



25 Mills Avenue | Greenville, SC

# OFFERING MEMORANDUM

Delivered by **Laurens Nicholson**

CONTACT

**Laurens Nicholson, CCIM, SIOR**



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# PROPERTY DESCRIPTION

## ADDRESS

25 Mills Avenue | Greenville, SC 29605

## PROPERTY SIZE

First floor - 3,707 SF  
Second floor - 1,607 SF  
Total - 5,314 SF

## ACREAGE

± 0.417 Acres

## LOCATION

One Minute from Main Street, Downtown Greenville

## ZONING

OD

## FEATURES

Foundation - Crawl space  
Frame - Wood  
Exterior - Brick Veneer  
Built 1940

## PARKING

21 Parking spaces, asphalt  
Space/1,000 SF GBA: 3.77

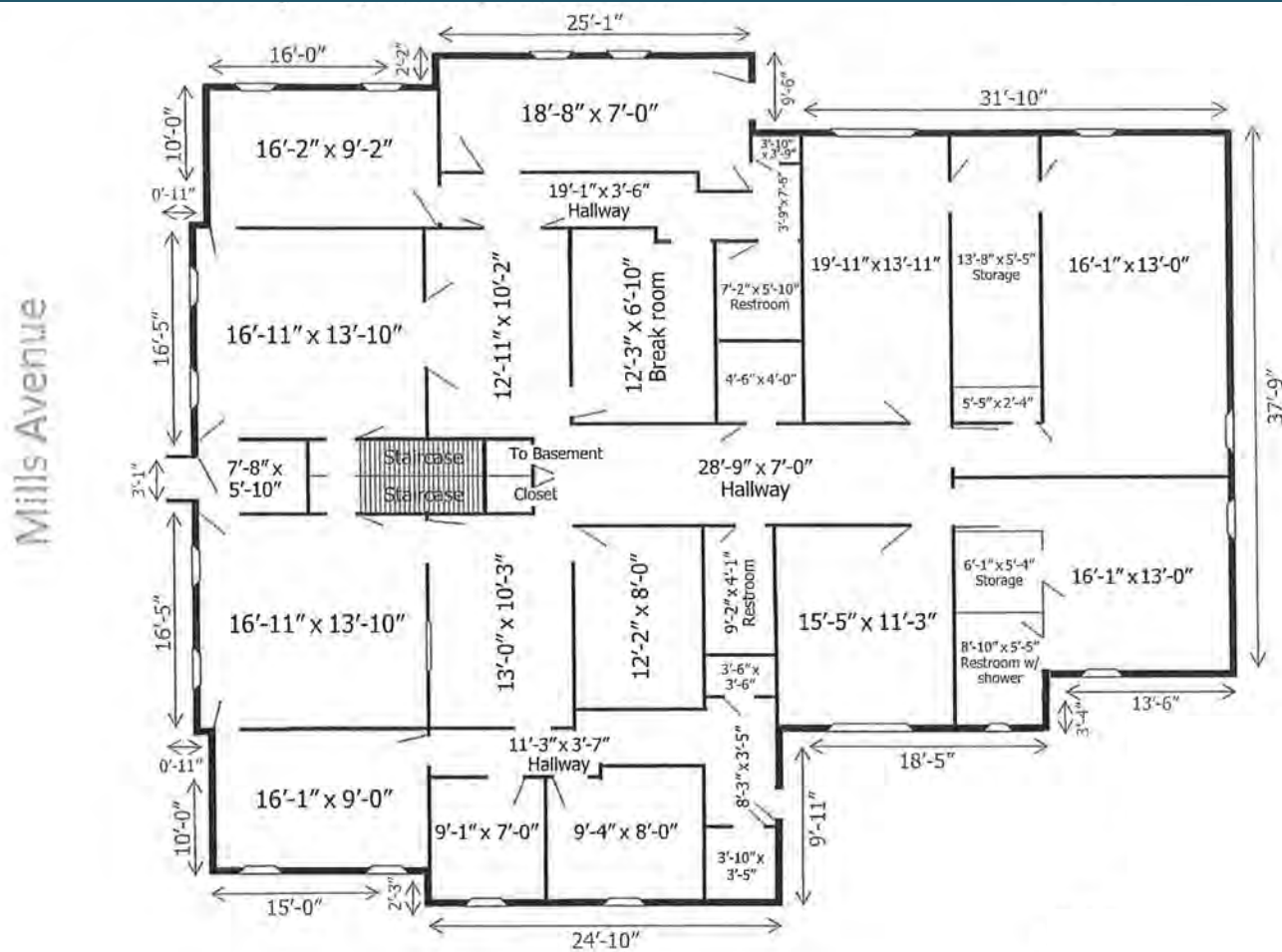
## PRICE

~~\$995,000~~ **REDUCED TO \$850,000**



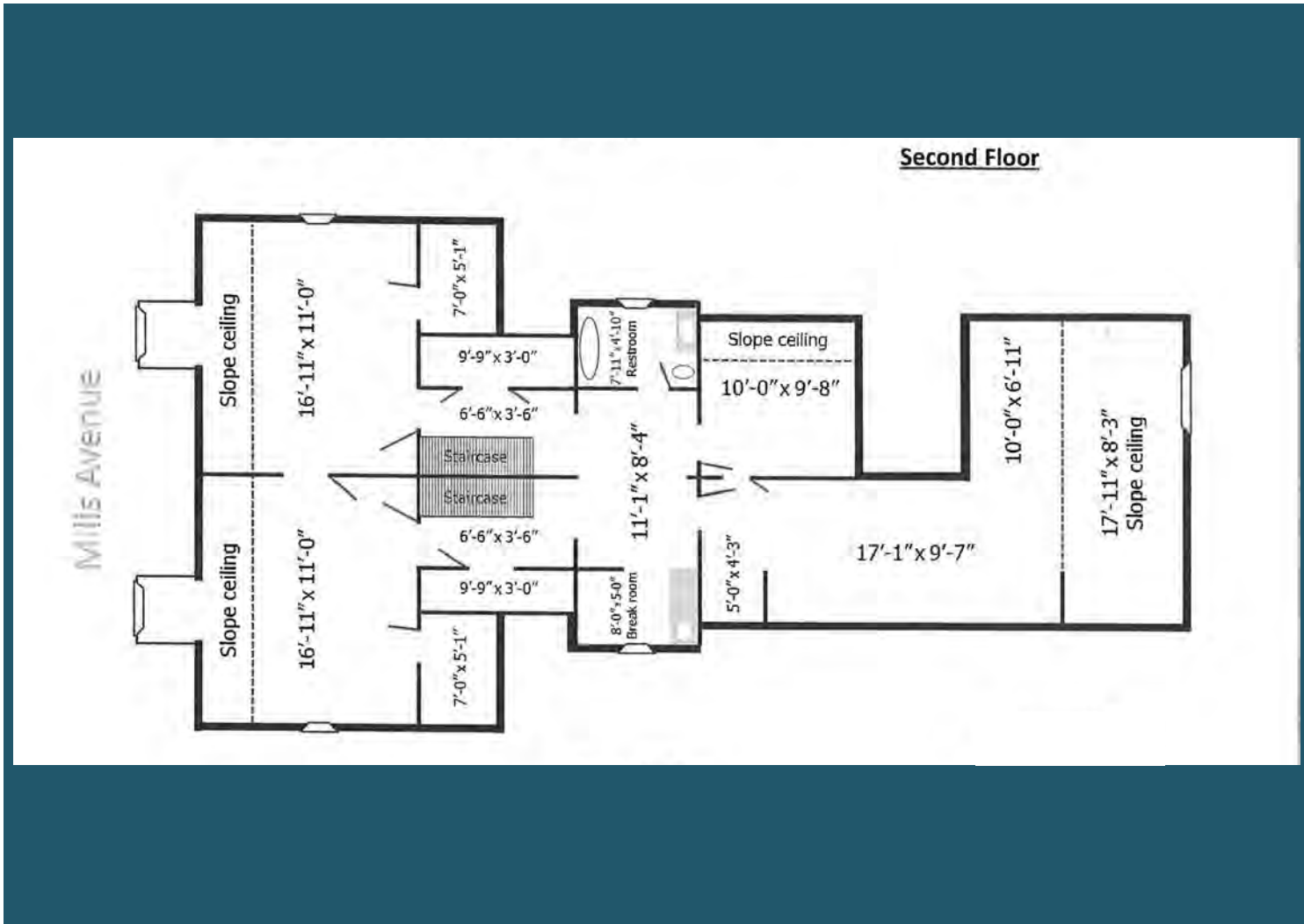
# FLOOR PLANS

## FIRST FLOOR

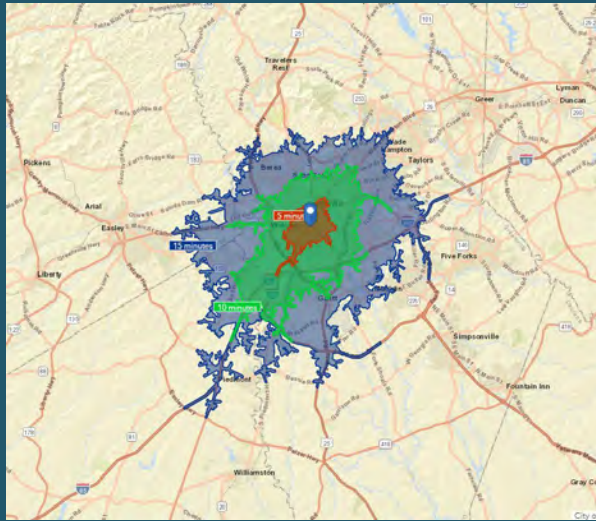


# FLOOR PLANS

## SECOND FLOOR

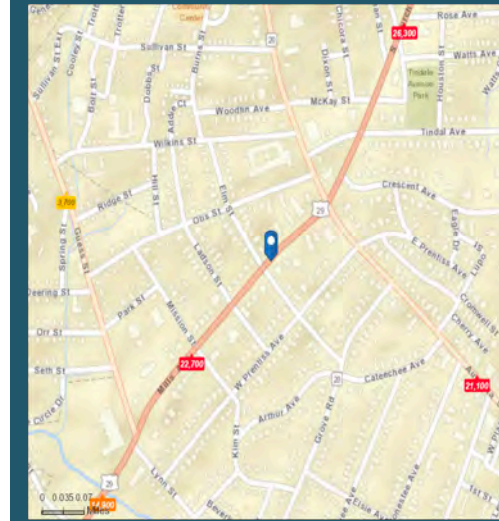


# DEMOGRAPHICS



## Drive - Time

- 5 Minute Drive-Time
- 10 Minute Drive-Time
- 15 Minute Drive-Time



## Traffic Counts

- Average Daily Traffic Volume**  
Up to 5,000 vehicles per day
- 6,001 - 15,000
  - 15,001 - 30,000
  - 30,001 - 50,000
  - 50,001 - 100,000
  - More than 100,000 per day

2017 Summary	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	14,830	79,911	180,213
Households	6,999	33,050	73,976
Families	3,352	18,509	43,326
Average Household Size	2.04	2.30	2.36
Owner Occupied Housing Units	3,653	17,034	38,834
Renter Occupied Housing Units	3,346	16,016	35,141
Median Age	42.5	37.5	36.9
Median Household Income	\$39,027	\$36,480	\$39,088
Average Household Income	\$68,776	\$59,835	\$59,677

# ABOUT GREENVILLE, SC

## GREENVILLE, SC PROFILE

Located between Atlanta and Charlotte on the I-85 business corridor and equidistant between New York and Florida on the East coast, the Greenville area offers access to all major markets in the United States. The Greenville MSA is the most populated region in South Carolina with more than 1.4million residents.

## GREENVILLE BUSINESS INDUSTRY

Many companies in Greenville and the Upstate of South Carolina are widely recognized as strong competitors in the global marketplace. As a medium-sized market, the ten-county upstate region makes up one of the strongest manufacturing centers in the country. The region is known for its ability to attract international and domestic firms by providing a pro-business environment and all the amenities necessary for business growth. And as Harvard Business School professor and author Rosabeth Moss Kanter writes in World ClassThriving Locally in the Global Economy, "The history of the region's economic development is a lesson



for business and community leaders seeking to understand what is required to achieve world-class status and bring local residents into the world economy". Greenville County is the centerpiece of the region considered to be the "economic engine of South Carolina" and the most populous county in the state. Since it's beginning as a small farming community in 1786, Greenville County has grown into a large and diverse metropolitan area and one of the southeast region's premiere areas for business. Over the past thirty years, Greenville has transformed itself from the textile capital of the world to a destination for corporate office, manufacturing and warehousing / distribution operations. Greenville is now home to world-class companies such as Lockheed, General Electric and IBM.

# CONTACT LAURENS FOR ADDITIONAL INFORMATION



Laurens has been working in commercial investment real estate since 1993. He specializes in investment real estate with an emphasis in the industrial and office sectors. Laurens serves on the faculty of the CCIM Institute where he is a senior instructor teaching courses on Financial Analysis for commercial investment real estate. He also serves as a board member of the South Carolina CCIM Chapter. Laurens is active on Carolinas Chapter for SIOR board.

## Laurens C. Nicholson CCIM, MICP, SIOR

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## ABOUT WINDSOR AUGHTRY

Since 1988 the company's three principals and key employees have well over 200 years of combined experience in the real estate industry. Over the last two decades, Windsor/Aughtry Co. has accomplished far more than the founders of the company ever dreamed possible.

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