

# LAND FOR SALE

Near 3510 Augusta Rd Greenville, SC

**NAI** Earle Furman

**\$1,500,000**



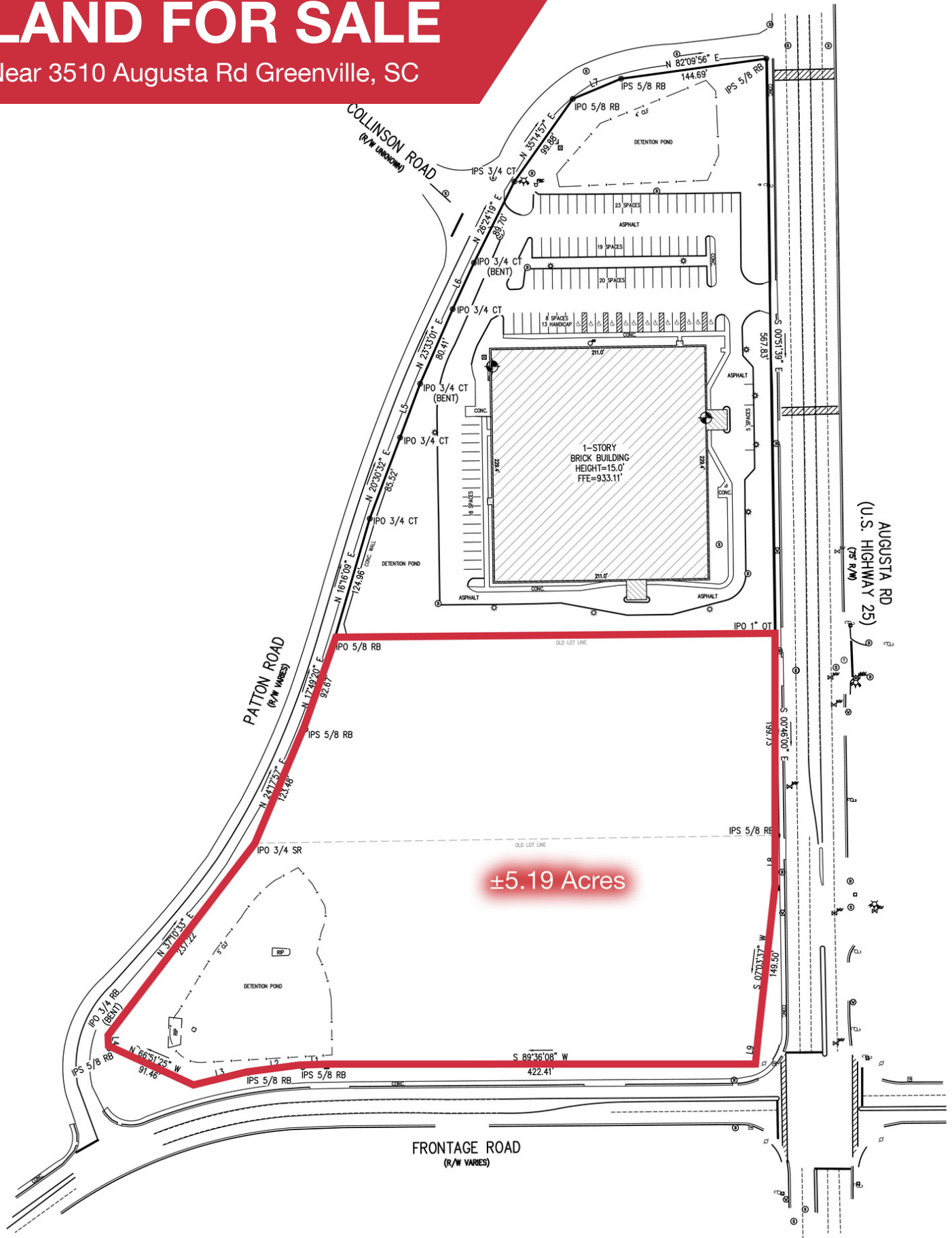
## Land | ±5.19 Acres

- ±5.19 Acres of cleared, level land at signalized intersection
- Property fronts to Augusta Road, Frontage Road and Patton Road
- Great location for apartments or assisted living facility
- Potentially eligible for housing tax credits
- All utilities available (Greenville Water Systems, Gantt Sewer, PNG, Duke Energy)
- ±1/3 mile from Interstate 85 (Exit 46)
- ±2 miles from Prisma Health Medical Campus and Shriners Hospital
- Part of Greenville County tax map #0366000100100
- Zoned C-2, Greenville County



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✉ Joseph "Earle" Furman, Jr., SIOR  
 O: +1 864 232 9040  
 C: +1 864 230 9102  
 efurman@naiearlefurman.com

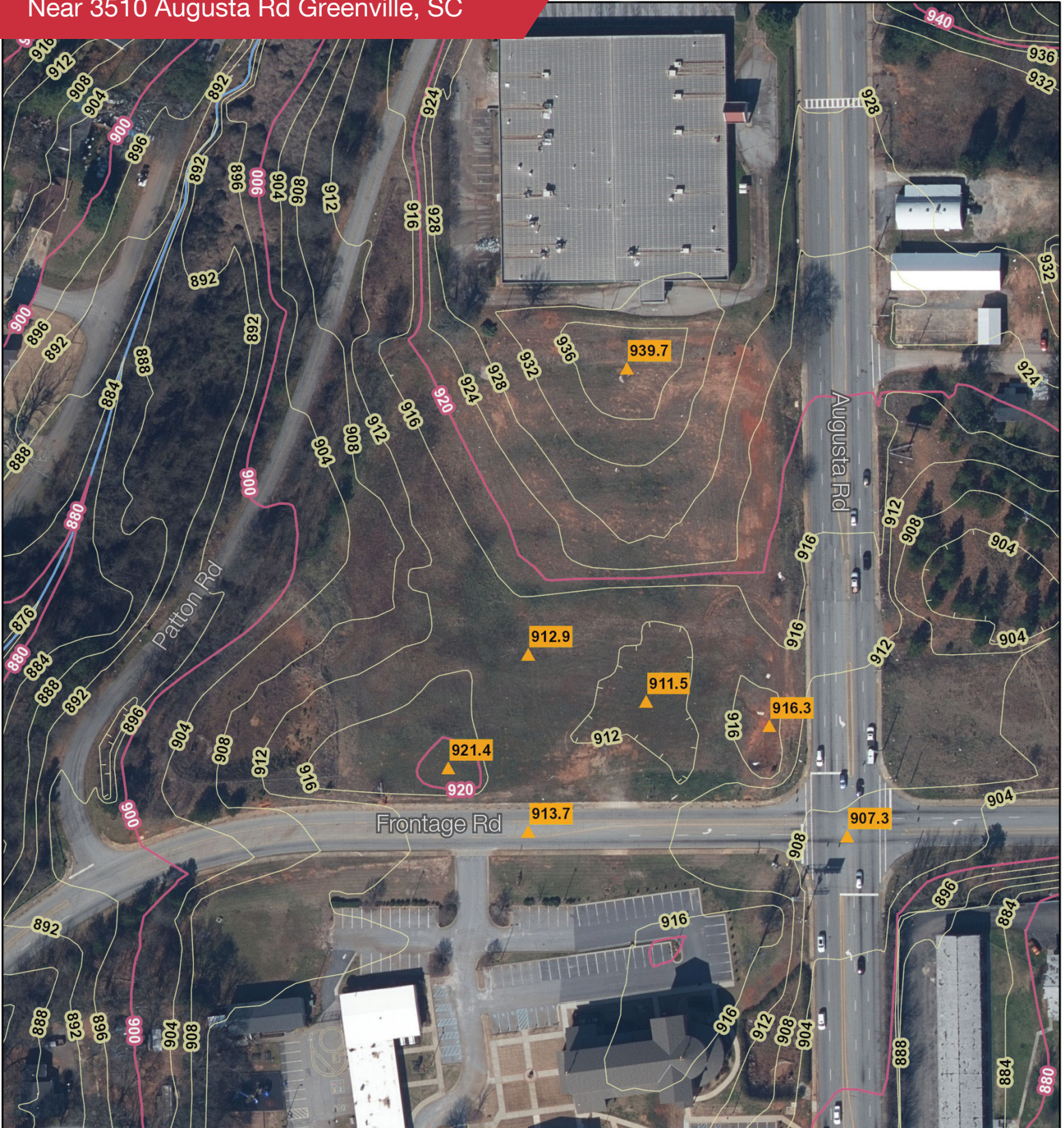
✉ Keith Jones, CCIM, SIOR  
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 keith@naiearlefurman.com

✉ Patrick "McNeil" Epps  
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Map data © 2020 Imagery © 2020, City of Greenville GIS, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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## Population

	1 Mile	3 Miles	5 Miles
Total population	6,498	42,762	115,383
Median age	34.4	37.2	36.1
Median age (male)	32.7	36.1	35.1
Median age (Female)	35.8	38.0	36.9

## Households & Income

	1 Mile	3 Miles	5 Miles
Total households	2,793	18,629	48,711
# of persons per HH	2.3	2.3	2.4
Average HH income	\$53,196	\$71,358	\$58,559
Average house value	\$418,786	\$261,694	\$199,948

\* Demographic data derived from 2010 US Census