000~~ REDUCED: \$435,000**

## Contact Us

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Demographics-2015	1 Mile	3 Miles	5 Miles
Population	5,478	30,733	90,914
Average HHI	\$41,404	\$56,499	\$61,466

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