

FOR SALE OR LEASE

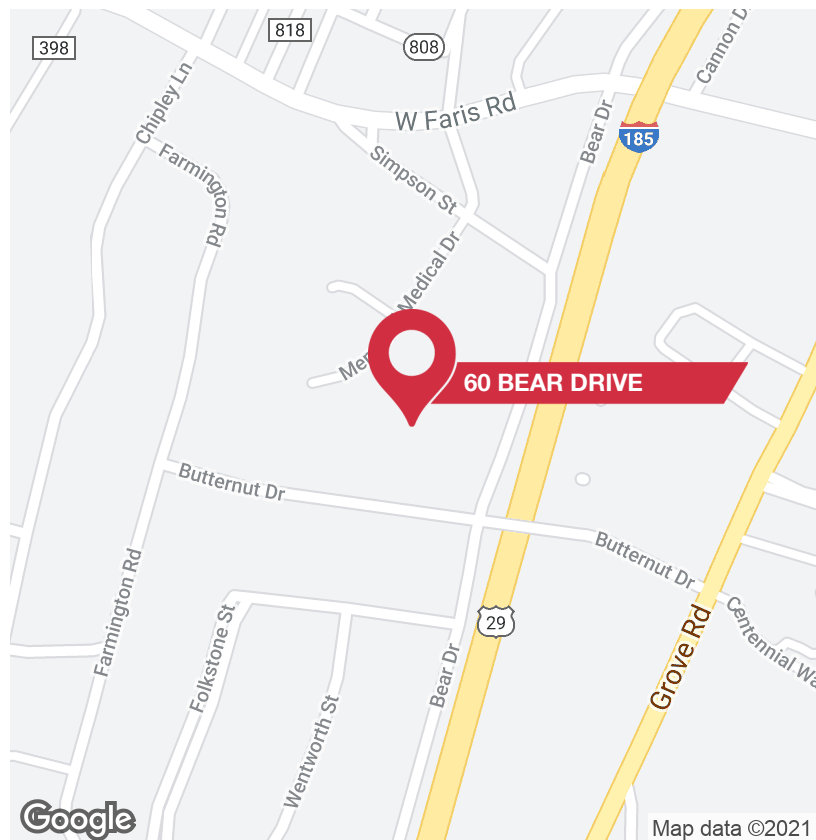
60 Bear Drive | Greenville, SC

NAI Earle Furman



Medical Office | ±4,794 SF

- Situated among several medical practices and adjacent to residential developments
- Located near PRISMA Health (Greenville Memorial Hospital)
- Easy access from I-85 (via I-185) and from Downtown Greenville
- Ample Parking
- Masonry construction
- C-2 zoning, Greenville County
- Tax Map #0102.00-02.001.11
- Sale price: \$595,000
- Lease rate: \$12.00/SF NNN



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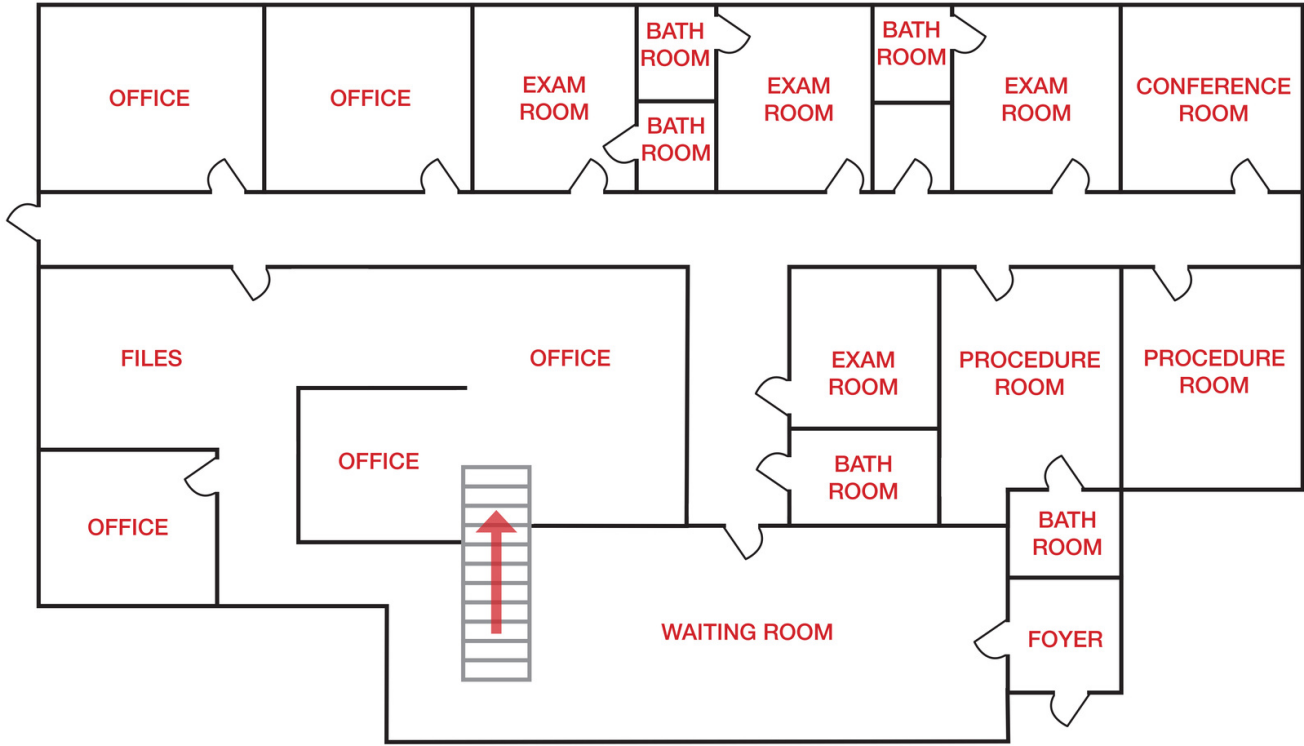
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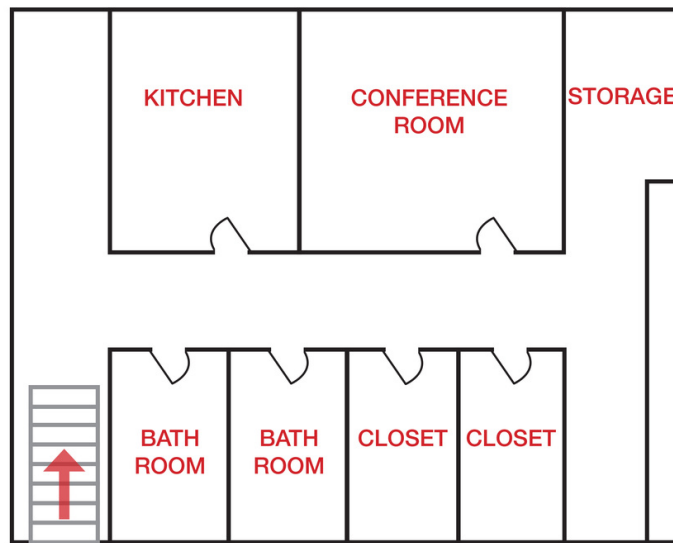
FLOOR PLANS

60 Bear Drive | Greenville, SC



1ST FLOOR*

*Floor plans shown are not to scale and only a general representation of the space layout

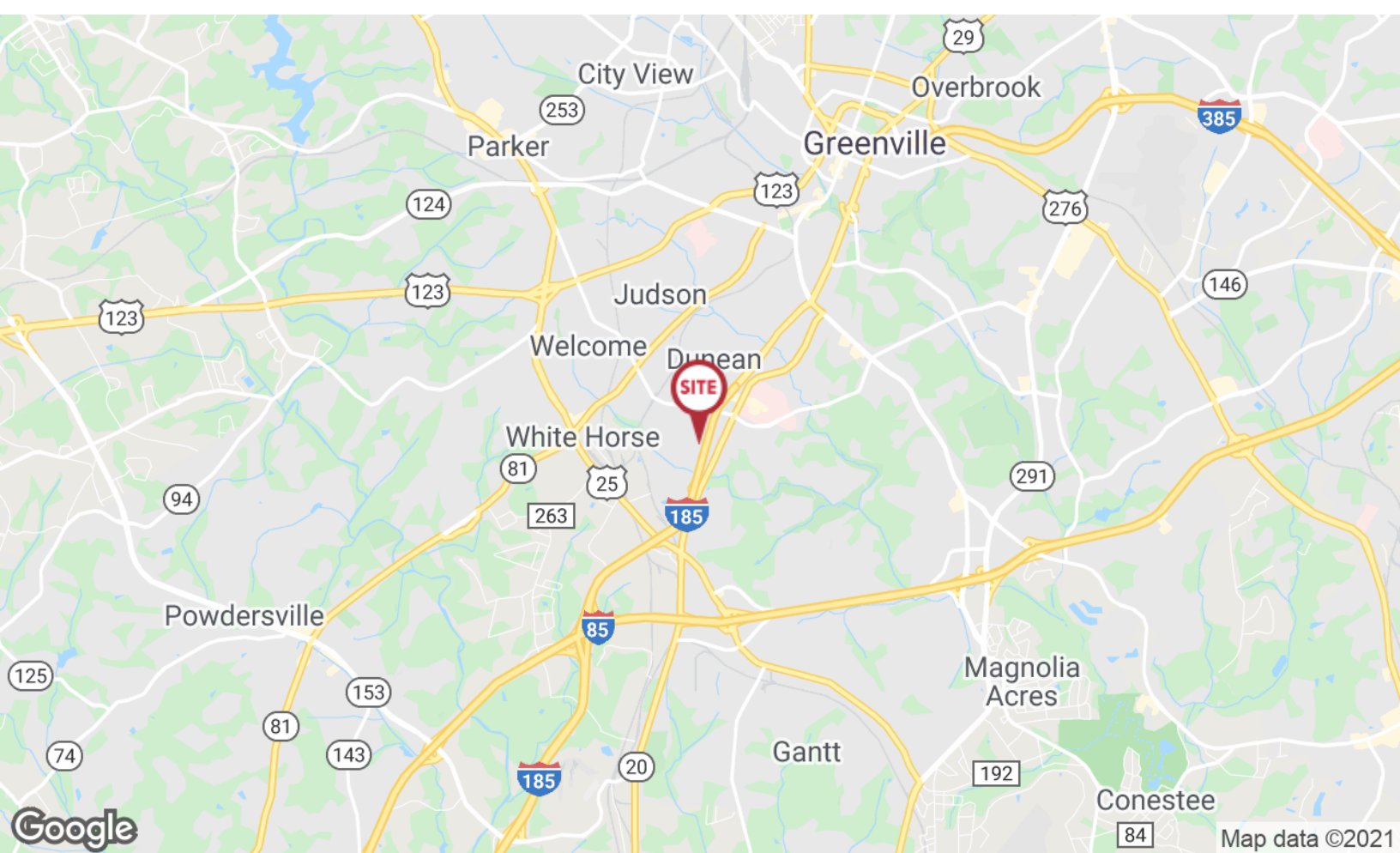


2ND FLOOR*

*Floor plans shown are not to scale and only a general representation of the space layout

LOCATION MAPS

60 Bear Drive | Greenville, SC



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AREA MAP

60 Bear Drive | Greenville, SC



Map data © 2021 Imagery © 2021, City of Greenville GIS, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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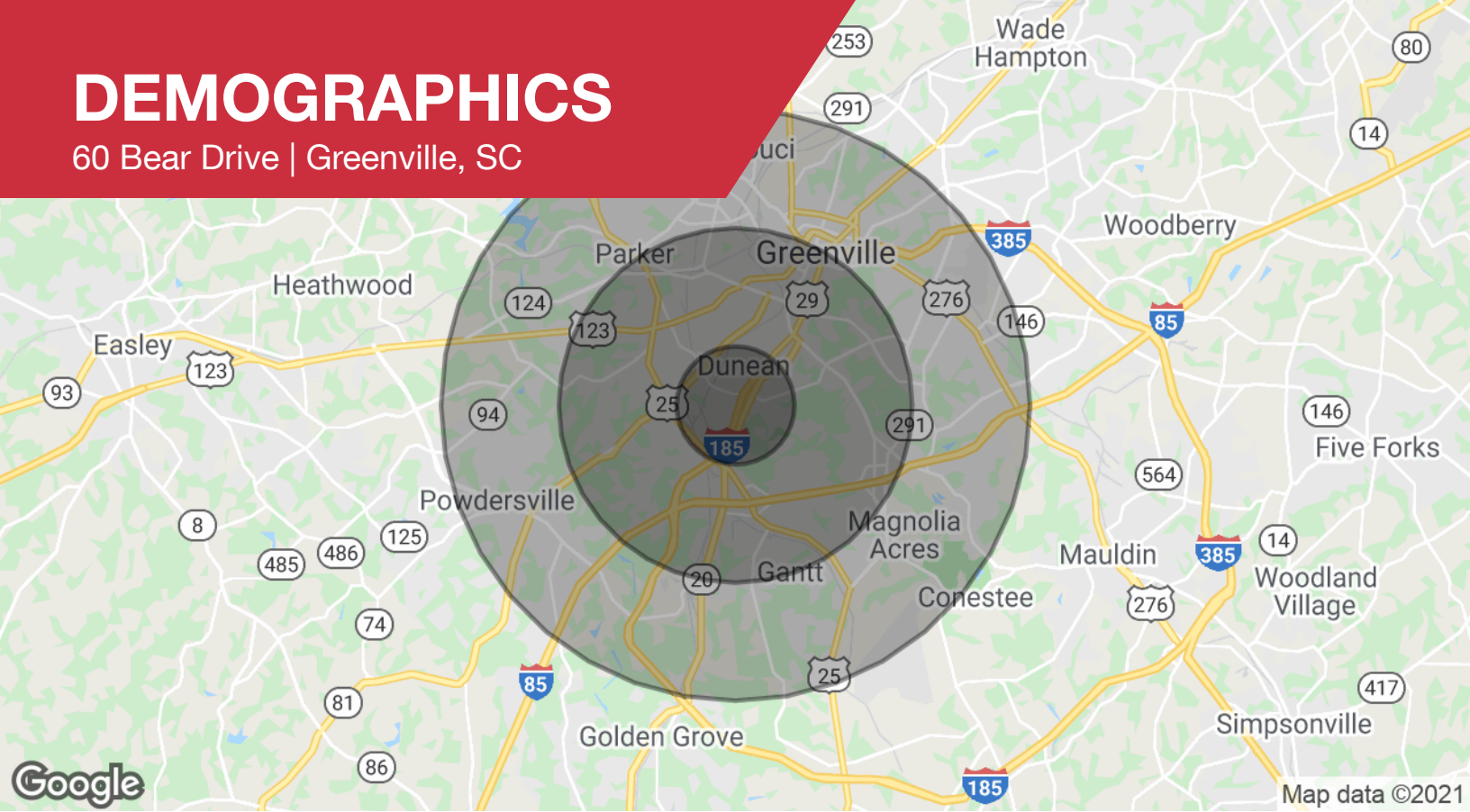
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DEMOGRAPHICS

60 Bear Drive | Greenville, SC



Population

	1 Mile	3 Miles	5 Miles
Total population	5,291	48,874	117,961
Median age	36.6	38.3	36.6
Median age (male)	35.2	37.1	35.2
Median age (Female)	38.5	38.9	37.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	2,203	20,618	48,821
# of persons per HH	2.4	2.4	2.4
Average HH income	\$55,053	\$55,361	\$52,025
Average house value	\$90,849	\$125,713	\$191,236

* Demographic data derived from 2010 US Census