



**COLDWELL
BANKER
COMMERCIAL
CAINE**

**121 RHETT STREET, SUITE 100
GREENVILLE, SC 29601**

+/-2,008 SF

**SALE PRICE: \$645,000
LEASE RATE: \$26/SF MG**

SALE/LEASE

CBCCCAINE.COM



CONTACT:

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**COLDWELL BANKER COMMERCIAL
CAINE**
117 Williams Street, Greenville, South Carolina 29601
864.250.2800



SALE

OFFICE/RETAIL CONDOMINIUM

121 Rhett Street, Suite 100, Greenville, SC 29601



OFFERING SUMMARY

Sale Price:	\$645,000
Lease Rate:	\$26/SF MG
Building Size:	+/-2,008 SF
Zoning:	C-4 City of Greenville
Market:	Downtown Greenville
Price / SF:	\$321.22

PROPERTY OVERVIEW

Office/Retail Condominium for Sale or Lease

PROPERTY HIGHLIGHTS

- Vanilla shell delivery
- Build-out negotiable
- Perfect for a light commercial user
- Parking available nearby
- Walking distance to many downtown amenities
- Owner financing available

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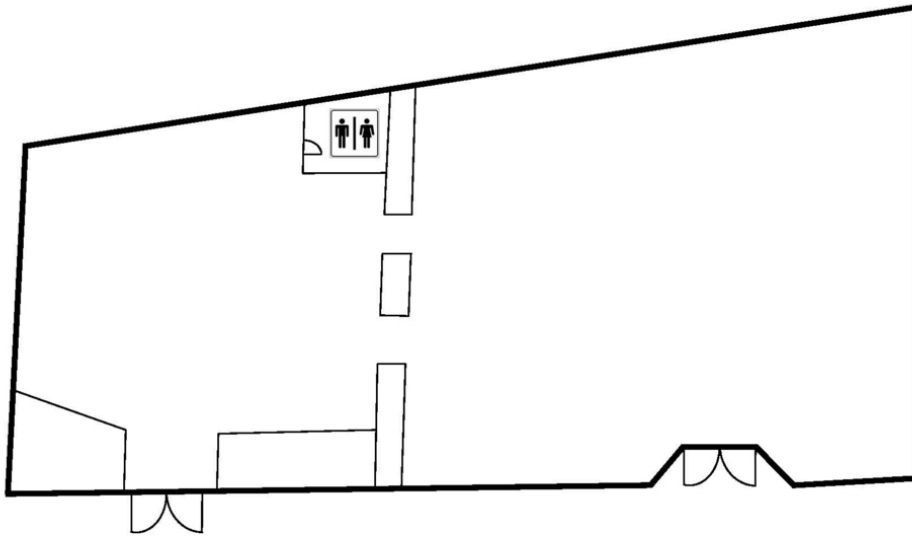
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Not to Scale

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OFFICE/RETAIL CONDOMINIUM

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,379	68,562	147,805
Median age	45.7	37.2	36.0
Median age (Male)	46.4	35.8	34.4
Median age (Female)	44.9	38.3	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,704	29,539	60,999
# of persons per HH	2.0	2.3	2.4
Average HH income	\$51,906	\$55,243	\$53,132
Average house value	\$241,836	\$181,886	\$201,811

* Demographic data derived from 2010 US Census

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