



# +/- 1.5 acre Ground Lease Opportunity

2000 Wade Hampton Blvd. | Greenville, SC 29615

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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# 2000 Wade Hampton Blvd.

## Property Overview

### PROPERTY FEATURES

- ± 1.5 acre ground lease opportunity
- ± 1.5 acre pad that will be an outparcel to ± 100 unit residential development
- Only 3 miles from Downtown Greenville
- Located across from Wade Hampton High School having ±1,780 enrolled students
- Bob Jones University is less than 1/2 mile away having ± 3,600 enrolled students
- Nearby retail/restaurants include Henry's Smokehouse, Red Lobster, Chick-Fil-A, Bojangles, Walmart, Roses, Walgreens, and more

### DEMOGRAPHICS

|                  | 1 mile    | 3 miles   | 5 miles   |
|------------------|-----------|-----------|-----------|
| Population       | 9,229     | 69,061    | 179,221   |
| Total Households | 3,327     | 30,186    | 77,817    |
| Avg HH Income    | \$100,956 | \$105,536 | \$117,468 |

### TRAFFIC COUNTS

|                        |            |
|------------------------|------------|
| Wade Hampton Blvd.     | 36,604 VPD |
| North Pleasantburg Dr. | 47,414 VPD |



