

Redevelopment Opportunity!

Hwy 123, Greenville SC 200 Easley Bridge Road

\$550,000

- **77,340 SF** Former Textile Mill on **2.94 Acres**
- Hwy 123, Greenville - Across from **St. Francis Hospital**
- Adjacent to planned **62 unit** senior housing **community**
- Excellent **Redevelopment** Opportunity
- Preliminary Plans for **Office Center** with Restaurant(s)
- Preliminary Proforma **NOI of \$597,401** and 12% Cap
- Estimated Value Upon Project Completion - **\$5,000,000 +/-**



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Although every effort has been made to ensure accuracy, no liability is assumed for errors or omissions.
Terms, pricing, or availability are subject to change without notice.

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2007 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	8,541	61,811	131,099
Average HH Income	\$28,386	\$48,078	\$49,262

2007
Traffic Count

Easley Bridge
Road/Hwy 123

20,700 VPD

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