

GROUND LEASE
OR
BUILD TO SUIT

LOCUST HILL RD (HWY 290) & WEST MCELHANEY RD, TAYLORS

4.6+- ACRE PARCEL



- ON SIGNALIZED INTERSECTION
- 2023 TRAFFIC COUNT (HWY 290): 19,000 VPD

FOR MORE INFORMATION, INCLUDING PRICING, PLEASE CONTACT
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450

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DEMOGRAPHICS

POPULATION	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2022 POPULATION	3,034	26,970	86,053
2027 POPULATION (projection)	3,332	29,753	95,058
POP GROWTH 2022-2027	2%	2.1%	2.1%
AVERAGE AGE	40	39.8	39.1

HOUSEHOLDS	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2022 HOUSEHOLDS	1,147	10,469	33,885
HH GROWTH 2022-2027	2%	2.1%	2.1%
AVERAGE HH INCOME	\$86,613	84,211	82,667
MEDIAN HH INCOME	\$65,217	\$66,680	\$64,784
AVG HH SIZE	2.7	2.6	2.5
MEDIAN HOME VALUE	\$218,338	\$213,074	\$200,699
MEDIAN YEAR BUILT	1994	1990	1988

GREENVILLE COUNTY TAX MAP 0632.01-01-032.00, 033.00 & 033.01
ZONED GREENVILLE COUNTY C1