

# ***PRICE REDUCED!***

## ***Westside Center***

***200 Easley Bridge Road (Hwy 123), Greenville***

***\$995,000***

- **77,340 SF Former Textile Mill on 5.83 Acres**
- **Hwy 123, Greenville - Across from St. Francis Hospital**
- **Excellent Redevelopment Opportunity**
- **Preliminary Plans for Office Center with Restaurant(s), Room for Expansion, and Ample Parking**
- **Preliminary Proforma NOI of \$597,401 and 12% Cap**
- **Estimated Value Upon Project Completion - \$5,000,000 +/-**



***CHUCK YEAGER***  
***REAL ESTATE***  
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Although every effort has been made to ensure accuracy, no liability is assumed for errors or omissions.  
Terms, pricing, or availability are subject to change without notice.

# Redevelopment Opportunity



## 2007 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	8,541	61,811	131,099
Average HH Income	\$28,386	\$48,078	\$49,262

2007  
Traffic Count

Easley Bridge  
Road/Hwy 123

**20,700 VPD**

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