



**COLDWELL  
BANKER  
COMMERCIAL**  
CAINE

**FOR SALE**

## **9 LEGRAND BLVD.**

Greenville, SC 29607

### AVAILABLE SPACE

+/-6,133 SF

### ASKING PRICE

\$925,000



CBCCAINE.COM

### CONTACT

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



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# SALE



### OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	+/-0.56 Acres
Building Size:	+/-6,133 SF
Renovated:	2005
Zoning:	C-3 City of Greenville
Market:	Greenville/Spartanburg
Submarket:	South Pleasantburg
Price / SF:	\$150.82

### LOCATION OVERVIEW

Located in an Opportunity Zone

### PROPERTY HIGHLIGHTS

- Open floorplan
- 35 cubicles
- Multiple large offices
- Open training room
- Server room with mini-split system
- (2) conference rooms
- (25) on-site parking spaces
- Outdoor patio
- Wired for Fiber

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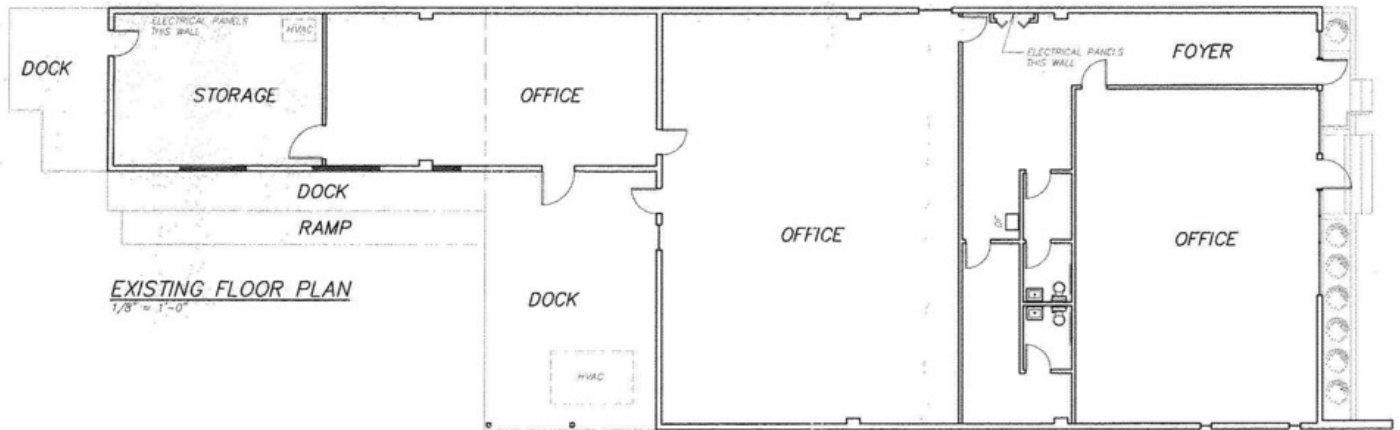
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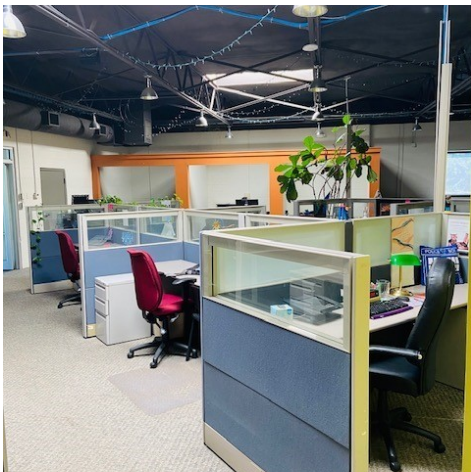
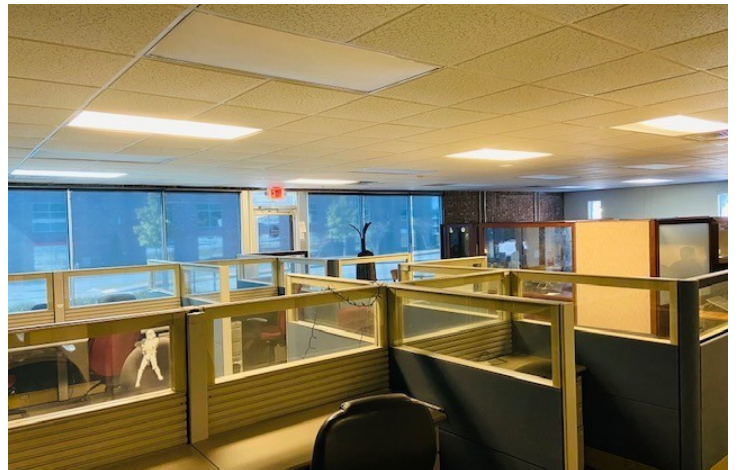
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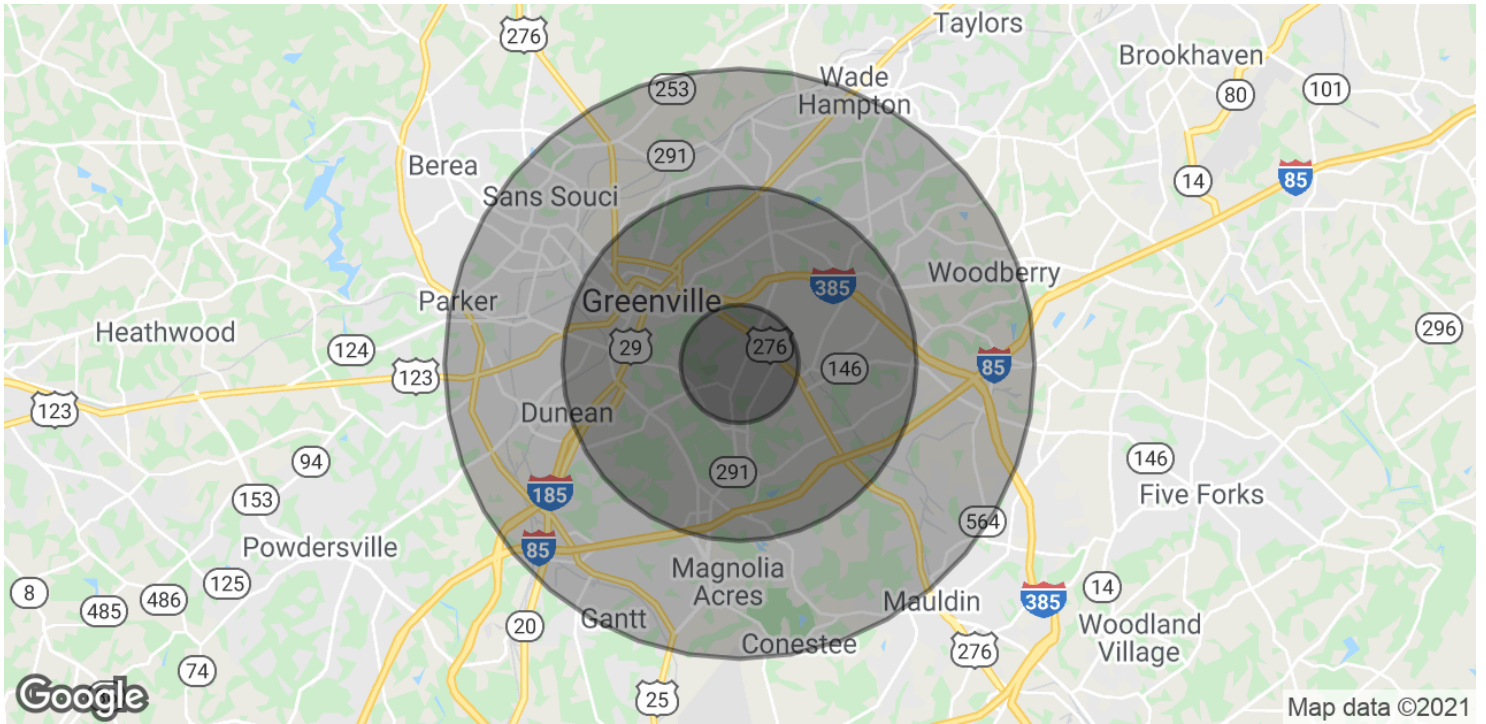




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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,097	61,335	147,363
Average age	40.5	36.1	36.7
Average age (Male)	39.8	34.6	35.2
Average age (Female)	40.1	37.9	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,914	26,693	62,914
# of persons per HH	2.1	2.3	2.3
Average HH income	\$51,869	\$68,992	\$59,880
Average house value	\$171,211	\$244,761	\$214,099

\* Demographic data derived from 2010 US Census

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