

ABBEVILLE, SC 29620  
864 E GREENWOOD STREET



GRIFFIN PARTNERS

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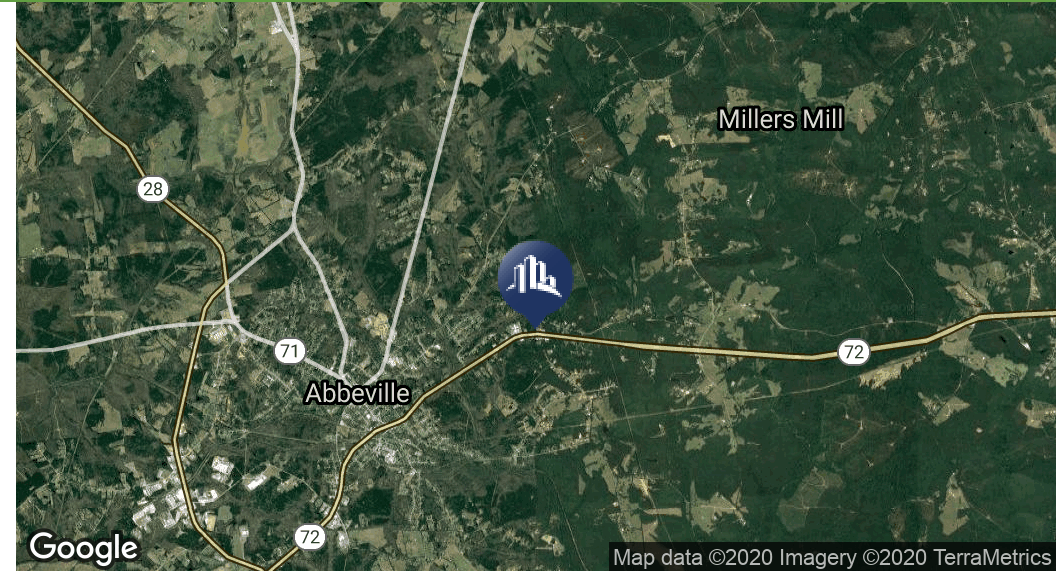
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**GRIFFIN PARTNERS**  
40 PARKWAY COMMONS WAY  
GREER, SC 29650  
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	4 Acres
Price / Acre:	\$137,500

## PROPERTY OVERVIEW

4 acres of clear flat land located along Highway 72 in Abbeville SC. This lot includes a smaller office on the car lot, a tire repair building on 2 of the 4 acres, and an auto repair shop located behind the car lot. The tire repair shop pays \$1,000 a month in rent and the auto repair business pays \$600 a month in rent. This is a great opportunity to continue with this well established car lot or transform this great location into a fast food location. Whatever you decide, you will not be disappointed with a location like this.

## PROPERTY HIGHLIGHTS

- 4 acres of cleared flat land
- Located on signalized 4 way stop along Highway 72
- Contains a small office building, a tire repair shop, and a auto repair building
- Tire repair pays \$1,000 a month in rent
- Auto repair pays \$600 a month in rent
- Would be an ideal spot for a chain fast food restaurant

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EXECUTIVE SUMMARY // 2



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# ADDITIONAL PHOTOS



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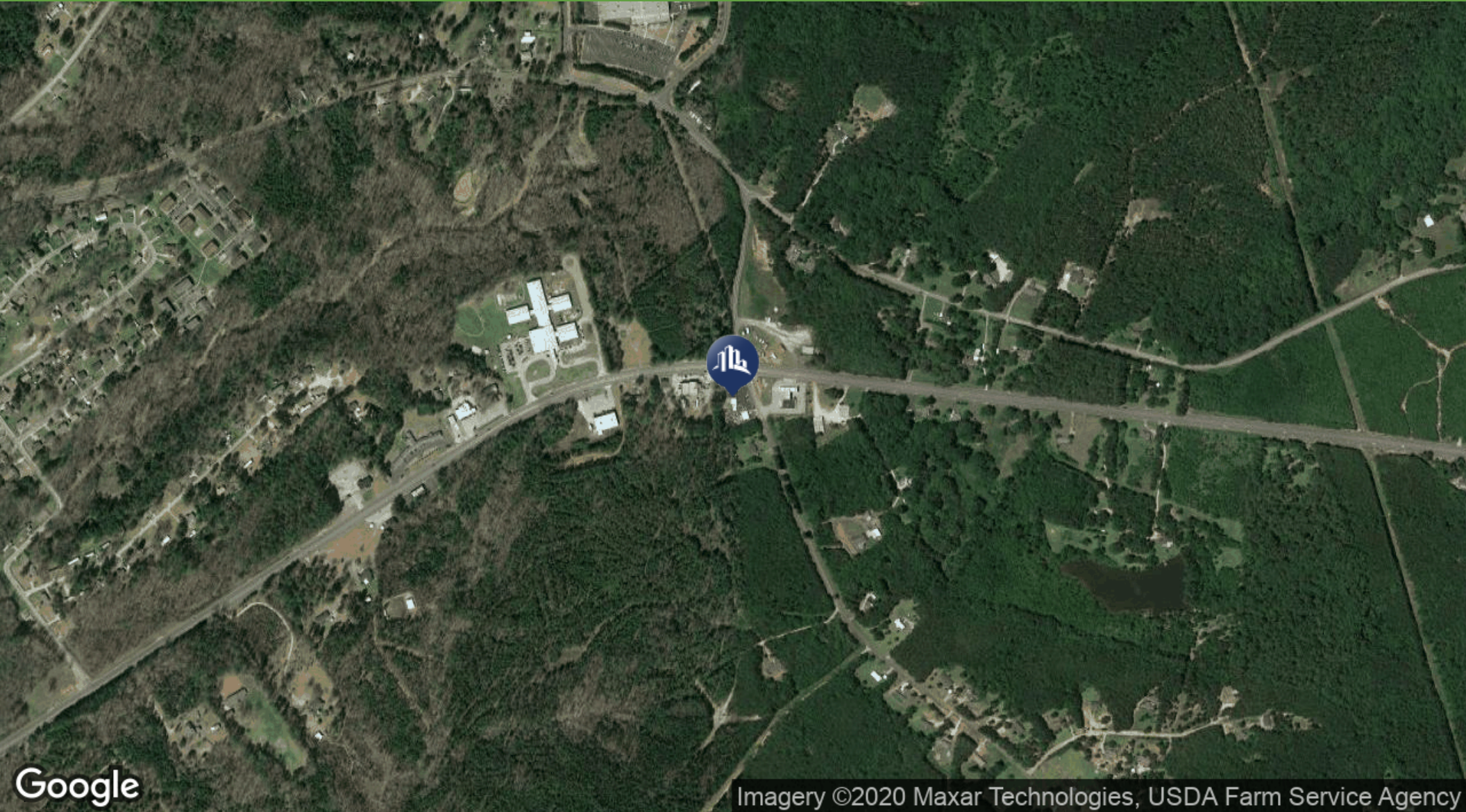
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**ADDITIONAL PHOTOS // 3**



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# AERIAL MAPS



Google

Imagery ©2020 Maxar Technologies, USDA Farm Service Agency

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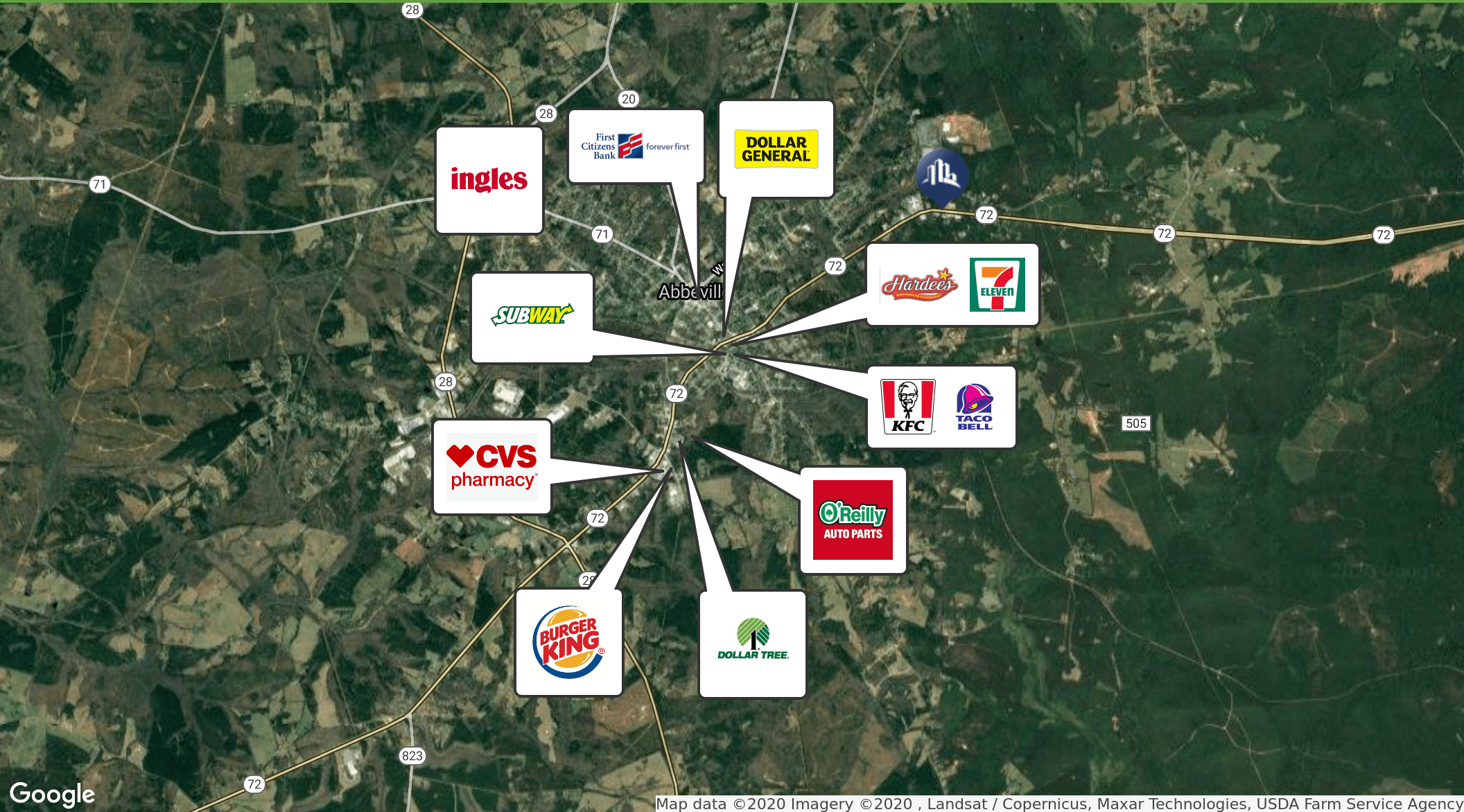
**AERIAL MAPS // 4**



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# RETAILER MAP



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RETAILER MAP // 5



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# 1 MILE DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

864 E Greenwood St, Abbeville, South Carolina, 29620



Ring of 1 mile

## KEY FACTS

907

Population

38.0

Median Age



344

Households

\$25,000

Median Disposable Income

## EDUCATION

16%

No High School Diploma



38%

High School Graduate



37%

Some College



9%

Bachelor's/Grad/Prof Degree

## INCOME



\$28,576

Median Household Income



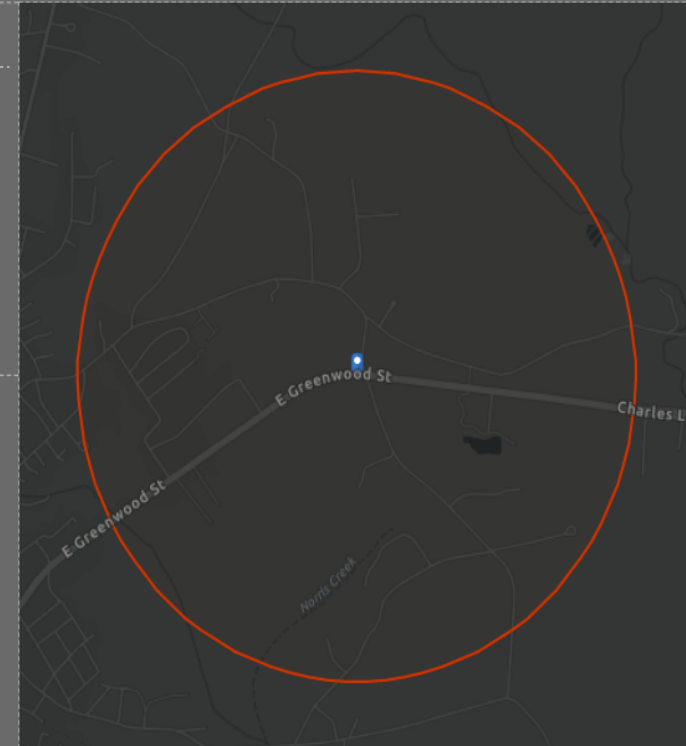
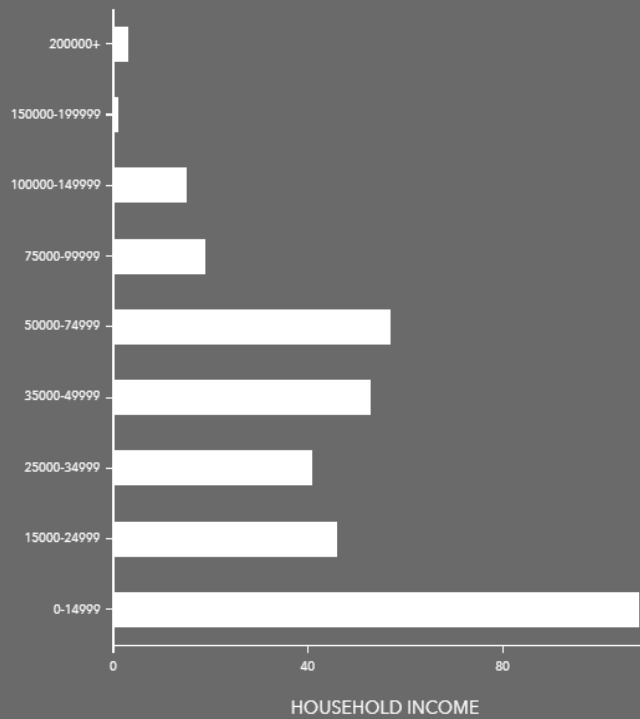
\$15,630

Per Capita Income



\$17,406

Median Net Worth



## EMPLOYMENT



39%

White Collar



37%

Blue Collar



23%

Services

14.0%

Unemployment Rate

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1 MILE DEMOGRAPHICS // 6



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# 5 MILE DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

864 E Greenwood St, Abbeville, South Carolina, 29620



Ring of 5 miles

## KEY FACTS

9,020

Population



3,644

Households

43.2

Median Age

\$24,938

Median Disposable Income

## EDUCATION

19%

No High School Diploma



35%

High School Graduate



29%

Some College



17%

Bachelor's/Grad/Prof Degree

## INCOME



\$28,251

Median Household Income



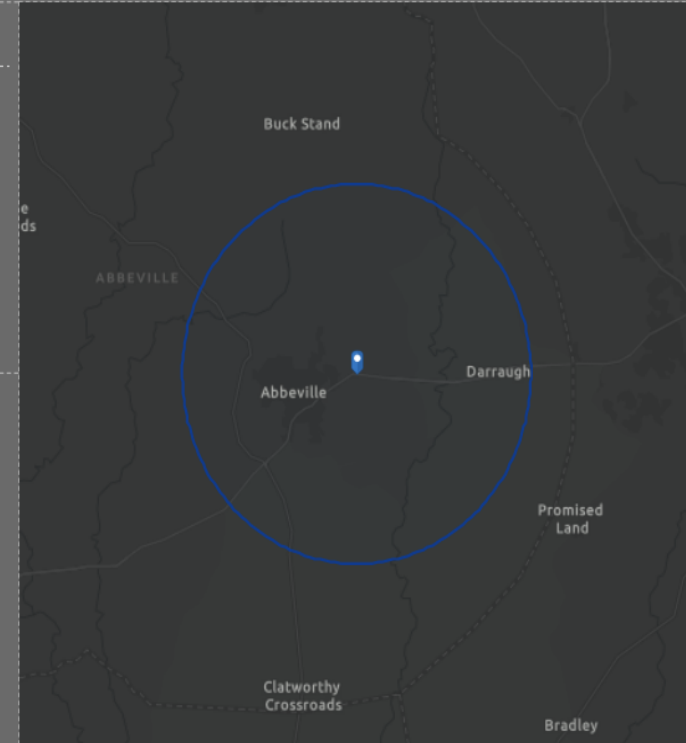
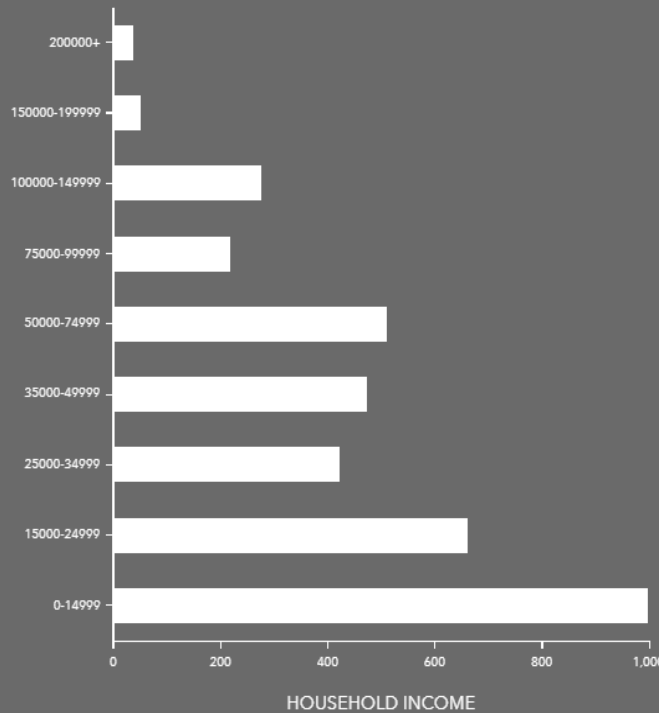
\$17,797

Per Capita Income



\$30,839

Median Net Worth



## EMPLOYMENT



49%

White Collar



30%

Blue Collar



21%

Services

11.8%

Unemployment Rate

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5 MILE DEMOGRAPHICS // 7



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# ADVISOR BIO & CONTACT 1

## JOHN KAWALCHUK

Associate

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40 Parkway Commons Way  
Greer, SC 29650  
T 845.803.5141  
john.kawalchuk@sperrycga.com

## PROFESSIONAL BACKGROUND

John Kawalchuk joined the SperryCGA-Griffin Partners team in 2019. John specializes in office and retail tenant representation as well as owner and buyer representation of commercial investment properties. John's background in finance and accounting allows him to serve his private and institutional investor clients at the highest level in regards to underwriting, valuation, and consultation of all commercial investments.

John holds a Bachelor of Science in Financial Management with Emphasis in Financial Services as well as a minor in Accounting from Clemson University.

John holds both a SC Real Estate license and a Series 7 license.

## EDUCATION

Clemson University

## MEMBERSHIPS & AFFILIATIONS

SC Real Estate license  
Series 7 license

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# ADVISOR BIO & CONTACT 2

## MARK GRIFFIN, CCIM, CBB

Managing Principal/ CEO

40 Parkway Commons Way  
Greer, SC 29650  
T 864.315.3734  
C 864.525.8562  
mark.griffin@sperrycga.com  
SC #76772

## PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners headquartered in Greenville, South Carolina serving the entire upstate. He is a native of upstate, SC and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin spent the early part of his career in consulting, working with developers in commercial real estate projects ranging from mixed-use commercial to residential and planned subdivisions. His knowledge of development including finance and proforma analysis, entitlements, and planning and zoning mixed with his natural sales ability pays dividends for his clients. Mr. Griffin has been engaged in over \$500 mil in commercial real estate and business brokerage transactions. His team is diverse in many aspects of commercial and business brokerage from investment sales to business brokerage and tenant representation.

Mr. Griffin holds a 5 year professional degree in Landscape Architecture from Clemson University with a focus in land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation of which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin is also a Certified Business Broker (CBB) with over a decade of business brokerage experience from main street restaurants and retail businesses without real estate to manufacturing and distribution businesses with real estate.

## EDUCATION

Clemson University, BLA

## MEMBERSHIPS & AFFILIATIONS

National Association of Realtors (NAR)  
Certified Commercial Investment Member Institute (CCIM individual)  
International Council of Shopping Centers (ICSC corporate)  
Certified Business Broker (CBB)  
International Business Broker Association (IBBA corporate)

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