

# Join Walgreens

Strong Retail Corridor | High Traffic Counts

SEC Montague Avenue and SC 72, Greenwood, South Carolina 29646



Located in the heart of Greenwood, South Carolina's retail district, this site presents an excellent opportunity to acquire a truly great commercial parcel. This project is adjacent to a newly developed Walgreens project and will have access from Montague Avenue (US HWY 25) and the 221 By-Pass (SC 72) with excellent visibility.

- The subject site is approximately 3.35 acres totaling 145,904 square feet (approximately 281' frontage on 221 By-Pass)
- Preliminary plans can accommodate 800 to 16,000 square feet of retail space and 5,000 to 8,000 square feet of Office/Medical space with City approval
- Population (3 Miles): 29,460
- Households (3 Miles): 11,602
- Mean Household Income (3 Miles): \$51,000
- Traffic Counts at Montague and Commons Drive: 20,000 AADT (2005)



For Additional Information please contact:

**734.454.1855**



